



SIKA AT WORK

RELIABLE WATERPROOFING SYSTEM FOR THE
TRAFFORD CENTRE **PROVIDES A FLAWLESS,
WATERTIGHT FINISH**

ROOFING: Sikalastic®-625N Liquid-applied polyurethane waterproofing membrane

BUILDING TRUST



THE PEEL ROOF NORTH AND SOUTH, TRAFFORD CENTRE, MANCHESTER



THE PEEL ROOF NORTH AND SOUTH PROJECT INVOLVED THE FULL REFURBISHMENT OF EXTENSIVE ROOF AREAS LOCATED ABOVE THE RETAIL UNITS AT MANCHESTER'S ICONIC TRAFFORD CENTRE. WELCOMING SHOPPERS FOR OVER TWO DECADES, THE TRAFFORD CENTRE IS A LANDMARK DESTINATION, AND THE ROOF SECTIONS FOR THIS PROJECT PLAYED A CRUCIAL ROLE IN PROTECTING HIGH-PROFILE RETAIL TENANT SPACES BELOW.

Over time, the existing single-ply roof system had reached the end of its design life and deteriorated significantly. Age factors such as impact damage and a growing number of leaks made maintenance both costly and ineffective. Water ingress also remained a persistent issue, which in turn affected tenant confidence.

Recognising the need for a reliable waterproofing solution, the client Canada Pension Plan Investment Board (CPPIB) invested in a full roof replacement. Sikalastic®-625N was specified for its compatibility with complex roof geometries and its verified performance characteristics, including flexibility and environmental resistance, supported by testing to relevant standards.



Covering an impressive 23,500m², the works were successfully carried out by Makers Construction Ltd while the Trafford Centre remained fully operational, requiring meticulous planning and coordination to avoid disruption to retailers and the visiting public. The project was delivered in phases to align with tenant fit-outs and operational requirements, ensuring minimal interference with the centre's day-to-day activities.

This investment addressed persistent issues related to water ingress and maintenance by replacing the roof with a system designed for verified waterproofing performance and reduced maintenance requirements. The project was delivered through collaborative planning and technical coordination, resulting in a roofing solution installed over one of the UK's busiest retail destinations.

The project presented numerous technical and logistical challenges due to the roof's extensive size and the amount of plant equipment located across its surface. Multiple air-conditioning units, ventilation systems, and other mechanical installations created significant obstructions, demanding careful sequencing and coordination to access and waterproof every area effectively.

The installation team addressed challenges around existing skylights and complex junctions, developing bespoke technically approved detailing to ensure seamless integration with the new Sika® liquid roofing system. Their

proactive communication, technical knowledge, and attention to detail ensured that every potential issue was resolved before it could impact the project timeline or quality.

While not visible to the public, the aesthetic quality of the roof was key to the client's satisfaction. Given the vast scale of the 23,500m² area, maintaining a clean, consistent finish was crucial.

To enhance safety and ease of access for future maintenance, red skid inhibiting impact walkways were incorporated into the design. These walkways clearly define safe routes across the roof, improving visual clarity and creating an orderly, professional appearance.

The finished result is a well-organised, visually striking roof that reflects the high standards of the Trafford Centre. Beyond its technical excellence, the project contributes to the overall presentation and functionality of the building, demonstrating that even unseen roof spaces can embody quality, precision, and attention to detail.

PROJECT PARTICIPANTS

Size: 23,500m²

Client: Canada Pension Plan Investment Board (CPPIB)

Contractor: Makers Construction Ltd



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