

## TCRC Case Study: Belvedere Court, Sidmouth



### Complete Solution Provided for Prestigious Residential Development

Belvedere Court is an impressive 4-storey detached hotel building which was converted into 16 luxury apartments in 2008. The development includes extensions for additional accommodation, a basement housing a communal swimming pool, theatre and an underground car park.

On this highly prestigious and multi-faceted project, TCRC were selected to provide a complete repair and protection solution, including green roofing with associated landscaping, extensive painting and decorating work and specialist electrical and carpentry services.

**Project Name:** Belvedere Court

**Location:** Sidmouth, Devon

**Clients:** Chris Potter Associates  
Drew Pearce, Exeter

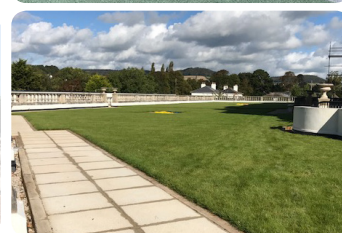
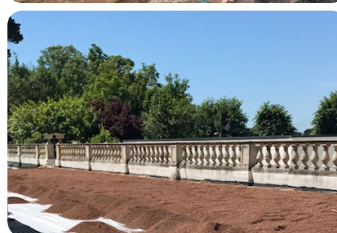
**Products:** Bauder hot melt and extensive green roof, hard landscaping, high level box gutter and fascia, specialist painting, carpentry and electrical works

#### Green Roof Installation

The extensive roofing work initially involved removing the existing lawn/grass landscaping over the failed waterproofing of the car park roof deck. This included the removal and disposal of the existing pathways and the decision was taken by TCRC to do this without mechanical means to ensure that considerate and safe working practices were maintained at all times.

TCRC made a number of remedial repairs to the existing substrate and fully prepared it before installing a Bauder Bakor hot melt waterproofing system with Plant E cap sheet. The TCRC team then installed new Devontex pathways and feature paving, followed by the various Bauder green roof system components. This included a FSM600 protection membrane, DSE40 drainage layer, protection fleece and over 300 tonnes of 200mm of Bauder intensive growing substrate, incorporating a riverwash pebble boarder and 36 Bauder inspection chambers. Finally, the Rowlan Gold Turf was expertly installed, creating a stunning final appearance.

Following installation of the green roof system, a successful leak test was carried out and a comprehensive 20 year materials and workmanship guarantee was provided to the client.





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## Green Roof Challenges

The TCRC Team overcame a number of challenges during the installation of the green roof system. For example, over 70 skips were required to clear more than 300 tonnes of soil, grass and hard landscaping. This had to be responsibly disposed of and TCRC collaborated with a local waste company to ensure that the soil and turf was recycled. Furthermore, TCRC had to ensure excellent communication with the local residents due to the fact that their usual car parking was out of use as the works progressed. There was also restricted access for deliveries in this location, and so careful project management and logistical expertise was required at all times.



## Gutter & Fascia Replacement

TCRC were also instructed to install a brand new, high level box gutter and decorative fascia system which would become a major feature of the building. Initially, the existing products, which were decaying and defective, had to be safely removed and responsibly disposed of.

TCRC then used its experienced, skilled joiners to create the new high level guttering system, making major design and drainage improvements along the way. Over 150 linear metres of meticulous detailing was created, allowing water to effectively flow away whilst also maintaining visual straight lines for an aesthetically pleasing finish. A specialist liquid coating was then applied to the gutter and fascia areas, keeping the appearance in line with the character of the building and with consideration to the local coastal environment.



## Additional Works

Aside from the green roof and gutter locations, the TCRC Team were also chosen to upgrade and improve a number of other areas. This included the application of high performance anti-carbonation paint to the underground car park and adjacent undercroft areas, along with specialist electrical works to various parts of the car park.

## Project Summary

“This was a highly successful project that perfectly demonstrates the versatility and multi-disciplined approach that TCRC is able to offer. Unlike many other specialist contractors, TCRC were able to take on the complete project, effectively acting as the Main Contractor and delivering a total solution to the client.”



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