

# TCRC Case Study: Pinesgate East & West, Bath



## Waterproofing & Thermal Upgrade for Commercial Development

The Pinesgate commercial development occupies a large and prominent position in the centre of Bath, and offers a range of high quality office facilities for local businesses.

The development consists of two main buildings, each with an approximate roof area of 1,400m<sup>2</sup>. When the buildings required a waterproofing upgrade, TCRC were appointed to provide a complete roofing solution including a wide range of system accessories.

### Full Roof Strip-up and Refurbishment Solution

To begin the project, TCRC stripped up the existing roofing membranes and disposed of these materials responsibly. Bauder's Sprint Duo Vapour Control Layer was then installed onto the metal deck substrate, followed by 120mm of foil-faced insulation to provide enhanced thermal properties. The Bauder Thermofol fleece-backed PVC waterproofing membrane was then bonded to the insulation, providing a weatherproof and aesthetically pleasing finish.

In detail areas such as internal upstands, TCRC fixed plywood facings to the existing structure to provide a sound base onto which the subsequent waterproofing system could be applied. New perimeter trims and new drainage outlets were also installed on both buildings, along with guardrail posts which were carefully waterproofed using liquid detailing. Finally, TCRC installed a humane but highly effective bird netting solution onto the high level plant room areas.

The project was delivered on time and within budget, and TCRC also acted as Principal Contractor on one of the buildings, providing additional project managements and support services.

**Project:** Pinesgate East & West

**Location:** Bath, Somerset

**Surveyors:** Hollis International

**Products:** Bauder PVC Waterproofing System with Insulation, Trims & Perimeter Accessories



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