



CASE STUDY

DISTRIBUTION CENTRE, PANATTONI PARK AYLESFORD, KENT

IKO Armourplan PSG Single Ply Waterproofing System
45,000m²

 Project sector: Commercial

CONTRACTOR
ISD Solutions



01257 255771
getintouch.uk@iko.com
www.ikogroup.co.uk





PROJECT OVERVIEW

Panattoni Park Aylesford is a major temperature-controlled distribution centre in Kent, developed for a leading UK food retailer. The 621,138 ft² facility forms part of a wider 90-acre industrial scheme and was designed to handle chilled, frozen and ambient logistics at scale, with robotic automation supporting day-to-day operations.

The building brings together 342,130 ft² of chilled storage, 103,795 ft² of frozen capacity, ambient logistics space and a 26,640 ft² office area. Photovoltaic panels and EV charging infrastructure formed part of the wider project strategy, while the completed facility achieved BREEAM Excellent certification and an EPC A rating.

For the roof, IKO worked with ISD Solutions on a bespoke specification centred on a 1.5mm IKO Armourplan PSG single ply membrane, fully adhered using IKO Spectrabond Low Foaming PU Adhesive. The roof package had to suit the scale of the building, the technical demands of cold store construction and the pace of the wider programme.





CHALLENGES

On a project of this size, the roof had to do more than keep the building dry. Across 45,000m², the waterproofing build-up needed to support the required U-value calculation, provide the necessary wind uplift resistance and integrate cleanly with cold store panels serving different temperature-controlled zones.

The adhered application also called for tight installation control. Adhesive coverage had to be applied consistently across the insulated panel facings to achieve the required bond without compromising the thermal or structural performance of the cold store construction.

Programme pressure added further complexity. Around 650 drums of IKO Spectrabond Low Foaming PU Adhesive were needed, beyond normal stockholding volumes, so supply had to be carefully planned around the installation sequence. Working at height across a roof of this scale also demanded close coordination, regular inspections and clear site quality control.





SOLUTION

IKO Armourplan PSG was selected because it suited the fully adhered build-up required for the project. The glass tissue-reinforced, polyester fleece-backed PVC single ply membrane was bonded directly to the cold store panels using IKO Spectrabond Low Foaming PU Adhesive, creating a robust waterproofing layer across the extensive roof area.

To keep the programme moving, IKO coordinated the supply of the bespoke 1.5mm membrane through its UK manufacturing and logistics network, while working closely with its adhesive partner to support the volumes needed on site. That early planning helped ensure materials arrived in line with installation, avoiding delays to the roofing works.

Technical support ran throughout the project, with a dedicated IKO site engineer carrying out regular inspections and helping resolve queries as they arose. Combined with ISD Solutions' experience in cold store roofing, that approach supported a consistent standard of installation across the main roof, penetrations, perimeter details and cladding interfaces. The result was a roofing package that met the project's technical demands while supporting quality, programme continuity and safe delivery at scale.

IKO GUARANTEE

25-year single point guarantee

PRODUCT / SYSTEMS

- IKO Armourplan PSG Single Ply Waterproofing System
- IKO Spectrabond Low Foaming PU Adhesive

