

Project name: HumSS- replace copper standing seam roof including fascias and soffits.

Quick facts	
Project value	£1,725,000
Client name	The University of Reading
Work start date	June 2013
Completion date	March 2014
Project manager	Dave Tingle, AED ☎Ext 💻 @reading.ac.uk
Wren no., Building name, building no.	1165084, HumSS, W001

Project stakeholders

Client: - Lucy Virtue

Contractors: Vinci Construction

Consultants: - The AED Practice (Project Managers and construction technologists,) Ridge and Partners (Quantity Surveyors and CDM-C.)

For the University: - Heather Williams

Existing situation: The copper roof on the HumSS building had reached the end of its life. As old as the 50 year old building, the copper suffered from general weathering, specifically acid rain which created pin sized holes in the copper that allowed water to get through to the wood wool boards underneath. Water and moisture caused the wood wool to weaken and water then entered the fabric of the building. Various options for replacement of the roof were considered and zinc, though not the cheapest, was considered to be the best replacement option for matching the same roof profile.

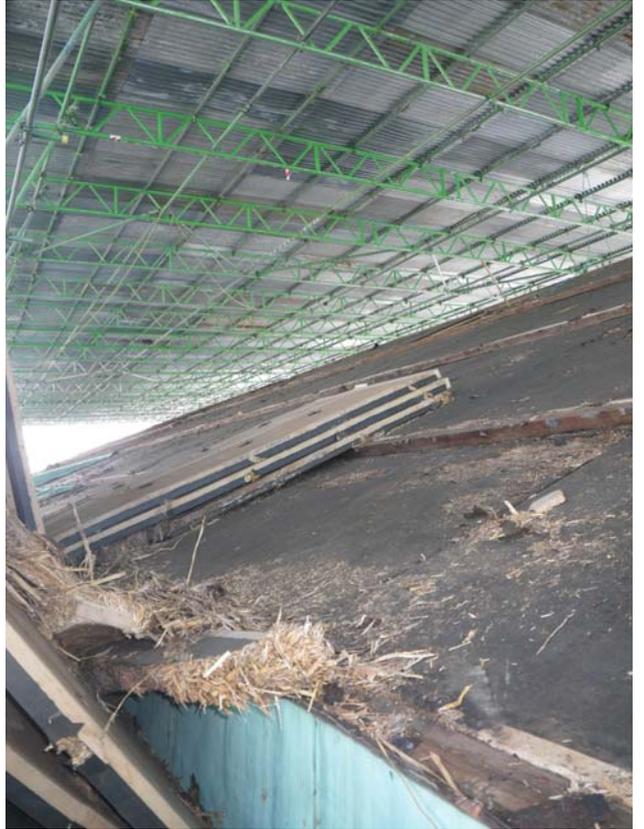
Project brief: To replace the HumSS copper roof with a zinc roof, in line with the strategic maintenance programme.

Progress/work schedule: The work was planned to take place over three phases starting in June 2013 and finishing in March 2014. A site compound was set up to allow for contractor access to the site and to safeguard pedestrians. In each of the phased areas, office decants took place, the users transferring to temporary partitions whilst the work was carried out. Scaffolding and a protective roof canopy were then erected allowing for the strip out and replacement works to be carried out. This process was repeated for the subsequent phases, allowing for optimum continued usage of the building while work took place. Work was also planned around university exams.

Did you know: While zinc does not have the same greenish colour to copper, the overall appearance of the roof has remained the same.

Impact on sustainability/carbon footprint: The roof space was very cold with the copper roof. As part of building regulations, more insulation was required. The removal of the copper and wood wool board gave the opportunity to fill the space freed up with 130mm of insulation, creating a warmer roof space and the subsequent benefit to the rooms in the building below.

Before:



After:

