

# TCRC Case Study: High Kingsdown Flats, Bristol



## Complete Waterproofing Upgrade for Busy Residential Building

High Kingsdown is a development of 103 houses and 110 high rise flats, situated in Cotham, close to the centre of Bristol. It was originally built in the 1970's on a site damaged during World War 2 where romantic poets Samuel Taylor Coleridge and Robert Southey once lived.

When the main residential building required a waterproofing upgrade, TCRC were appointed to work with manufacturers Garland UK in order to provide a complete system solution.

### Roofing Solution with Enhanced Performance

The scope of works for Phase One initially involved the complete removal and responsible disposal of the existing bituminous waterproofing and chipboard deck. A new 18mm OSB substrate was then installed, incorporating tapered gutters throughout.

The chosen waterproofing solution was Garland's Stressply Flex BUFR System, including Safe2Torch detailing in all fire-risk areas. The old access hatch and all existing rooflights were also upgraded using Whitesales products in order to meet the requirements of Part L. Elsewhere, TCRC Operatives installed new stainless steel soil vent pipes and drainware in key areas, along with extended marine plywood soffits, fascias and drip details.

Access to this site was challenging due to its location and the various scaffolding restrictions, but careful planning and project management helped ensure that all works ran smoothly and were completed within programme and budget.

This successful project means that residents can now enjoy a leak-free roof whilst also benefitting from reduced heating bills thanks to the enhanced thermal performance of the new waterproofing system.

**Project:** High Kingsdown

**Location:** Bristol, Avon

**Manufacturer:** Garland UK

**Products:** Garland Stressply Flex BUFR System, New Rooflights, Drainage System, Soffit & Fascias



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