



CASE STUDY—FLAT & PITCHED ROOF REFURBISHMENT

BOUGHTON HALL, CHESTER *Retirement village*



Grade 2 listed Boughton Hall (above)

One of the residential blocks (below)



Background

The original Boughton Hall dated from the 16th century but was destroyed during the English civil war. It was re-built soon after and has been occupied ever since. Today the hall is designated as a Grade 2 listed building (far right in picture above) and became the focal point of a new retirement village in 2008.

The six blocks of two & three storey apartments sit within a four-and-a-half acre site in a conservation area, with each block having slated pitched roofs rising to a central flat roof area.

When the roof areas became due for refurbishment, partly due to some developing defects, BBR Roofing were appointed to carry out the roofing replacement as well as a programme of associated improvement works to stonework, roof ventilation and roof void fire-stopping.

Project size: 3,850m²

Flat roofs: IKO Ultra Gold Cap Sheet on IKO Ultra H-A Underlay

Pitched roofs: Cupa R5 Slates on Glidevale vp300 Underlay

The Re-roofing works

Pitched roofs;

All of the existing slates to the pitched areas were stripped back to the rafters and replaced with '**Cupa R5**' slates on new battens and **Glidevale vp300** vapour permeable undelay. Red terracotta ridge and hip tiles were mechanically fixed through a ventilation layer to compliment the grey slate.

Flat areas;

Some of the existing single-ply membrane areas were deemed suitable to be retained by the client, while other areas were specified to be replaced with an new **IKO Ultra** waterproofing.

As the roofs are cold roofs no thermal insulation was incorporated in the refurbishment works but additional ventilation was specified for the roof voids, with vent slates being placed in the pitched slopes and cowed vents being placed through the flat roofs.

Associated works;

Original brickwork, chimney stacks and stone-work on the old hall were re-pointed and re-stored.

Fire-protection to modern standards was incorporated with the installation of fire-stopping materials into the open roof voids.

