



CASE STUDY

SAINSBURY'S WEST WICKHAM CAR PARK, GREATER LONDON

IKO Permapark System
2,400m²



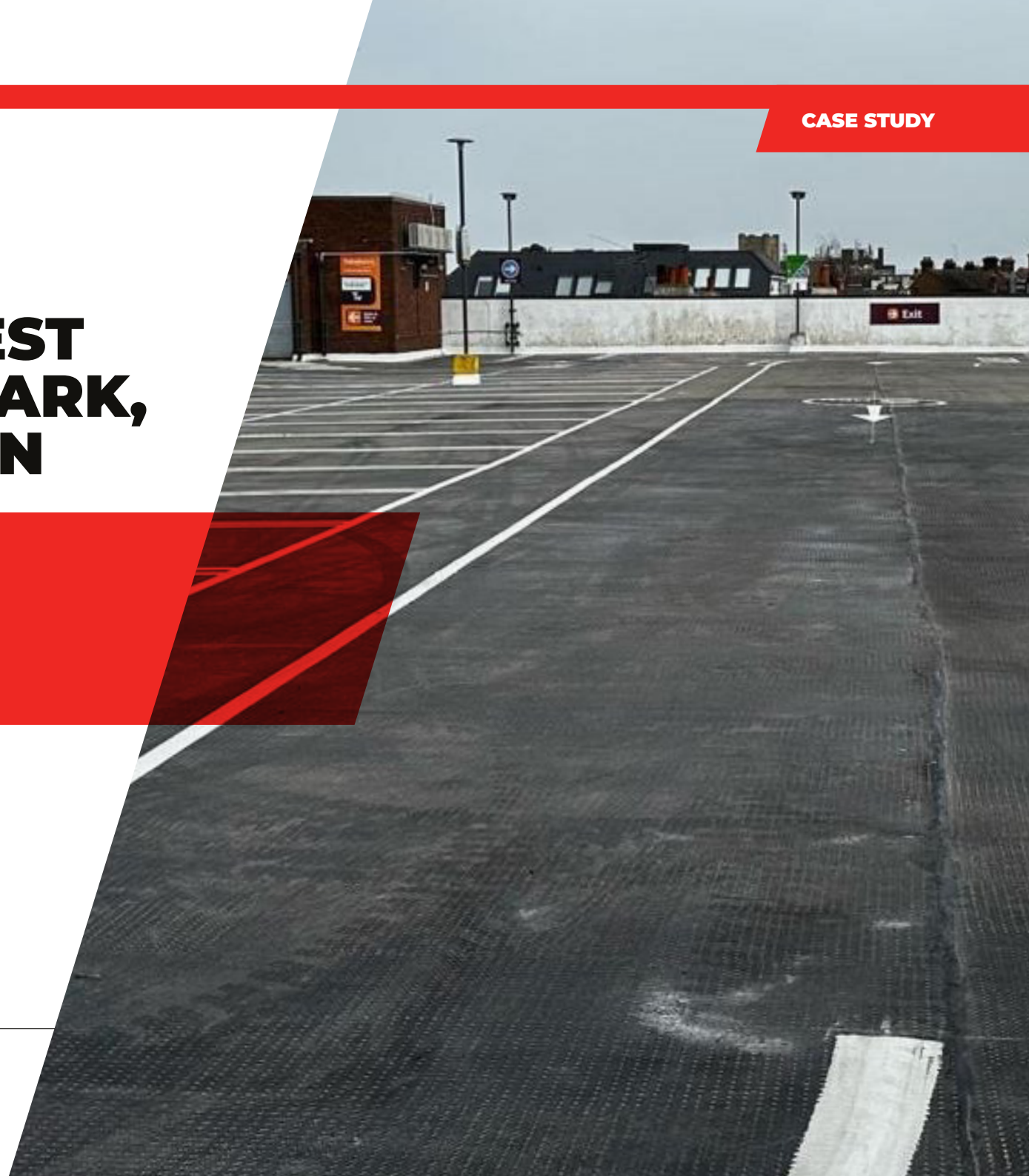
Project sector: Retail

CONTRACTOR

Black Rock Asphalt



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OVERVIEW

The upper deck of the Sainsbury's West Wickham car park had reached the end of its service life. Widespread cracking and water ingress were causing problems for the structure below and affecting daily operations.

Sainsbury's required a long-term solution that could be installed without disrupting public access. Having experienced performance issues with liquid-applied systems in the past, they had moved away from that approach. Instead, they chose mastic asphalt based on its strength, low maintenance requirements, and long-term performance history. The IKO Permapark system offered a proven track record on service decks and was the right fit for a live retail site.

CHALLENGES

The store remained open throughout the works. For the facilities team, keeping the car park operational was essential. Access routes for customers and deliveries had to stay open and clear.

Work on the ramps was restricted to night hours, but nearby residential properties meant noise had to be kept to a minimum, placing additional pressure on the team while maintaining safety and efficiency during deliveries.

From an installation perspective, the condition of the surface added complexity. The existing layer was severely degraded. It contained multiple splits and water pathways, all of which needed to be addressed through full removal and preparation. This required careful sequencing and close attention to detail throughout the project.



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SOLUTION

IKO worked with Black Rock Asphalt and KSD Group to install a two-layer IKO Permapark system. This included a 10 millimetre waterproofing layer and a 30 millimetre paving layer. The system was chosen for its performance under frequent vehicle traffic, its reliability over time, and its straightforward application. This was particularly important for a site with limited access and tight working hours.

Hot-charge tankers were stationed at street level to supply the material. The asphalt was discharged into mobile luggers, which were then driven up the ramps to the deck. This method kept the site clear, avoided disruption to store operations, and reduced handling risks.

IKO supplied the full specification and provided regular site support. Field engineers carried out inspections and issued progress reports to ensure the installation met the expected standard. This gave the main contractor and Sainsbury's facilities team clear visibility throughout the works.

Despite the challenges, the project was delivered on time and with no health and safety incidents. The finished surface is robust, fully trafficable, and backed by a 20-year IKO guarantee. The car park remained open to the public throughout the programme, with no disruption to trading and no compromise on safety.

This outcome gave the property team a long-term waterproofing solution with lower future maintenance needs. For the contractor, it demonstrated what can be achieved with accurate planning, specialist expertise, and close support on site.



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CASE STUDY

IKO GUARANTEE

20 Year Materials & Workmanship Guarantee

PRODUCT / SYSTEMS

- 10mm Permapark waterproofing layer
- 30mm Permapark paving layer



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