



CASE STUDY

LOST SHORE SURF RESORT, RATHO, NEAR EDINBURGH

IKO Armourplan P single ply with
ROOFTRAK® solar mounting
1,700m²



Project sector: Leisure

CONTRACTOR

Quality Building Envelope Solutions Ltd (QBES)



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PROJECT OVERVIEW

IKO, working in partnership with QBES, delivered a high-performance waterproofing system for Lost Shore Surf Resort, Europe's largest inland surf destination. Built in a repurposed quarry near Edinburgh, the £60 million leisure park spans 60 acres and includes a wave lagoon powered by Wavegarden Cove technology, along with lodges, wellness zones and surf schools.

The project's sustainability goals were central to its design. Roofing works covered five new buildings: three hubs, a control tower and a maintenance facility - all with integrated plant zones, rooflights and solar PVs. Every system detail had to align with the resort's renewable energy ambitions.

CHALLENGES

The live construction site posed logistical and technical challenges. Simultaneous works across multiple buildings, combined with cold, wet Scottish weather, made adhesive-based systems unsuitable. Each roof had bespoke detailing demands including parapet upstands, PV fixing points and rooflight integration.

Coordinating works safely across phased programmes meant precision planning. Operatives worked at height around complex structures, with strict safety protocols including cold weather working, designated access routes and live environment management.



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SOLUTION

IKO Armourplan P was specified for its cold-weather performance, durability and suitability across varied roof shapes. It was installed as a mechanically fixed system, avoiding delays caused by adhesive limits in damp conditions.

IKO Spectravap PE formed a continuous vapour control layer (VCL), protecting insulation and reducing condensation risks. IKO enertherm GOLD insulation added thermal efficiency, while remaining lightweight and easy to handle on site. The system was designed to meet a U-value of 0.12 W/m²K, in line with current building regulations for new build commercial spaces.

To support solar energy targets, the Nicholson ROOFTRAK® system enabled PV installation without penetrating the waterproofing layer, reducing risk and long-term maintenance. PPC aluminium cappings provided a durable and architecturally clean finish at roof edges and junctions.

IKO's Technical Team supported with regular site inspections and guidance, ensuring full compliance with the specification and quality standards.





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RESULTS

The full roofing package was completed on time and without health and safety incidents. Complex detailing around plant zones, parapets and rooflights was executed to a high standard. Solar PV systems were installed safely, contributing to the resort's renewable energy generation.

The roofing systems met thermal targets aligned with environmental goals. They also delivered robust protection under challenging conditions, providing a clean, modern finish across a technically demanding project.

IKO GUARANTEE

20-Year Single Point Guarantee

PRODUCT / SYSTEMS

- IKO Spectravap PE VCL
- IKO enertherm GOLD Insulation
- IKO Armourplan P Mechanically Fixed Single Ply Membrane Roofing System - Slate Grey
- Nicholson ROOFTRAK® Integrated Fixing System
- Aluminium PPC Edge Cappings



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