

CASE STUDY

BRAIDBURN COURT, EDINBURGH

New-build retirement block receives modern flat roof



Braidburn Court is a McCarthy & Stone (UK's leading retirement housebuilder of privately owned property with over 50,000 apartments nationwide) new-build development of 48 one and two bedroom Retirement Living apartments in Liberton. Offering a traditional village atmosphere in close proximity to Scotland's capital. The site is situated in a quiet residential area with plenty of local amenities easily accessible.

The Brief

For the property's roof area, the house builder required a modern flat roof system that would provide a 30 year plus life expectancy, and a roofing manufacturer and contractor who could provide a system that would be suitable for each roof design element.

IKO's products were chosen due to the technical back-up and on-site monitoring assistance provided by IKO's Technical Engineers and Designers. Also, all of the systems came together on one single point guarantee. IKO provided design assistance from the outset and helped provide a seamless and integrated waterproofing system with installing contractors Permatop Roofing Ltd.

The Solution

IKO's PermaTEC Hot Melt was used in the gutters and balconies where a bison slab was used for the deck. On the main roof area was a timber deck and the preferred system for this was a built-up bituminous membrane system. IKO's Challenger 180 nailed layer, IKO Systems Torch-on Underlay and IKO's Superflex Cap Sheet were installed. Difficult details were overcome by using IKO's Polimar EC/UV cold liquid applied system, then a scattering of mineral was applied whilst still wet to provide a matching finish to the bituminous membrane.

Project Sector: Housing
System: Hot Melt, Built-up Bituminous, Cold Liquid Applied
Products Used: PermaTEC, Challenger, Systems T-O Underlay, Superflex T-O, Polimar EC/UV
Contractor: Permatop Roofing Ltd - IKO Approved Contractor
Size: 1100m²

The installed PermaTEC system provides a tough, flexible, self-sealing membrane which is suitable for use in most protected membrane roofs (e.g. inverted or paved roof areas).

Superflex T-O membranes have the properties to cope with the demands of modern building techniques. The membrane is specially designed for torch (or hot air) application and is suitable for both new build and refurbishment applications.

Polimar EC/UV is a high build polyurethane embedment coat incorporating moisture triggered curing system that forms the base of the IKO Polimar EC/UV system. With excellent fluid properties for ease of application, this provides a cost effective, high build, high solids coat that offers superb adhesion. IKO Polimar EC can be applied to a wide range of substrates and facilitates excellent detailing in complex areas.

The project was successfully completed on time and on budget, giving the residence a BBA approved system with a 20 year materials, workmanship and design single point guarantee.

