



CASE STUDY

VICTORIA QUARTER, PHASE 1, BARNET

IKO metatech Cold Applied Liquid waterproofing system
IKO Permasec LI Anti-Root Inverted waterproofing system
5,000m²



Project sector: Residential

CONTRACTOR

Sheriff Construction Ltd.

MAIN CONTRACTOR

Fairview New Homes



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PROJECT OVERVIEW

Victoria Quarter is a development of much needed sustainable housing in south-east London featuring one, two, and three-bedroom apartments and townhouses, alongside 41,000 sq. ft of retail and commercial space. Located in a former gas works, the project has been considerably designed to transform a previously vacant brownfield site into a bustling, family-friendly community.

Sheriff Construction Ltd. worked with Fairview during Phase 1 of the project to install a comprehensive roofing and waterproofing package across the development's 420 units.

CHALLENGES

Maintaining a focus on quality control and health and safety was a key priority. An experienced team would be required to ensure the project ran to schedule and budget, and safety and compliance standards were met. Plans incorporated a blue roof system on podium sections to support green roof areas. This would ensure flood prevention, water conservation and energy efficiency, reduce environmental impact and encourage urban biodiversity.

The original design featured 150mm upstand waterproofing, which fell below NHBC standards. An alternative solution was needed to ensure waterproofing remained compliant.

Additionally, to meet the BROOF(t4) standard (the highest classification for the fire performance of roofing systems) specified by the client, all roof systems had to meet a U Value target of 0.13 W/m²K.





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SOLUTION

Sheriff Construction Ltd. installed the IKO metatech Cold Applied Liquid waterproofing system across flat-roof areas, designed with a fall of 1:40 to achieve a minimum finished fall of 1:80. This ensured the correct drainage and water dispersal. Peel tests were carried out at 150m² intervals and at every change in concrete pour to ensure proper adhesion of the waterproofing to the substrate. Concealed and exposed upstands were given a protective layer, with attention given to pitch pocket and outlet details.

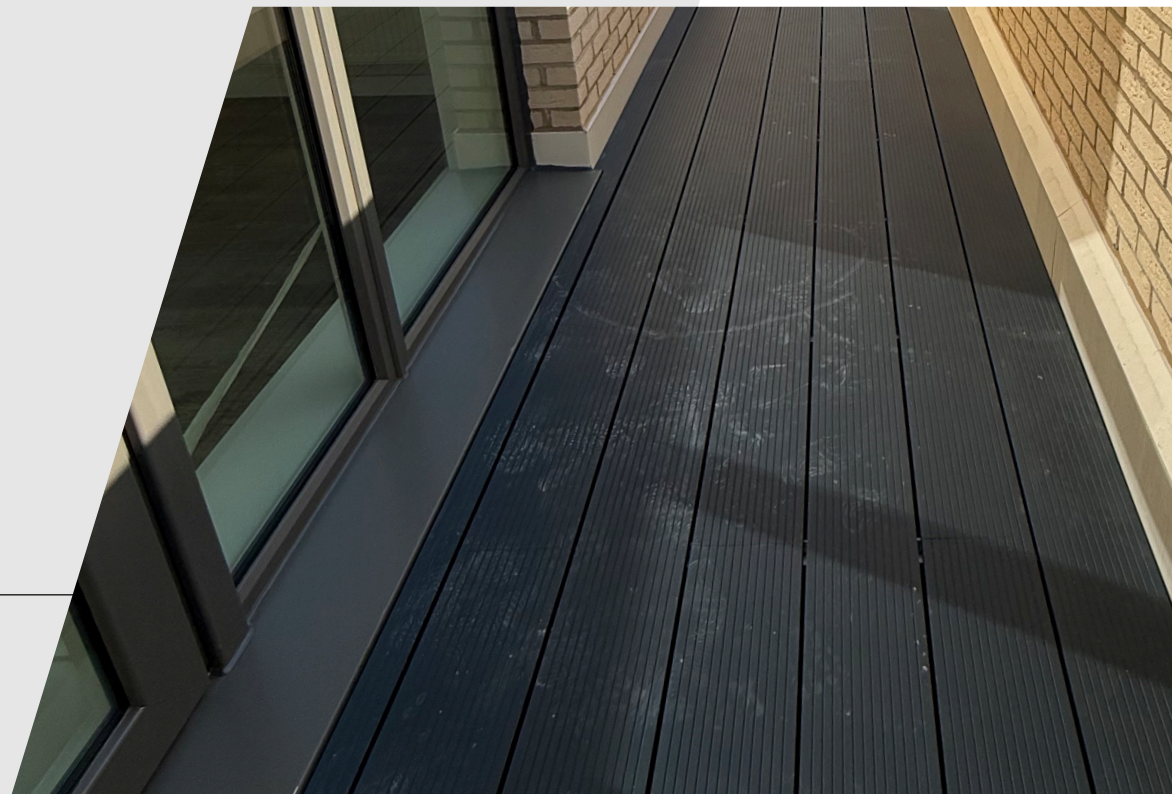
An IKO Permateg LI Anti-root Inverted Roof System was also installed, followed by an IKO Elements green roof with a sedum blanket. IKO Permateg LI delivers a reduction in embodied carbon of up to 50%, while the sedum blanket gives a planted roof finish. An IKO blue roof system was added to further support the project's sustainable drainage strategy by increasing water attenuation capacity and managing rainwater at roof level.

Changes to NHBC and British fire standards mid-project meant the roof design had to be adapted; a termination bar was used to secure waterproofing and ensure the system remained both watertight and compliant.

With health and safety front-of-mind, a two-fold approach was adopted. While Fairview Homes performed weekly health and safety meetings and monthly site inspections, a specialist company also undertook monthly site visits to report on issues and actions required.



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Keen to encourage the growth of the building industry, Sheriff Construction Ltd. also employed two apprentice quantity surveyors from London South Bank University to support the office throughout the project.

By combining robust quality assurance procedures with IKO systems and specialist product expertise, the team overcame design changes and evolving compliance requirements without compromising performance.

IKO GUARANTEE

25-year single point guarantee

PRODUCT / SYSTEMS

- IKO Permateg LI Anti-Root Inverted waterproofing system
- IKO metatech Cold Applied Liquid waterproofing system



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