

Countryside Properties, New Avenue, Enfield

2,000m² IKO Permateg Project

Project Description

The contractor on a major new housing regeneration scheme has specified IKO's Permateg hot melt waterproofing system across 2,000m² of roof and terrace areas.

Kent-based contractors, Durable Contracts (Roofing) Ltd., chose IKO to be part of the prestigious housing scheme - New Avenue in Enfield, London - developed by Countryside Properties.

The phased redevelopment of the site included demolition of existing buildings and garages, and the construction of 412 apartments, 173 houses, a nursery, community centre, an outdoor play area and a 330-space undercroft car park with a sustainable drainage system.



Project Challenges and Solutions

IKO Permateg Hot Melt Waterproofing system with IKO Permascreed Mastic Asphalt Levelling solution was specified thanks to its cost and time saving benefits, which were vital for this housing regeneration scheme.

Chris King from Durable Contracts (Roofing) Ltd., said: "Some areas of the site had green roof details so we also used IKO Permateg Anti-Root before installation. The end client was looking for a long-lasting product with low life-cycle costs, so we knew IKO's Permateg system was an ideal solution overall as we could guarantee a sound, durable waterproofing system for 20 to 25 years.

"The ease of installation and the robustness of the product along with its recycled content and UK manufactured credentials played a big part in the specification decision as well." Durable Contracts (Roofing) Ltd. had to work under strict timelines, installing a block and beam system to long terrace areas between homes, which had zero falls. Because of the versatility of IKO's Permascreed, it can be laid to a wide range of falls and thicknesses.

Once the mastic asphalt levelling solution was applied, the IKO Permateg hot melt waterproofing system can be installed immediately because of its quick drying qualities. Therefore, minimising time on site and ensuring contractors did not go over budget.

It also reduced any health and safety risks to the general public, as many of the homes were already occupied when regeneration works were undertaken.

"This was a major benefit in comparison to traditional cement screed alternatives which could have taken weeks to dry considering the weather conditions when it was installed. "This was a major benefit in comparison to traditional cement screed alternatives which could have taken weeks to dry considering the weather conditions when the installation took place," added Chris King. "As a result, required falls were created without delaying the construction programme and the project was delivered within the cost and timelines."

Durable Contracts (Roofing) Ltd. also had to overcome access challenges when product was delivered to site. Access to the main entrance was limited and various housing blocks were already occupied, so IKO worked with contractors to develop a timed delivery operation to ensure materials were delivered safely and with minimum disruption to residents, whilst maintaining a safe environment for operatives. IKO managed this streamlined delivery service by working closely with their logistic partners, SIG D&T.

IKO also delivered two separate, in-depth training programmes for IKO Permateg and IKO Permascreed to ensure operatives had the knowledge and confidence in the safe application of the system. Site inspections by IKO field engineers were also undertaken regularly to guarantee works met the required standards.

Contractor: Durable Contracts (Roofing) Ltd.

Client: Countryside Properties

Systems

- IKO Permateg Hot Melt Waterproofing System
- IKO Permascreed Mastic Asphalt Leveling Solution
- IKO enertherm XPS Insulation Boards

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