



CASE STUDY

BURNHOLME GREEN, BURNHOLME ESTATE, YORK

**IKO Armourplan PSG Single Ply Waterproofing System
1,200m²**



Project sector: Residential

CONTRACTOR

Caddick Construction



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



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PROJECT OVERVIEW

Burnholme Green forms part of the City of York Council's wider housing programme and is the council's first zero-carbon housing development. The scheme brings together 78 Passivhaus-certified homes across a mix of tenures and dwelling types, shaped through collaboration between the council, residents, Caddick Construction and architects Mikhail Riches.

For the roofing package, the brief was about more than waterproofing alone. The roof build-up was required to work as part of the wider building envelope, supporting airtightness, thermal performance and drainage while also coordinating with rooftop equipment such as air-source heat pumps. IKO Armourplan PSG was specified in a fully adhered build-up with IKO enertherm ALU Tapered Insulation to suit those demands.

CHALLENGES

Passivhaus construction brings little room for compromise, and the roof had a direct role to play in meeting those performance expectations. Airtight continuity had to be maintained at junctions, corners and penetrations, while the roof geometry still needed designed falls and reliable drainage.

Consistency was another important part of the job. With repeated housing plots, the team needed a build-up that could be installed in a controlled way without losing quality at more complex interfaces around M&E services and rooftop plant equipment. The installation approach also had to support safe working on a live housing development.



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SOLUTION

A fully adhered IKO Armourplan PSG membrane was selected because it avoided mechanical fixings and maintained continuity at key airtightness junctions. Paired with IKO enertherm ALU Tapered Insulation, the system delivered designed falls to outlets while supporting the thermal performance required across the roof area.

Installation was carried out by Malden Roofing, with substrates prepared to specification and adhesives applied in line with manufacturer guidance. Sheets were hot-air welded, seams were probed on cooling and peel tests were completed at start-up and after changes in conditions. Around corners, penetrations and service interfaces, the team used a combination of preformed and hand-made details to keep both the waterproofing layer and the airtightness line continuous. Regular visits from IKO technical engineers helped maintain workmanship as the works progressed, while the fully adhered, flame-free method also supported site safety and safe long-term access for future maintenance of rooftop equipment.

IKO GUARANTEE

25-year single point guarantee

PRODUCT / SYSTEMS

- IKO Armourplan PSG Single Ply Waterproofing System
- IKO enertherm ALU Tapered Insulation



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