CASE STUDY

LEEDS TECHNOLOGY CAMPUS REDEVELOPMENT

IKO Permatec
450m²

Project sector: Residential/Education

CONTRACTOR

SPS Flat Roofing Systems

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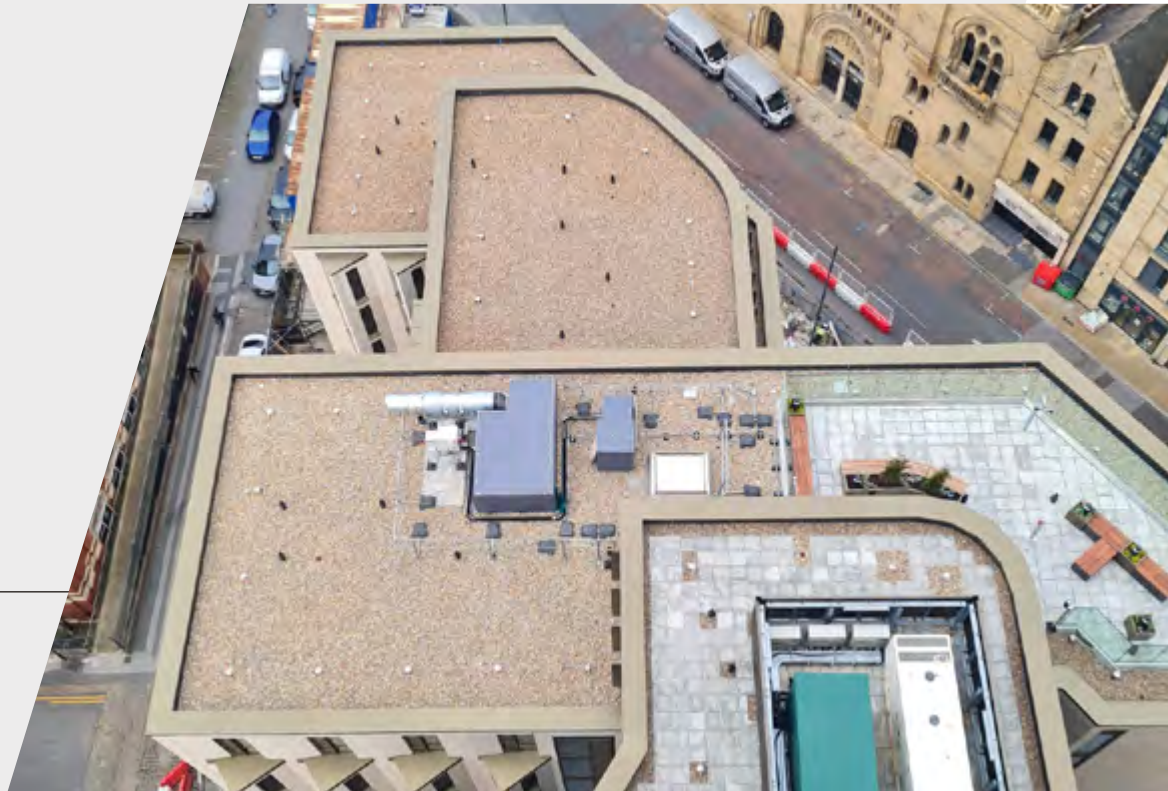
CASE STUDY

PROJECT OVERVIEW

IKO partnered with SPS Flat Roofing Systems to support the redevelopment of the former Leeds City College Technology Campus into a multi-storey residential and student accommodation complex. The scheme comprises 63 four-bedroom student cluster flats, 80 one-bedroom market housing units and 1,375m² of flexible commercial space, creating a vibrant mixed-use development in the heart of Leeds.

With the building standing 19 storeys high, the project required a roofing solution that would deliver on safety, fire performance, durability and thermal efficiency. The roofing specification was changed from a previously proposed system to IKO's high-performance hot melt waterproofing, delivering enhanced results in line with the client's evolving requirements.



