



CASE STUDY

EPPING GATE, ESSEX

IKO Permateg
12,400m²



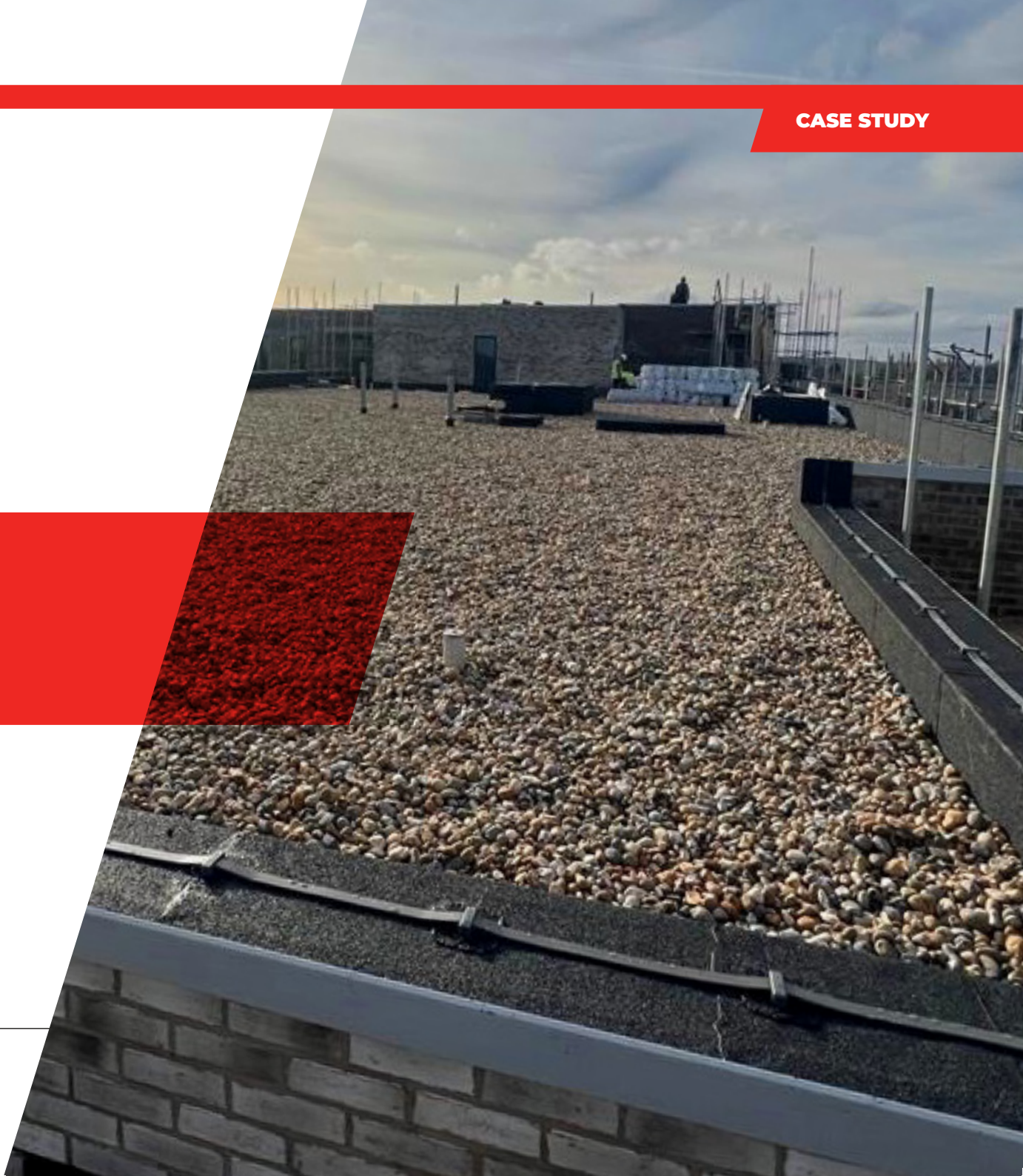
Project sector: Residential

CONTRACTOR

Sheriff Construction Ltd



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BRIEF

Epping Gate is an impressive development of 1, 2 and 3-bedroom apartments in Essex. It is located close to the Epping Forest Spread, within the desirable 'Golden Triangle' of Loughton, Buckhurst Hill and Chigwell. Spread over three blocks measuring between 3-5 storeys, the development was designed to accommodate 97 private and 42 housing association units, a podium garden and undercroft and surface car parking.

The buildings were constructed using traditional masonry, precast floors and roof planks. Developer, Fairview New Homes, instructed Sheriff Construction to work on the roofing elements of the project, in collaboration with IKO and ABG Blue Roofing.

The installation was a huge undertaking, with the project size totalling 12,400m².



CHALLENGES

One key challenge regarding the installation related to the soil vent pipes (SVPs). These often protrude through the roof line and need to be sealed to stop water penetrating around the roof finish and into the building. The SVPs were made of PVC and so Sheriff Construction's operatives were unable to seal around them without damaging the pipe with the hot melt system. The client also encountered several issues at podium level after completion of the roofing works, whereby there was water ingress through the cavities on window sills, door thresholds and construction joints.

Sheriff Construction faced challenges around the distribution of materials as this was a particularly labour-intensive and weight restrictive task. For example, the loading bays, which received the materials, had a maximum load of two tonnes. If the weight distribution permitted by the client was exceeded, extensive back propping would be required throughout the building. It was therefore imperative that careful planning was carried out prior to the works beginning to avoid unnecessary resources and costs being allocated to the project and protracted project delivery time.





SOLUTION

IKO and Sheriff Construction worked together to come up with a solution to the meltable plastic SVPs. This came in the form of a metal SVP sleeve detail that offered higher resistance to heat and therefore protected the pipes.

They also collaboratively found an answer to the podium's water ingress problem – applying hot melt waterproofing behind the cavity to the CP board or internal block-work. This quickly resolved the associated issues and avoided years of maintenance defect calls and costly repairs.

When dealing with delivery challenges, IKO ensured that materials could be ordered in bulk and deliveries were brought forward to suit changes in the programme. Sheriff Construction and IKO also worked closely to ensure that the weight and size of the materials delivered was optimised, so that they could be carefully transported by forklift or crane to the weight restricted loading bays and then onto the roof, without issue.

The IKO Permateg system was ideal for this large scale and intensive project. It not only highly resistant and durable but offers low temperature flexibility and rapid setting, ensuring maximum efficiency and minimal delays due to adverse weather conditions.

Both Sheriff Construction's experienced project team and IKO's inspectors closely monitored the roof installation process from start to finish. This ensured that the project was delivered safely, on time and within budget. IKO's technical support in particular proved invaluable to the success of the expansive project, helping to speed up production and save time, resulting in a professional clean-line finish and highly satisfied client.





IKO GUARANTEE

20 years

PRODUCT / SYSTEMS

- IKO Permascreed
- IKO Permatec Polymer Primer
- IKO PermaTEC EcoWrap incorporating PermaFLASH-R reinforcement
- IKO Enertherm XPS 220mm insulation
- Enertherm mineral wool upstand boards and IKO Permaguard-M T-O capsheet

Roof was finished with Ballast

