



CASE STUDY

HOLMLEA PRIMARY SCHOOL, GLASGOW

IKO Armourplan P with standing seam effect
675m²



Project sector: Residential

CONTRACTOR

JMS External Envelopes



t: 01257 255 771
e: getintouch.uk@iko.com
www.ikogroup.co.uk



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PROJECT OVERVIEW

The redevelopment of Holmlea Primary School in Glasgow involved transforming a disused school building into residential accommodation. The roofing works covered a total of 1,262m² across three distinct roof areas, each presenting its own technical challenges including steep pitches and integrated roof terraces.

JMS External Envelopes were appointed to deliver a roofing system that offered the look of traditional zinc cladding but with greater installation flexibility. IKO Armourplan P single ply membrane was selected, incorporating standing seam profiles to replicate the original design intent.

A total of 657m² of standing seam effect membrane was installed, with extensive detailing to accommodate 43 rooflights and 36 pipe penetrations. The chosen solution delivered long-term performance, aesthetic appeal, and programme certainty.



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CHALLENGES

The roof design was particularly complex, featuring steep slopes, tight valley gutters, and changes in level that made access difficult. The geometry had originally been intended for a zinc standing seam system, which introduced further complications. Ventilation voids built into the structure needed to remain open while also being protected from the elements and wildlife.

In addition to the design challenges, the number of service penetrations was unusually high given the overall roof area. Accommodating 43 rooflights and 36 pipe penetrations required precise detailing, which would have been difficult to achieve using a pre-fabricated metal roofing system.

The site itself posed logistical constraints. Situated in a busy urban area, space for material storage was extremely limited. This was made challenging by the size and handling requirements of the originally specified pre-fabricated metal sheets, up to seven metres in length.

Time constraints were also a factor. The lead-in time between project award and site start was short, and the main contractor needed dry areas made available quickly to allow internal works to proceed without delay.



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SOLUTION

Recognising the practical limitations of the original zinc specification, JMS proposed an alternative solution using IKO Armourplan P single ply membrane. This system offered the flexibility required to work with the building's complex geometry while delivering a high-quality aesthetic finish.

To address the ventilation voids, JMS designed bespoke detailing that maintained airflow while preventing water ingress or wildlife access. Around the terrace areas, kerbs were constructed to redirect rainwater away from openings and down into valley gutters, avoiding the need for visible gutters or pipework. These kerbs also acted as snow guards, improving the safety and durability of the installation.

The installation was carried out by highly experienced operatives who had worked with JMS for over a decade. Their attention to detail and commitment to quality played a key role in the successful delivery of the project, despite challenges faced during the programme.

From a logistical perspective, using a site-formed membrane system removed the need for large storage areas and specialist handling equipment. Components could be delivered in smaller batches and moved easily around the site, helping to maintain a smooth and controlled programme.

By switching to a single ply system, the team also reduced material waste. The high volume of penetrations would have made a pre-fabricated approach inefficient. In contrast, the IKO Armourplan system allowed for precise on-site cutting and installation, supporting a more sustainable outcome.



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IKO GUARANTEE

Guarantee period is 25 years

PRODUCT / SYSTEMS

- IKO Armourplan P
- IKO Spectravap Vapour Control Layer



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