



CASE STUDY

ELIZABETH GARDENS RESIDENTIAL CARE HOME, MILTON KEYNES

IKO Armourplan PSG Single Ply Waterproofing System
1,200m²



Project sector: Healthcare/Residential

CONTRACTOR

Trideck Roofing Contracts



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PROJECT OVERVIEW

Elizabeth Gardens is a new care-led development in Milton Keynes, created for Porthaven Care Homes on the former Great Holm Fire Station site. Following the demolition of the long-vacant fire station, the brownfield plot was transformed into a 75-bedroom care home with landscaped gardens and supporting amenities. With resident wellbeing at the heart of the project, the building needed to provide a comfortable, well-protected environment, and the roofing build-up was designed to support thermal efficiency, ventilation and long-term durability alongside dependable weather protection.

CHALLENGES

As a new-build project on a prominent brownfield site, the roof had to support the thermal control, ventilation strategy and long-term maintenance needs of a care environment, where resident comfort and day-to-day conditions are especially important. The project also required close coordination between the client, architect, main contractor and roofing contractor, with health and safety considered both during installation and in planning for future maintenance. Working-at-height controls, access routes and safe service zones all formed part of that approach.





SOLUTION

The final roofing build-up was developed through close coordination between the architect, contractor and wider project team. It comprised a D100 metal profile deck, an IKO Spectravap vapour control layer, mechanically fixed IKO enertherm PIR Tapered Insulation and an adhered IKO Armourplan PSG membrane. This combination provided the project with the drainage strategy, thermal control, and robust waterproofing needed for a care environment designed around resident comfort and long-term reliability.

On site delivery was supported by a clear safety framework involving Porthaven Care Homes and Trideck Roofing Contracts. Mandatory PPE, edge protection, scaffolding, safety nets, regular inspections and daily toolbox talks all formed part of the installation approach, while drone inspections reduced working-at-height exposure during pre-installation and post-completion checks. Regular site inspections, site-specific inductions and technical input from IKO helped maintain quality throughout, resulting in a roofing system that supports both the performance of the building and its future maintenance needs.

IKO GUARANTEE

25-year single point guarantee

PRODUCT / SYSTEMS

- IKO Armourplan PSG Single Ply Waterproofing System
- IKO Spectravap Vapour Control Layer
- IKO enertherm PIR Tapered Insulation



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