



CASE STUDY

MONTGOMERY WHARF, BRENTFORD

IKO Permateg LI Anti-root Inverted
Waterproofing System
8456.6m²



Project sector: Residential

CONTRACTOR

Sheriff Construction Ltd

MAIN CONTRACTOR

Fairview New Homes



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PROJECT OVERVIEW

Montgomery Wharf is a vibrant, mixed-use development that includes 2,000m² of commercial space alongside 350 new homes, 35% of which are considered affordable. Built on a 3.5-acre site previously occupied by vacant offices and warehouses, Sheriff Construction Ltd. and Fairview New Homes have transformed this former industrial waterfront into a highly desirable place to live and work. Designed with sustainability and heritage in mind, the development features shared roof gardens and landscaped courtyards. The inclusion of new access routes to the river has helped to build a sense of interconnectivity for the community of Brentford.

CHALLENGES

As Sheriff Construction's largest project to date, the development presented its own unique challenges.

Workers would require specialist training to successfully install three different IKO systems across varying structures.

The build featured both warm and inverted roofs, which meant there would be no one-size-fits-all approach to insulation. Solutions must be tailored to meet the client-specified BROOF(t4) standard and achieve a thermal transmittance U Value of 0.13 W/m²K across all areas.

The roof design itself presented a compliance issue, as initial plans included upstand waterproofing detailing of less than 150mm which falls below NHBC standards. A more effective waterproofing solution would be required.





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Additionally, building in a busy residential area meant locals' needs had to be considered, and a pre-construction agreement stated that goods and materials could only be delivered between 9.00am and 4.30pm.

SOLUTION

Sheriff Construction Ltd. combined three specialist systems: an IKO inverted roof system on the main roof areas, IKO cold-applied liquid waterproofing to balconies and terraces, and a blue roof system across the podium areas.

To meet the restricted delivery window set out in the pre-construction agreement, supervisors coordinated material orders and delivery schedules well in advance.

The project began with detailed preparation. Peel tests were carried out at 150m² intervals and at every change in concrete pour to ensure proper adhesion of waterproofing. Primers were installed in accordance with application guidelines, while concealed and exposed upstands were given additional protective treatment, with particular attention paid to outlets and pitch pockets.

Flat roof areas were completed using the IKO Permateg LI Anti-root Inverted Roof System, alongside an IKO Elements sedum blanket green roof. IKO Permateg LI offers a third-party verified GWP reduction in embodied carbon of up to 50%, while the sedum blanket supports the creation of a planted roof finish.

As part of the project's sustainable drainage strategy, IKO Blue Roof Systems were installed to the podium areas to provide water attenuation capacity and help manage rainwater at roof level.



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To equip roofers with the knowledge required to install IKO metatech, Sheriff Construction Ltd. arranged specialised training. As a result, installation met both IKO warranty requirements and NHBC standards.

Improvements were made so that waterproofing extended across and encapsulated the upstand. This solution resolved the non-compliant waterproofing aspects of the original design, and ensured the roof system was NHBC compliant.

A sharp focus on quality control was maintained via a three-way QA process involving the client, supplier and Sheriff Construction, each checking quality at every step of the build. As part of its commitment to the local community, Sheriff Construction Ltd. also employed two Apprentice Quantity Surveyors from London South Bank University, providing them with valuable career opportunities while supporting the project team.

Across 8456.6m² of roofing and waterproofing systems, all quality benchmarks were met with no reported defects. Sheriff Construction Ltd. delivered a fully traceable and certified roofing system, certified with a warranty of up to 25 years, giving the client lasting confidence.

IKO GUARANTEE

20-year single point guarantee

PRODUCT / SYSTEMS

- IKO Permatec LI Anti-root Inverted Waterproofing System
- IKO metatech Cold Applied Liquid Waterproofing System
- IKO enertherm ALU Insulation Board



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