

TBC

Castle Park View Bristol

LOCATION

Bristol

CLIENT

LinkCity / Bouygues UK

SECTOR

Residential

PROJECT TYPE

New Build



Accredited Installer

NRA Roofing & Flooring Services Ltd

Roof Area

3,420m²

Project Overview

On the site of a former ambulance station, this project is situated in Castle Park, the largest urban green space in Bristol. It provided 375 new homes, through a mixture of Build-to-Rent and affordable dwellings.

The £90million Castle Park View is an exciting, award winning (Best Residential Development - Bristol Property Awards) and attractive new-build residential scheme, designed by Architect Chapman Taylor and built by Bouygues UK.

This project included the regeneration of a brownfield site owned by Bristol City Council and Homes England in a prime location on the south-eastern corner of Castle Park. The development includes communal facilities, amenity space, and car parking, together with vehicular access, servicing arrangements, public realm works and landscaping. Now completed, this has set the benchmark for high rise development within the Bristol skyline, topping out at 26 storeys.



© Chapman Taylor



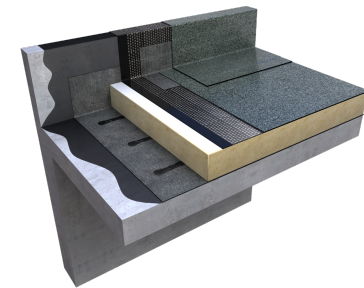
© Chapman Taylor

System and products

The client's requirements called for a robust, extensive and holistic waterproofing system guarantee. Through Axter's vast system and product portfolio, the selection was made for a combination of Hyranger® and Cityflor® reinforced bituminous waterproofing systems, with allowance for cold applied liquid detailing where complex penetrations and compliance with NFRC Safe 2 Torch requirements were present. In such instances, Axter's Starcoat® PMMA and Starcoat® R cold applied bituminous PU liquids were used.

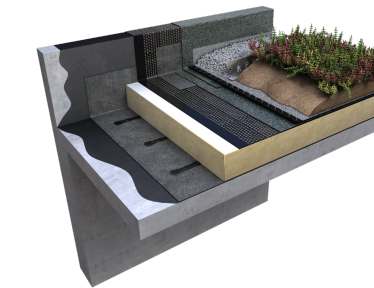
In accordance with BS 6229:2018 section 4.4 Roof falls to achieve drainage, the concrete structure proved too complex for falls to be created with the traditional method. As such, a series of complex tapered insulation designs were completed to meet the requirements - both thermally, and to ensure a minimum of 1:80 finished falls were achieved.

AXTER systems used



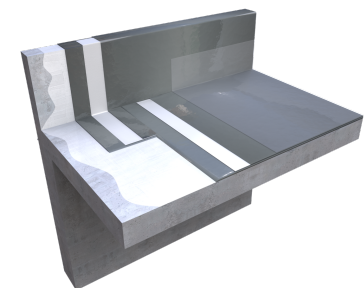
Hyranger®

Hyranger is a well established and trusted flat roof waterproofing system, comprising polyester reinforced SBS polymer modified bitumen membranes, developed to guarantee strength, stability, performance and cost efficiency.



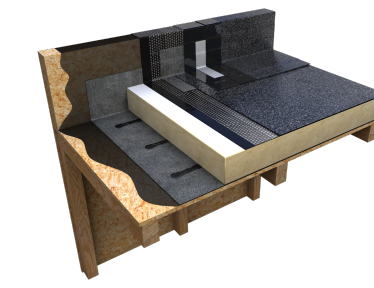
Cityflor®

Cityflor warm roof living roof systems are robust SBS polymer modified bitumen membranes for use in extensive and intensive green, biodiverse brown and modular green roofs, as well as protected terrace, podium and balcony applications.



Starcoat® PMMA

A flame free and rapid cure, two component polymethyl methacrylate (PMMA) resin waterproofing system that provides a fully adhered waterproofing layer.



Starcoat® R

Reliable and ready to use, Starcoat R is a unique, single component polyurethane bitumen resin, with integrated anti-root protection.

