

CASE STUDY

Trafford Centre Roof Refurbishment

MAKERS

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PROJECT

Trafford Centre Roofs

STRUCTURE

Shopping Centre & Leisure

CLIENT

CPPIB

CONTRACT



The Trafford Centre is one of the UK's most recognisable retail destinations, welcoming millions of visitors each year. Makers Construction was appointed to refurbish the Peel Roof North and South and Regents Roof North and South over a two-year programme, replacing an ageing waterproofing system covering approximately 43,500m² above occupied retail units. Undertaken for Canada Pension Plan Investment Board (CPPIB), the project required the centre to remain fully operational throughout. The scale and live retail environment demanded careful planning, collaboration and precise execution to minimise disruption to tenants, retailers and visitors.

The existing single-ply roofing system had reached the end of its service life after more than two decades. Deterioration, impact damage and increasing leaks had caused persistent water ingress and rising maintenance costs. The client therefore invested in a full roof refurbishment to provide reliable waterproofing and reduce future maintenance requirements.

To meet the technical demands, Makers Construction installed the Sikalastic®-625N liquid-applied waterproofing system. The seamless system was selected for its ability to accommodate the roof's complex geometry while providing flexibility, durability and long-term weather resistance. Its compatibility with numerous roof details and penetrations made it well suited to the Trafford Centre.

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Before



Before



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Intermediate Coat



Top Coat Being Applied



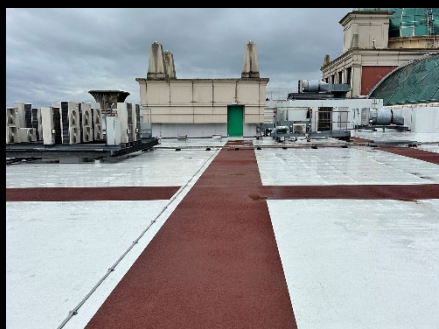
Finished Top Coat

Makers Construction delivered the project through meticulous planning and coordination. The extensive roof area contained numerous air-conditioning units, ventilation equipment and other mechanical services, creating restricted access and requiring careful sequencing. Existing skylights and complex junctions also demanded bespoke detailing to integrate the new waterproofing system with the existing structure. Working closely with the client and Sika's technical team, Makers Construction developed practical solutions while maintaining progress and high standards of workmanship and quality.

As the Trafford Centre remained fully operational, Makers Construction delivered the works in carefully planned phases aligned with retailer requirements and ongoing tenant fit-outs. This collaborative approach enabled construction to progress safely while minimising disruption to day-to-day operations. Clear communication between all stakeholders kept the programme on schedule without compromising quality or safety, while Makers Construction coordinated access around ongoing retail activity.

Attention to detail extended beyond the waterproofing installation. Although the roof is not visible to visitors, Makers Construction maintained a clean, organised and professional finish. Red anti-slip maintenance walkways were incorporated to improve safe access for future inspections and maintenance while creating clearly defined routes across the completed installation. The finished roof reflects the high standards expected throughout the Trafford Centre. The finished roof demonstrates that unseen areas can benefit from exceptional workmanship and attention to detail.

The completed refurbishment has provided the Trafford Centre with a durable, high-performance waterproofing solution to protect one of the UK's premier retail destinations for many years. By combining technical expertise, detailed planning and collaborative working practices with high-quality materials supplied by Sika, Makers Construction successfully resolved long-standing water ingress issues, reduced future maintenance requirements and ensured uninterrupted operation throughout the construction programme.



Finished Top Coat with Walkway



Finished Top Coat with Walkway



Finished Top Coat with Walkway

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