



CASE STUDY

WYTHENSHAW HOSPITAL, MANCHESTER

IKO ULTRA Prevent
13,000m²

+ Project sector: Healthcare

CONTRACTORS

Fulwood Roofing, Helix Roofing, Mitie



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CASE STUDY

OVERVIEW

Wythenshawe Hospital, a major acute teaching hospital in South Manchester, is part of the University Hospital of South Manchester NHS Foundation Trust. It is a founding member of the Manchester Academic Health Science Centre, a teaching hospital of Manchester Medical School and a recognised centre of clinical and research excellence.

The hospital required comprehensive healthcare roofing refurbishment across 13,000m² covering the OPD clinic and Maternity Wing areas. IKO worked with Building Surveyors Property Tectonics to deliver a robust flat roofing for healthcare buildings solution that addressed critical waterproofing failures while maintaining operational continuity.

CHALLENGES

The original asphalt roofing had failed through poor maintenance and UV exposure, causing brittleness, splits and water ingress at critical perimeter details. Previous liquid coating repairs had not provided lasting solutions, with solar reflective paint requiring costly reapplication every 3-5 years.

Complex refurbishment works included modifying Georgian wired and polycarbonate rooflights, raising beehive vent housings and achieving new thermal performance standards. The live hospital environment demanded precision scheduling around critical healthcare roofing operations, with most work completed out-of-hours to protect patient care in the active Maternity Wing.



BEFORE



AFTER



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SOLUTION

IKO undertook a detailed visual and physical survey of the roof including a Roofscan Infra-red Survey. Following systematic thermal imaging, certain areas were stripped back and made good so approved contractors could install the high-performance waterproofing.

IKO recommended its IKO ULTRA Prevent overlay system with a cold applied liquid system and tapered insulation as appropriate for the hospital roof repair, with the work improving the U-value to 0.18 W/m²K. In addition, two polycarbonate rooflights were replaced and the Georgian wired rooflights were removed and boarded over.

In the hospital environment fire safety is a major issue. The Graphite Firewall Technology incorporated in IKO ULTRA Prevent is a fire retardant which slows penetration of external fires and forms a heat shield. Internally it slows the spread of smoke and stops melted bitumen from dripping into the building - all important features in a hospital.



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The complex beehive vent refurbishment involved dismantling the structure, raising the upstand to accommodate tapered insulation, then rebuilding the sides and constructing a new roof. The IKO system was installed onto this structure, with a maintenance-free finish applied over the existing louvres. The hospital roof repair was delivered as planned, with minimal disruption to ongoing operations.

The project was completed on time and within budget, providing the hospital with a BBA-approved flat roofing for healthcare buildings system backed by a 20-year single-point guarantee, in line with the original specification.

IKO GUARANTEE

20 Year Materials & Workmanship Guarantee

PRODUCT / SYSTEMS

- IKO ULTRA Prevent 25 Reinforced Bituminous Membrane System
- IKO Cold Applied Liquid System
- IKO enertherm Tapered Insulation
- IKO detailing systems



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