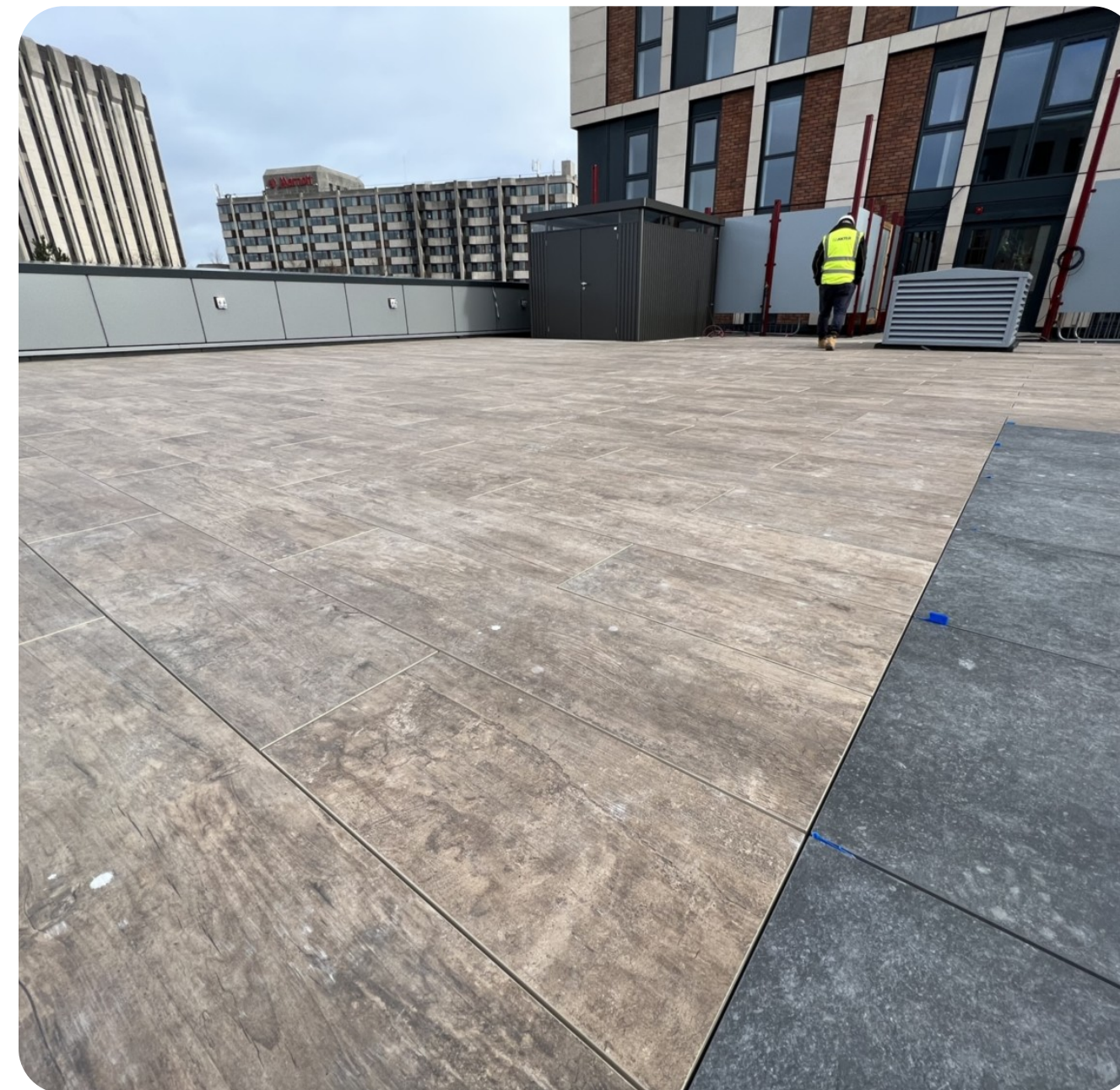
Complexity

Given the regeneration of the brownfield site, it was critical to everyone involved that none of the wildlife and vegetation previously found at the site was lost. The implementation of Axter's bespoke, bio-diverse brown roof with seeded mix was required to enhance the built environment and provide a habitat for the native species of wildlife and flora.

To create the high-rise elements and visual representation of traditional castle turrets, albeit in modern form, the cladding panel detail required a bespoke castellation bracket fixed through the main roof structure of Block C. It was necessary for this to be accessed at various times during the build process. This required a complex sequence of works and the use of a cold applied liquid system.

This project, like many across the UK, was hit by the outbreak of COVID-19. Extensive delays to the build programme were a challenge, plus complexities within the market through shortage of labour, transport and raw materials. Both Axter and NRA Roofing & Flooring Services Ltd worked tirelessly with the key stakeholders, such as Bouygues, to ensure timely supply and delivery of all materials was made through additional storage capacity, off site storage, negotiation and rigorous project planning. This involved collaborative open dialogue, regular workshops and project reviews.

