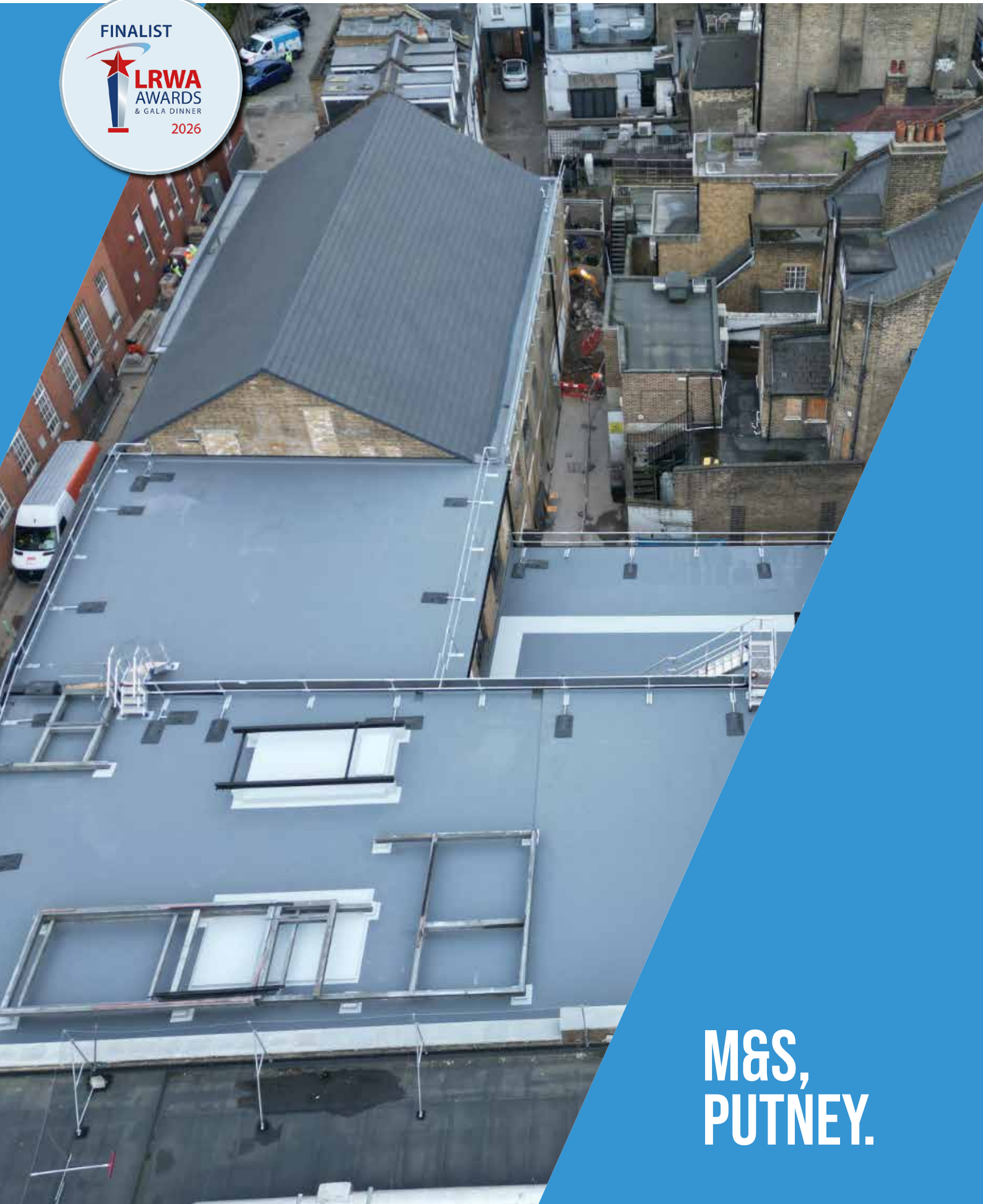




**M&S,
PUTNEY.**



PROJECT OVERVIEW

APA Roofing & Waterproofing delivered a complex cold-applied liquid waterproofing package as part of the refurbishment of the former Marks & Spencer store in Putney.

