



SIKA AT WORK

ROOF REPLACEMENT PROVIDES **ROBUST WATERPROOFING AND REFINED FINISH FOR A 1930s BEACHFRONT HOUSE**

ROOFING: Sikaplan® SGK-18 single-ply membrane system

BUILDING TRUST



THE WHITE HOUSE, NORTH YORKSHIRE

THE WHITE HOUSE IS AN ICONIC 1930S FLAT-ROOFED BUILDING LOCATED IN NORTH YORKSHIRE, WHICH WAS ORIGINALLY CONSTRUCTED DURING THE MODERNIST ART DECO ERA FOR SIR BILLY BUTLIN, RENOWNED BRITISH HOLIDAY CAMP PIONEER. FOLLOWING SIR BILLY BUTLIN'S DEATH IN 1980 THE HOUSE WITHSTOOD YEARS OF NEGLECT AND EXPOSURE TO COASTAL CONDITIONS, UNTIL THE PROPERTY WAS ACQUIRED BY A PRIVATE OWNER, WHO HAD A CLEAR VISION FOR REFURBISHING THE HOUSE.

This involved a complete roof replacement to restore long-term performance, thermal efficiency, and aesthetics. The project involved full removal of all existing roof areas and installation of a new high-performance roofing system. The client required a solution that would meet current building regulations, provide robust waterproofing, improve thermal performance, and deliver a visually refined finish suitable for the building's prominent beachfront location. Key contributors included D&D Roofing Ltd (roofing contractor), Sika® (manufacturer), Wood Construction (substrate construction), and MAP Consult (architectural design and coordination). The project was completed with meticulous attention to detail, balancing technical performance with the historic character of the building.



The new roof build-up included an 18mm plywood deck, Sikarook® Primer 600, S-Vap® 5000 E SA Vapour Control Layer, 150mm Sikatherm® GT PIR insulation, and a Sikaplan® SGK-18 single-ply membrane system. The White House roof project presented multiple layers of complexity, both in terms of design and environmental conditions. The building's coastal location exposed the roof to high winds, salt spray, and rapidly changing weather, demanding a system capable of long-term durability and resilience. Logistical challenges added further complexity; larger delivery vehicles could not access the site directly, requiring materials to be transferred via smaller vehicles from off-site delivery points.

The roof itself featured numerous curves, changes in direction, and complex interfaces, which required precise detailing and skilled installation to ensure waterproofing integrity. Parapets, junctions, and upstands demanded careful attention to maintain continuity of the membrane system, while ensuring aesthetic quality. The project necessitated close collaboration between the contractor, Sika's technical team, and the architect to develop solutions that were both buildable and visually acceptable.

Every element of the roof build-up, from the plywood deck to the adhered Sikaplan® membrane, was selected for its ability to follow the form of the roof structure. The team worked closely with suppliers to ensure all materials were available in the correct sequence, reducing delays. On-site adjustments were sometimes necessary to accommodate the curvature and multiple interfaces of the roof, requiring the team to exercise both technical skill and practical problem-solving.

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PROJECT PARTICIPANTS

Roofing Contractor: D&D Roofing Ltd
Substrate Construction: Wood Construction
Architects: MAP Consult

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