

WESTMARCH STEADING, DUNDEE

A. PROCTOR GROUP LTD



A historic farmstead conversion in Westmarch, Dundee is set to benefit from the added protection of Roofshield, which has long been recognised as one of the highest performing roofing membrane solutions, providing a pitched roof underlay, which is both air and vapour permeable.

The original building comprising farm steading and offices dates back to around 1856. In 2017, the buildings were purchased by Jason Stewart of Circinn Developments Dundee with plans to convert the site into two buildings consisting of a 2-bed and 3-bed unit.

Jason comments: "it was important to maintain a strong traditional character to the buildings, preserving the stone finish exterior and slate roof. As part of the roof construction, we insisted on the Roofshield membrane from the A. Proctor Group to ensure the highest level of protection. We have used Roofshield on a number of projects and it is excellent in terms of its weather tightness, where some cheaper alternatives can tend to sag in the gaps between sarking boards, causing water to collect and create the risk of leaks. It's also extremely robust so you don't have to worry about tearing or damaging on site. In fact, Roofshield was in place during Storm Hector with wind speeds in parts of Scotland registered at up to 100mph and it remained firmly in place."



Roofshield is recognised as one of the highest performing roofing membrane solutions and has become the preferred choice of architects, developers and contractors. Many vapour permeable underlays use an airtight VP film layer to achieve their performance, whilst Roofshield's patented SMS (Spunbond Meltblown Spunbond) structure allows high levels of airflow, in addition to the transport of moisture vapour, making the formation of condensation in the roof space virtually impossible.

It has an extremely high degree of vapour permeability, as well as air permeability, so will still perform in conditions in which air tight alternatives will not without the need for ventilation to the roof space.

Steadings form part of the history of the agricultural background of the country and are a legacy and connection with the past. All too often modern farmstead conversions can end up destroying any signs of the original character. In the case of the Westmarch Steading, an excellent balance has been maintained between the old and the new resulting in a traditional look and feel to the buildings.

