

SELF-STORAGE BUILDING, BELFAST FILON PRODUCTS LIMITED



Filon's lightweight GRP Over-roofing system has been used to refurbish an existing fibre cement roof on a large self-storage building in Belfast. Belfast Self Storage is part of the U Store It Group, Ireland's largest provider of self-storage solutions, with six branches across the country.

The Belfast business occupies a building with a roof area approaching 3,000 square metres. The fibre cement roof on this facility comprised three different profiles: Big 6; Cape Monad and Major Tile. The condition of the profiles was deteriorating and required frequent repairs to tackle water ingress. This in turn led to major disruption as storage units were having to be moved to avoid the areas where water was penetrating the roof.

The cost of removing all the fibre cement profiles would have been extremely high due to additional disposal costs resulting from the asbestos content in the profiles. This is a common problem with old fibre cement roofs - and one which roofing contractor Professional Roofing Services of Newtownstewart in County Tyrone, had encountered on many occasions.



Belfast Self-Storage before refurbishment

Filon Over-roofing is available to match most existing roofing profiles and as it is fixed from the outside, roofs can be overlaid with no disruption to building occupants below. Ray McNulty commented “The client required that the roof work was completed as quickly as possible and thanks to the simplicity and ease-of-handling of the system, we were able to complete this large project within a couple of weeks.”

Another key advantage of Filon Over-roofing results from its extremely light weight. This allows existing roofs to be overlaid without any additional strengthening of the supporting structure. In fact, the completed roof often has a lower total weight than before over-roofing, as when the fibre cement dries out, its weight reduces. Moreover, by matching existing roofing profiles, no planning permission is needed – further reducing time and costs.

In the case of the Belfast Self Storage building, there was no requirement to upgrade the insulation, due to the nature of the building. However, in cases where an insulation upgrade may be beneficial or required to meet Building Regulations, Filon can supply the system with deeper patented Profix spacers, which are designed to provide a larger cavity into which a proprietary insulation material can be laid.



Christos Michaelides, of RILCO Roofing & Cladding who supplied the Filon sheets, fixings, and arranged site inspections, said: “Filon Over-roofing is a well proven system, that’s been used on hundreds of buildings around the UK and also in Ireland. As a company, Filon have always provided excellent technical & logistical support to ourselves and our customers”

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