The building had been closed for almost eight years and had fallen into significant disrepair. Before refurbishment could progress, the wider project team had to address a building that was derelict, weathered, fire-damaged in areas and affected by asbestos-containing materials.

The roofing works formed a critical part of bringing the building back into a safe, watertight and modern condition. Across approximately 1,200m² of roof area, APA Roofing & Waterproofing installed a Proteus Pro-Cold® system, working closely with Proteus Waterproofing to overcome a range of technical, logistical and safety challenges.

The project was later recognised at the LRWA Awards 2026, receiving Highly Commended in the Liquid Waterproofing Project of the Year over 1,000m² category.



PROJECT DETAILS

- **Project:** Marks & Spencer, Putney
- **Client / site:** Former M&S store, Putney
- **System:** Proteus Pro-Cold®
- **Roof area:** Approximately 1,200m²
- **Contractor:** APA Roofing & Waterproofing
- **Manufacturer partner:** Proteus Waterproofing
- **Award recognition:** LRWA Awards 2026 — Highly Commended, Liquid Waterproofing Project of the Year over 1,000m²

THE BACKGROUND

The former M&S store had been vacant for almost eight years before the refurbishment began. During that time, the building had deteriorated considerably, with both the internal and external fabric requiring extensive renewal.

The roof was a particularly complex element of the project. Rather than presenting a single, consistent roof build-up, the building included a mixture of deck types and roof zones. These included areas of concrete, timber and Woodwool, each in varying conditions and each requiring a different technical response.

Some sections could be retained and prepared. Other areas required full strip-out, replacement decking or additional strengthening before the new waterproofing system could be installed. As a result, the project required careful surveying, detailed planning and a phased approach to ensure every area of the roof was treated appropriately.

The presence of asbestos-containing materials added further complexity. Before roofing works could progress, affected areas had to be carefully managed in line with strict safety protocols, ensuring that the roofing programme could proceed safely alongside other refurbishment activity.



THE CHALLENGE

This was not a straightforward waterproofing project. APA Roofing & Waterproofing had to deliver a consistent, high-performing roof system across a building with multiple roof types, irregular geometries, restricted access and significant existing defects.

One of the main challenges was the condition and variety of the existing roof structure. Different areas of the building required different solutions, including:

- Full removal of damaged or unsuitable roof build-ups.
- Replacement of deteriorated timber and Woodwool decking.
- Preparation of concrete deck areas following the removal of plant.
- Installation of new 18mm OSB boarding in selected areas.
- Introduction of timber firrings to create appropriate falls.
- Installation of tapered insulation to support drainage and thermal performance.
- Integration of flat and sloped roof areas into a coordinated waterproofing strategy.

The project also included a pitched roof section, which required renewal and integration with guttering and adjoining waterproofing details. This created additional design and installation challenges, particularly around condensation control, drainage and the interface between different roofing systems.

Access was another major constraint. The site offered limited space for deliveries, storage, staging and waste removal. Large plant had to be removed and material movement had to be planned carefully to avoid delays or disruption to other trades.

At peak periods, up to 50 workers were operating on the roof at the same time, with multiple trades involved in door, window, lift shaft and refurbishment works. APA therefore had to coordinate closely with the wider project team to protect completed works, maintain safe access and sequence the waterproofing installation around ongoing activity.



THE TECHNICAL APPROACH

APA Roofing & Waterproofing worked closely with Proteus Waterproofing to develop a solution that responded to the building's varied roof conditions.

A detailed area-by-area assessment was required to determine the correct treatment for each section of roof. This allowed the team to establish where existing substrates could be retained, where replacement deck materials were needed and where new falls or insulation build-ups were required.

The roof's multiple interconnected zones meant that drainage strategy was especially important. New falls had to be introduced in a way that respected the existing structure, connected effectively with drainage routes and avoided water retention across complex junctions.

