

CASE STUDY



# WINTER GARDENS

**LOCATION:** ROTHESAY

**ROOFING CONTRACTOR:**  
BROLLY ROOFING

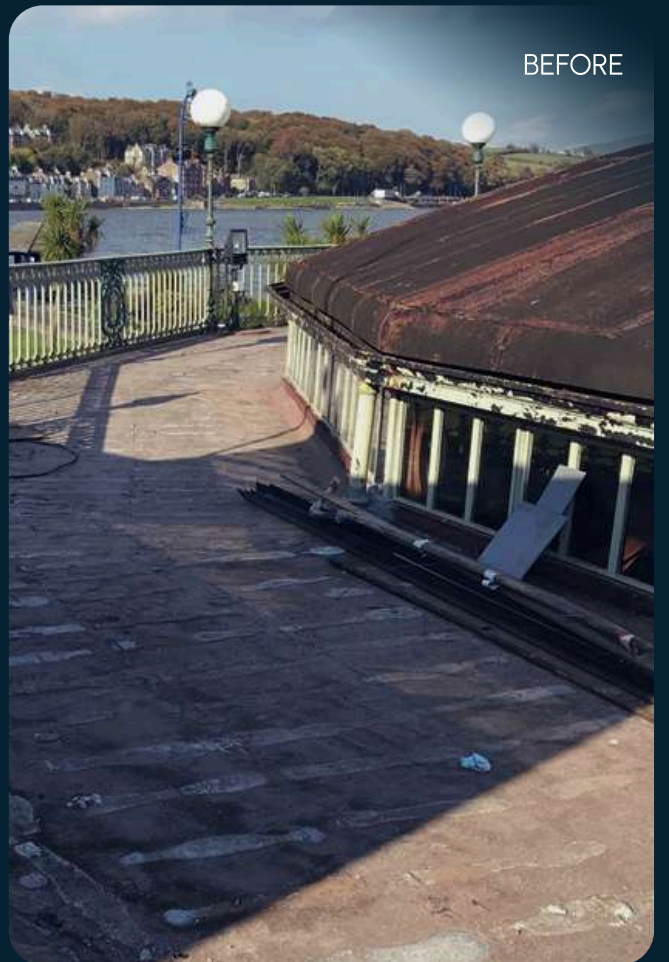
**COMPLETION DATE:** 2019

**SYSTEM:** PARALON TOTAL WARM ROOF SYSTEM

**SECTOR:** MIXED-USE, REFURBISHMENT

**ROOF AREA:** 600M<sup>2</sup>





# WINTER GARDENS

## BACKGROUND:

This project, located on the picturesque coast of Rothesay in Scotland, involved the refurbishment of a historic building under the guidance of Historic Scotland, alongside a private Building Surveying firm. The building, rich in historical significance, had been suffering from water ingress due to the degradation of its aged felt roof coverings. The roof's intricate features, including handrail posts and low-standing clerestory windows, presented particular concerns.

## CHALLENGES:

The primary challenge of this project was addressing multiple points of water ingress caused by the deterioration of the aged felt roof coverings. The building's historic nature required a delicate approach that would not compromise its appearance while providing long-lasting protection. Critical detailing around handrail posts and low-standing clerestory windows posed a significant technical challenge, as these areas were especially vulnerable to water penetration. Furthermore, maintaining the historic aesthetics of the roof while incorporating modern waterproofing solutions was essential. Balancing the interests of Historic Scotland, the private Building Surveying firm and the client's Surveyors from Cushman & Wakefield added a layer of complexity to the project.

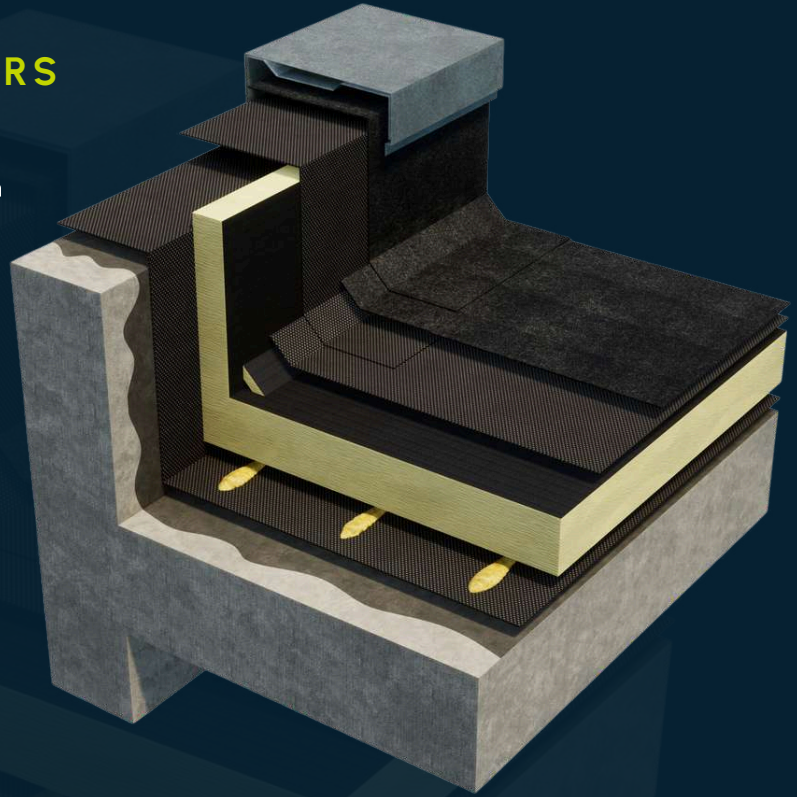
## SOLUTION:

To address the challenges of this project, the Paralon Total Warm Roof System, BBA certified as an assembly, was specified as the ideal roof refurbishment solution. This system provided both insulation and waterproofing, ensuring long-term protection for the building. In the critical zones, such as around handrail posts and clerestory windows, Enkopur cold-applied liquid detailing was used to create a durable waterproof seal in these complex areas.

# SYSTEM USED

## MOY WARRANTY: 20 YEARS

- **Primer:** Impertene Primer
- **Insulation:** Paratherm T
- **Waterproofing System:** Paralon Total Warm Roofs System



## BENEFITS:

- Typically applied in multiple layers to ensure an extremely resilient, durable and long-lasting solution.
- UV-resistant surface treatments available to protect against sun damage.
- APP membrane retains flexibility in a higher range of temperatures, reducing the risk of cracks.
- Options to provide a high Solar Reflective Index Rating (SRI) contributing towards BREEAM & LEED assessments.
- Available with extended system warranties covering elements such as design guidance, material performance and workmanship
- Various TS 1187 BROOF Regional Fire Certification suitable for Ireland, UK and Europe.
- British Board of Agrément (BBA) certified, Irish Agrément (NSAI) certified, Durability in excess of 40 years