Due to the site's location, the infrastructure and layout of roads meant that all deliveries were required to be on a strict timed system including all allowances for offloading and lifting within a tight time period. This required meticulous planning and allowances with very little margin for error or delay. In a time where COVID guidelines restricted contact to a minimum of two metres, it was incredible to see all parties work so well together to ensure these windows of time were met.



Project management

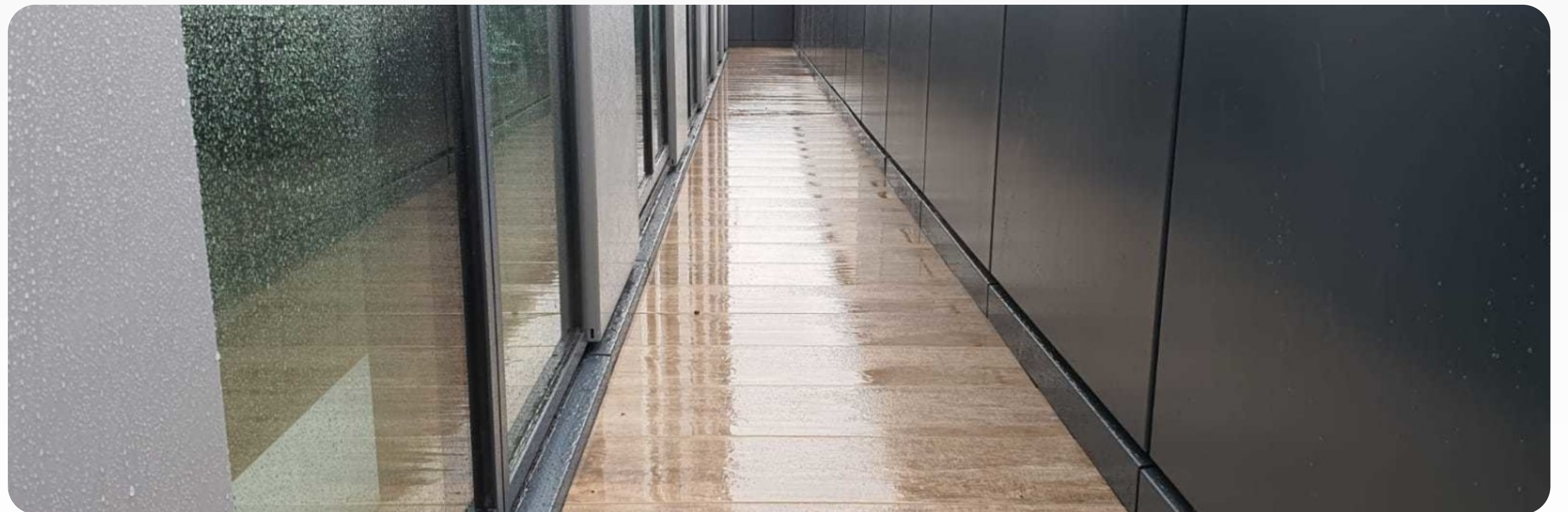
Although all roofs were finished with a traditional three-layer bituminous membrane finish - including a tapered cut to falls insulation scheme - the project comprised a variety of roofing finishes including brown bio-diverse roofs, decorative paving and solar panel installations.

Daily logistics meetings were held with all parties to co-ordinate and plan the most efficient way of undertaking each phase of the works, thus maintaining safety and efficiency at all times throughout the project.

The roofing scheme was successfully delivered and handed over in April 2022 which was within the very tight programme deadlines, despite the delays and complications provided by the pandemic which inevitably led to a significant number of complications.

NRA Roofing & Flooring Services Ltd were able to successfully deliver the installation of the complex amenity area to one of the roofs which included a significant area of decorative large profile ceramic tiling on pedestals, as well as an outdoor cooking area, planters and green roof areas to the tops of sheltered seating spaces.

At handover, Bouygues expressed their sincere gratitude to NRA Roofing & Flooring Services Ltd in being able to deliver this highly complex, multi-faceted city centre project successfully in terms of safety, on time and within the agreed contract budget.



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We have been working closely with Axter for a number of years across our regions, during which time they have become a vital part of the supply chain, from early stage design and costing to the successful delivery of robust, guaranteed waterproofing systems. With a vast product portfolio, BYUK are confident that the build requirements and production timescales will always be met. With programme being such a critical element of the build, this reassurance is welcomed by the wider team.

JOSEPH SOUTHWICK, PACKAGE
MANAGER – ENVELOPE BOUYGUES UK

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in touch with **our experts:**



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