Thermal performance was also a key consideration. Because the roof included different deck types and varying insulation requirements, the design had to balance compliance, build-up depths and practical installation across the full roof area. Tapered insulation was used where required to support both thermal performance and effective water management.

The selected waterproofing system was **Proteus Pro-Cold®**, a cold-applied liquid system suitable for complex detailing and irregular roof geometries. Its seamless application made it well suited to a roof with multiple interfaces, upstands, penetrations, plant zones, walkways and changes in level.

INSTALLATION AND DELIVERY

APA installed the Pro-Cold® system over newly prepared and upgraded substrates, ensuring each area was ready to receive the waterproofing build-up.

Where existing timber decks were unsuitable, they were stripped and overboarded with new 18mm OSB. In areas where new falls were required, timber firrings and tapered insulation were introduced to guide water towards the correct drainage points.

The plant area roof required removal of substantial existing plant, exposing the concrete deck below. Once prepared, this area received new tapered insulation to support drainage and thermal performance.

The pitched roof and gutter areas also required careful treatment, with timber stripped and renewed before the installation of the new built-up roofing solution. These works had to be coordinated with adjoining liquid waterproofing details to maintain continuity across the roof envelope.

Because other trades were active throughout the project, sequencing was critical. APA had to plan works so that the waterproofing installation could progress without disrupting internal fit-out activity below or other external works taking place around the roof.

To protect the finish and performance of the completed system, a final **0.5mm waterproof coating layer** was applied after other trades had completed their works. This helped provide a consistent, durable and visually uniform finish across the roof.

DETAILING AND FINISH

The completed roof demonstrates the level of detail required on a complex refurbishment project of this type.

Upstands were boarded out before the waterproofing system was applied, helping create clean, crisp lines and robust detailing. Rainwater chutes, penetrations, parapet interfaces and termination points were carefully treated to support long-term performance.

Pressed cappings were installed to the parapets, with termination bars used to create a neat and secure finish. Walkway zones were clearly demarcated using an anti-skid system, providing safer access routes across the completed roof.

The finished surface was applied with care to create a consistent appearance across large flat areas and more intricate detailing zones. This was particularly important on a roof that included multiple substrates, levels, roof forms and access requirements.

THE RESULT

APA Roofing & Waterproofing successfully delivered a complex 1,200m² liquid waterproofing package on a challenging retail refurbishment site.

The completed roof provides:

- A seamless cold-applied waterproofing system across varied roof areas.
- Improved drainage through new falls and tapered insulation.
- Upgraded roof substrates where existing materials were unsuitable.
- A coordinated solution across flat, sloped and pitched roof sections.
- Safe, clearly defined access routes using anti-skid walkways.
- High-quality detailing around upstands, parapets, penetrations and rainwater outlets.
- A durable and visually consistent finish across the completed roof.

The project's recognition at the **LRWA Awards 2026** reflects the technical difficulty of the works and the quality of delivery by APA Roofing & Waterproofing, Proteus Waterproofing and the wider project team.

CONCLUSION

The refurbishment of M&S Putney required far more than a standard roof overlay. The building's condition, asbestos considerations, fire-damaged areas, mixed deck types, restricted access and active multi-trade environment all demanded a carefully planned and technically robust approach.

APA Roofing & Waterproofing delivered a solution that responded to each of these challenges, combining practical site coordination with high-quality liquid waterproofing installation.

The result is a renewed roof system designed to support the long-term performance of the building — and an award-recognised example of what can be achieved through close collaboration, technical expertise and attention to detail.



FOR FURTHER ENQUIRES PLEASE CONTACT:

www.aparoofting.co.uk

APA Roofing & Waterproofing HQ

APA House
171 Huddersfield Road
Low Moor
Bradford
BD12 0TQ
Tel: 01422 379640

London Office

Suite 4B Quadrant Courtyard
Quadrant Way
Webbridge
London
KT13 8DR.
Tel: 020 8853 0627