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CHALLENGES

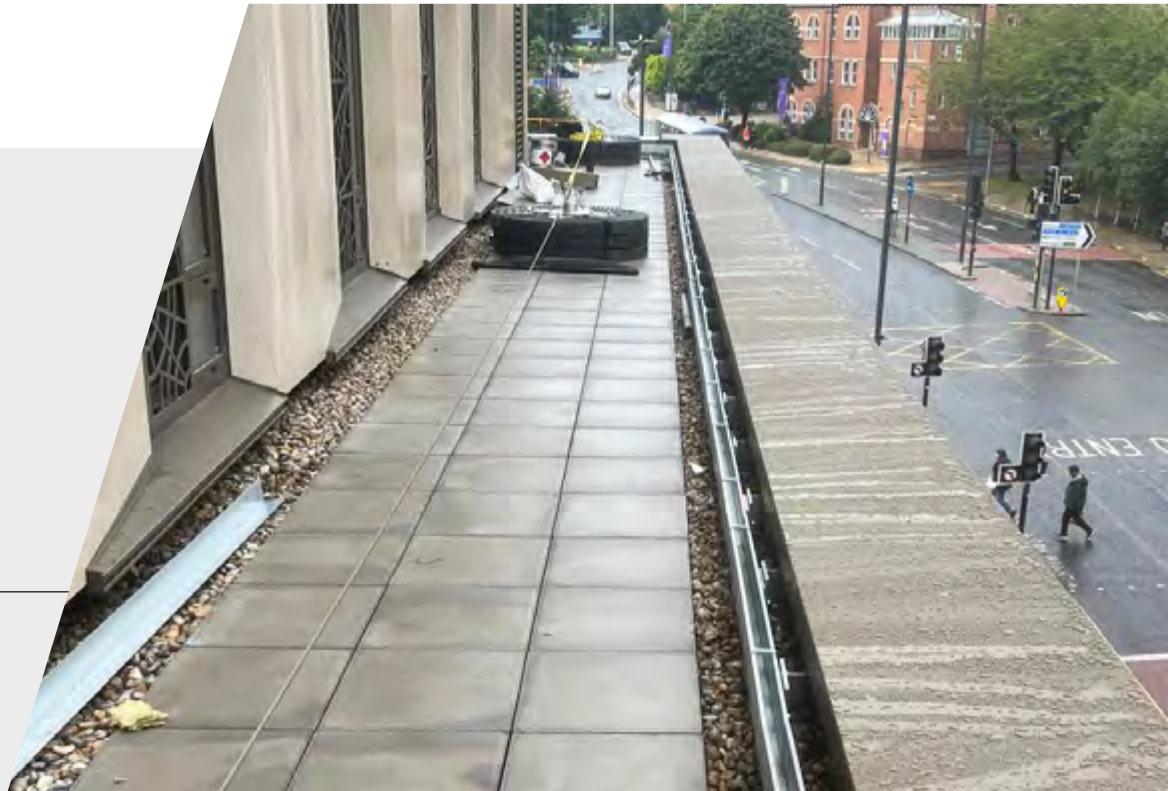
Despite the flat roof design being relatively straightforward, the Technology Campus redevelopment presented a series of intricate challenges that required meticulous planning and expert delivery.

One of the most significant hurdles was the requirement for a fully non-combustible roofing and parapet system to meet high-rise fire safety regulations. This included not just the main roof area, but also parapets that needed to be structurally reinforced to support abseil cappings—introduced as a late-stage client requirement.

Working at height without the use of external scaffolding presented additional complexity. Temporary edge protection was initially fixed to the top of the parapets, allowing the main flat roof areas to be installed. However, once these finishes were completed and the edge protection removed, operatives had to install the parapet waterproofing using only safety harnesses and running lines.

This phase of work demanded exacting levels of care and coordination. The parapets had to be sealed using a self-adhesive IKO membrane and overlaid with a layer of Foamglas insulation. The detailing had to be fully integrated with the rear of the curtain walling's EPDM to ensure airtightness and complete waterproofing continuity. This work was not only technically demanding but had to be performed in exposed winter conditions, with high winds and frequent rainfall adding further risk.

Delays to the external façade package compressed the programme further, pushing parapet works into the final stages of the project, creating intense time pressure ahead of practical completion.



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SOLUTION

To overcome the complexity and timing constraints, IKO and SPS Flat Roofing Systems implemented a carefully coordinated installation strategy, ensuring safe execution without compromising quality or performance.

The IKO Permatec hot melt system was selected for the flat roof and parapets due to its long-term durability and rapid setting capabilities. By installing the initial hot melt layer early in the programme, the building was quickly made watertight, allowing interior works to progress while external finishes were still ongoing. This strategy helped mitigate the impact of external delays and kept the overall project on track.

For the parapets, the solution required a combination of advanced materials and specialised installation techniques. Foamglas insulation was used for its non-combustible, high-performance thermal properties, while the self-adhesive IKO felt provided a critical airtight and watertight seal beneath the parapet capping. All detailing was expertly bonded to the curtain wall EPDM to eliminate any risk of air or water ingress.

With the removal of temporary edge protection, parapet works were carried out exclusively using harness systems and safety running lines. This logistically challenging operation was the most demanding aspect of the project. To meet the client's completion deadline, SPS deployed additional IKO-trained operatives with specialist harness certification, ensuring that works could continue safely and efficiently under tight programme conditions.

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Throughout the installation, quality was upheld through regular site inspections by SPS supervisors and IKO engineers, maintaining the highest standards of safety and workmanship across every phase of the project.

IKO GUARANTEE

20 Year Materials & Workmanship Guarantee

PRODUCT / SYSTEMS

- IKO Permatec
- IKO Permaguard F
- Foamglas

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