



CASE STUDY

CHISWICK HEALTH AND RESIDENTIAL CENTRE, LONDON

IKO Permateg LI Anti-Root Inverted Waterproofing with IKO Elements Extensive Green Roof System
3,000m²

 Project sector: Health

CONTRACTOR
DF Roofing



01257 255771
getintouch.uk@iko.com
www.ikogroup.co.uk





OVERVIEW

Chiswick Health and Residential Centre is a purpose-built health hub and residential development, delivering a modern, all-in-one healthcare facility alongside 55 affordable homes for NHS key workers.

The development, which opened its doors on 31 March 2025, provides a new home for three GP practices and serves as the base for the Chiswick Primary Care Network, supporting approximately 60,000 patients. Designed to enhance accessibility, efficiency, and long-term resilience, the project plays a key role in strengthening local healthcare provision while responding to wider social and housing needs.

IKO Permateg LI Anti-Root, an advanced low-impact waterproofing solution, was specified as part of a 'fabric-first' decarbonisation approach to the building envelope. IKO Permateg LI offers more than 50% lower upfront embodied carbon compared to our previous hot melt systems, making it the ideal choice for this project. The system included 350mm of IKO enertherm XPS insulation, finished with an IKO Elements Extensive Green Roof System.

CHALLENGES

The project presented numerous technical and logistical challenges, which called for a tailored solution. IKO and DF Roofing collaborated closely to ensure design requirements and logistical timeframes were met. The residential element of the centre required a roofing solution capable of balancing structural loading, thermal efficiency, and environmental performance.





A reinforced concrete podium required an inverted warm roof build-up to support extensive landscaped green roof finishes while maintaining long-term waterproofing integrity. With significant planting specified, the waterproofing system needed to deliver anti-root protection in compliance with FLL guidelines, safeguarding the membrane beneath planted areas.

Achieving the target U-value of 0.09 W/m²K presented a key technical challenge. This was delivered through the installation of 350mm of IKO enertherm XPS Insulation, carefully coordinated to maintain effective drainage and manage loading.

SOLUTION

The IKO Permateg Anti-Root LI Roof Waterproofing System was installed to reinforced concrete decks with detailing at upstands, penetrations and drainage outlets. The system included 350mm of IKO enertherm XPS Insulation, a drainage layer to promote healthy vegetation growth, finished with an IKO Elements Extensive Green Roof System. All works were completed in accordance with IKO specification, supported by on-site inspections, and covered by an IKO-backed guarantee of 25 years.

The completed green roof areas support biodiversity and contribute to the project's sustainability objectives, which were embedded at the core of the design strategy. A 'fabric-first' approach prioritised the performance of the building envelope to reduce energy demand, complemented by low-carbon technologies including photovoltaic (PV) arrays. This holistic approach delivered a 77% reduction in carbon emissions, supporting the client's ambition for NHS Net Zero Targets, underlining the importance of thermally efficient roofing systems in achieving meaningful environmental outcomes.





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In addition to the environmental outcomes, there was a strong commitment to providing social value and community benefit whilst delivering the Centre for the client. Willmott Dixon Construction South and DF Roofing supported initiatives that provided local employment and apprenticeship opportunities. The completed development delivers long-term community benefits, providing a new healthcare hub serving approximately 60,000 residents and 55 affordable homes for NHS key workers.

Together, these measures leave a positive legacy, delivering a modern, patient-focused healthcare environment that will support the community for decades to come.

IKO GUARANTEE

25 Year Materials & Workmanship Guarantee

PRODUCT / SYSTEMS

- [IKO Permatec LI Waterproofing System](#)
- [IKO enertherm XPS Insulation](#)
- [IKO Elements Extensive Green Roof System](#)



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