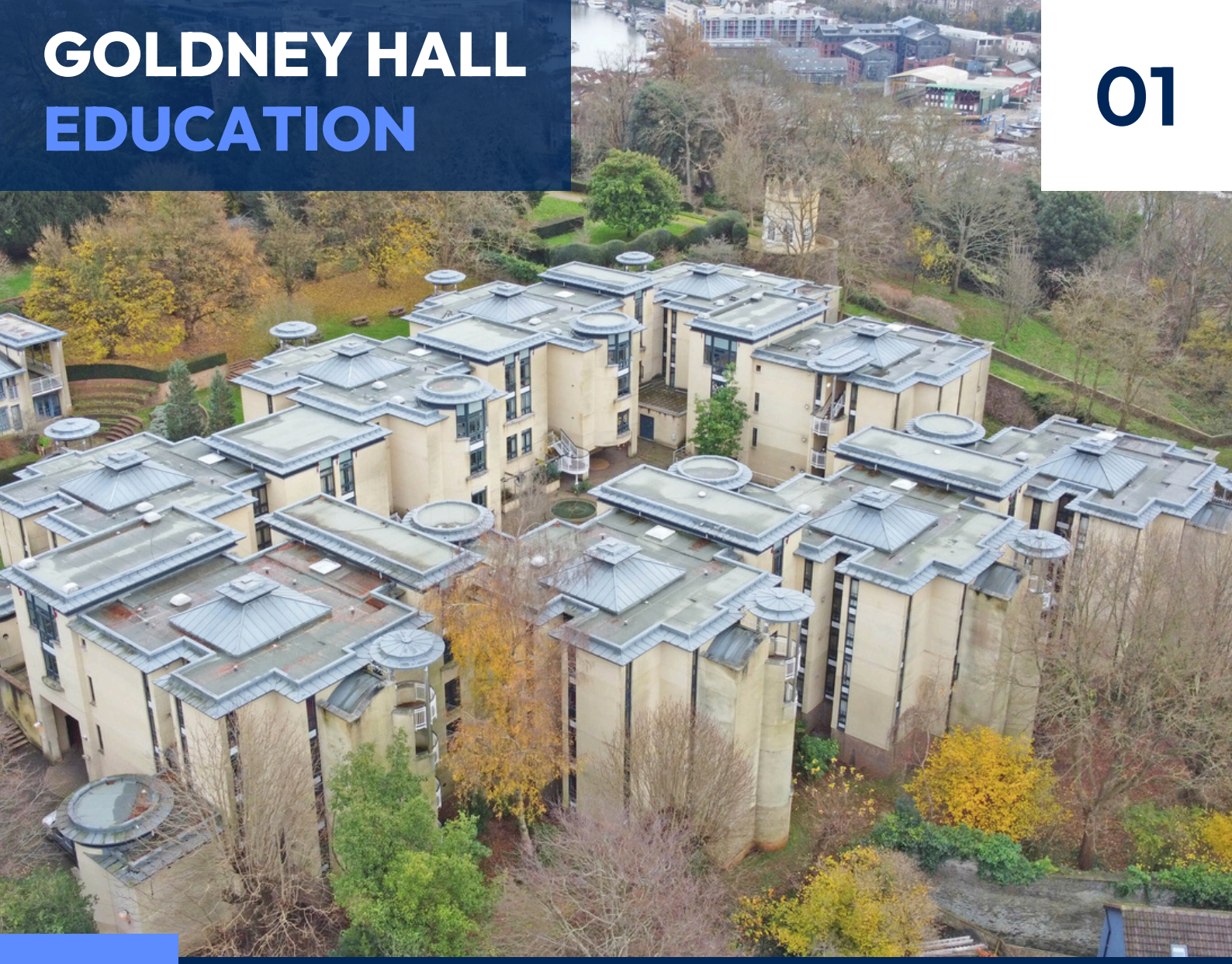
GOLDNEY HALL
EDUCATION

01



Goldney Hall is a hall of residence at the University of Bristol, accommodating 270 students. The hall is part of the grounds of Goldney House, built in the 18th century. Roof refurbishment included upgrades to insulation and waterproofing, transforming the building's longevity. The project was overseen by the University's Campus Division.

LOCATION
BRISTOL

CLIENT
UNIVERSITY OF BRISTOL

TIMESCALE
12 MONTHS

BUDGET
£2.05M

SIZE
2,000m²

Goldney Hall - Education

02

Approach

The existing roofing system was significantly deteriorated, with multiple defects and water ingress issues. The waterproofing layers had reached the end of their serviceable life, causing structural fragility in certain areas. Inadequate upstand heights further contributed to water migration risks. To fully assess the condition of the roof, Central conducted an asbestos management survey along with detailed inspections, including drone surveys, to evaluate the best solution. The failing roof was beginning to impact the internal environments, leading to structural damage and disruption to the occupants.

The project required meticulous planning due to the site's location within a live, operational university campus. Maintaining health and safety standards while minimising disruption to the occupants was a priority. The refurbishment was carried out in carefully planned phases to ensure the project progressed smoothly.

03

Our Work

The existing waterproofing system was stripped back to the deck, with defective sections of the structure replaced where necessary. Timber kerbs were installed to manage water migration and improve drainage. Once the substrate was fully prepared and primed, a vapour control layer was applied, followed by high-performance insulation to enhance the roof's thermal efficiency.

The waterproofing system consisted of a Derbicoat HP Selfiux Underlay and a Derbigum Olivine Cap Sheet, ensuring long-term durability while also contributing to CO2 reduction.

Additional refurbishment included repairing and decorating the timber windows, along with repainting the metal handrails on the stairs and walkways. A lanyard system was installed to ensure safe future maintenance access. The completed project was delivered with a 25-year warranty.

Result

The successful refurbishment of this university's roof has transformed its long-term performance, ensuring it is watertight, energy-efficient, and structurally secure. Central's careful planning and expertise allowed the project to be completed with minimal disruption despite working in a complex, live environment.