



CASE STUDY

NETPARK, COUNTY DURHAM

IKO Armourplan P with IKO Permateg detailing
14,000m²



Project sector: Science & Technology

CONTRACTOR

Certa Roofing & Cladding



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PROJECT OVERVIEW

As part of the £50 million expansion of County Durham's North East Technology Park (NETPark), IKO was appointed to deliver a complete single ply roofing solution across nine new buildings, including high-spec office and warehouse units. Developed by Durham County Council, the scheme forms part of the region's long-term strategy to support innovation in advanced materials, life sciences, electronics and space sectors.

The architectural vision called for a departure from typical industrial aesthetics. High design standards, integration with the natural topography and strong sustainability credentials were essential. Roofing systems had to perform at scale, meet ambitious U-value targets, and support renewable energy generation without compromising visual quality or buildability.

CHALLENGES

Delivering 14,000m² of roofing across a 26-acre sloping site brought multiple design and technical complexities. Uneven terrain affected crane positioning, and required ground testing, crane pads and individual lift plans tailored to each unit.

Cold and wet winter conditions created access issues and delayed works, while strong winds restricted crane operations. To maintain programme momentum, installation teams operated under tight health and safety controls including edge protection, safety netting and strict weather protocols.

Each roof featured hipped junctions, parapet interfaces and valley gutters, demanding consistent detailing across all nine buildings. Material storage and installation had to be closely managed to avoid moisture damage. Coordination with multiple trades working concurrently on site increased the pressure on sequencing and quality control.



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SOLUTION

IKO Armourplan P was selected for its reinforced mechanical strength and UV stability, delivering robust protection across expansive flat roof areas. Its flexibility allowed clean detailing at junctions and terminations, while the mechanically fixed system ensured fast, weather-resilient installation.

To reinforce critical areas, IKO Permatec hot melt was applied at junctions, with IKO Permaflash-R used to strengthen high-stress locations. Both systems provided a seamless bond around complex penetrations. Manufactured in the UK, the system also supported the scheme's sustainability brief.

IKO enertherm GOLD insulation was used across all roof zones for its high compressive strength and thermal efficiency. The system met a U-value of $0.1 \text{ W/m}^2\text{K}$, exceeding the site's energy strategy targets and contributing to reduced long-term operational efficiency.

All roofs incorporated the ROOFTRAK® IFP250 mounting system, enabling secure PV integration without compromising the waterproof layer. Over 2,000 units were installed, ensuring future energy systems could be maintained safely and without disruption.

IKO field engineers carried out weekly site visits and technical checks, ensuring specification compliance and smooth installation flow in collaboration with Certa Roofing & Cladding's site team.



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RESULTS

The project was completed safely, on time and to specification. High installation quality was maintained across all units, with regular inspections reducing remedial work and supporting a smooth handover.

Edge protection and weather protocols ensured safe working conditions, even through harsh winter months. Standardised detailing was developed on unit 2 and mirrored across the remaining roofs to simplify sequencing and maintain consistency.

The roofing system contributed to the development's architectural ambitions and met performance, safety and sustainability targets. This project demonstrates how single ply systems can support complex technical builds at scale.

IKO GUARANTEE

25 Year Comprehensive IKO System Guarantee

PRODUCT / SYSTEMS

- IKO Armourplan P Single Ply Membrane
- IKO Permatec Waterproofing Membrane
- IKO Permaflash-R Reinforcement Sheets
- IKO Spectravap PE VCL
- IKO enertherm GOLD Insulation
- Nicholson ROOFTRAK® IFP250 Mounting System



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