



CASE STUDY

COUZENS HOUSE, 1 WEATHERLEY CLOSE, LONDON

IKO Permaphalt Mastic Asphalt Waterproofing System
134m²



Project sector: Residential

CONTRACTOR

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PROJECT OVERVIEW

Couzens House is an apartment building in east London, where a 134m² balcony walkway deck over residential dwellings required refurbishment. The project involved stripping back the existing Spartan tiles and asphalt to the concrete deck before rebuilding the walkway with new falls, insulation, waterproofing and a renewed surface finish.

In a live residential setting like this, the works needed to improve the long-term performance of the deck while protecting resident access and keeping the homes below secure and watertight throughout the programme.

CHALLENGES

The main challenge was carrying out the works over occupied homes while maintaining safe day-to-day access for residents. Because no temporary roof was in place, the properties below had to remain watertight while the existing deck was stripped and rebuilt.

Introducing thermal insulation added a further constraint, as threshold heights had to be carefully controlled at the door openings. At the same time, new falls needed to be formed accurately across the deck so the rebuilt walkway could drain correctly and provide a reliable base for the new waterproofing system.





SOLUTION

IKO Permascreed LI was used to form new falls and provide a stable base for the waterproofing system. Its zero-water formulation and ability to be walked on and waterproofed once cooled helped maintain progress through the winter programme without the delays associated with wet or cement-based screeds. It also contributed to reducing the carbon within the project, offering up to 38% lower embodied carbon than the original IKO Permascreed, a reduction in Global Warming Potential of up to 73.44kg per tonne, and third-party verified EPD documentation.

IKO enertherm MG insulation board was introduced within the rebuilt deck construction to meet thermal requirements, while careful sequencing helped protect threshold heights, maintain resident access and keep the homes below watertight throughout the works. The finished build-up of IKO Permascreed LI, IKO enertherm MG insulation board, IKO Permaphalt Mastic Asphalt Waterproofing System and checker plate tiles delivered a renewed balcony walkway deck designed for long-term serviceability over occupied homes.

IKO GUARANTEE

20-year single point guarantee

PRODUCT / SYSTEMS

- IKO Permaphalt Mastic Asphalt waterproofing system
- IKO Permascreed LI quick-drying screed

