



Garland System
StressPly Flex Plus

Sector
Charity

Client
We The Curious



Independent survey data saved a Bristol science centre £64,000 in unnecessary roof works, keeping the building open throughout.

Thousands of visitors, school groups and community organisations use We The Curious every year. When the North Gallery roof began to fail, keeping the building open and avoiding unnecessary expenditure were as important as fixing the leak.

The estates team had been told the roof needed a full strip and replacement. Before committing to that level of capital spend, they asked Garland UK Technical Manager Justyn Irons to take a closer look. What was discovered changed the outcome entirely.



Challenge

The North Gallery roof was leaking, where membranes had become brittle, seams had failed, and detailing around critical junctions had deteriorated. An earlier 3rd party assessment had recommended a full strip and replacement.

As a charity working with finite capital, We The Curious couldn't justify a full replacement unless it was absolutely necessary. The roofing recommendation needed scrutiny, not straightforward acceptance.

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Rather than proceed on the basis of a visual inspection alone, Justyn Irons carried out a detailed roof condition survey and core sampling.

In addition, Rob Simpson of RWS Consultants provided independent moisture mapping using a nuclear moisture gauge. Together, the two detailed roof condition investigations gave the We The Curious estates team a clear, data-led evidence report to make an informed decision, rather than one based on assumption.

Solution

The survey data made clear that a full replacement wasn't necessary. Moisture mapping and core sampling confirmed that the majority of the existing roof build-up remained serviceable, giving the estates team the confidence to pursue a more targeted scope of works.

Garland UK specified the StressPly Flex Plus waterproofing system, with the saturated gutter section stripped back and rebuilt while the remaining roof areas were retained and overlaid, ensuring only what had genuinely failed was replaced. A new insulated overlay was incorporated into the design, improving the roof's U-value from 0.23 W/m²K to 0.18 W/m²K and bringing the building up to current regulatory standards.

Garland UK's Approved Contractor, TRS Roofing, installed the roof to a high standard, with Justyn Irons providing technical support, quality assurance inspections, and project oversight throughout. Justyn conducted weekly site visits, tracking the project's progress through its RAMP (Roof Asset Management Programme) quality assurance process, giving stakeholders digital visibility at every stage.

On completion, the roof was covered by Garland UK's 25 year Single-Point Guarantee, with one accountable provider for design, materials and workmanship. For a charity managing assets on a restricted budget, this removes the risk of liability disputes should an issue arise in the future.



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Outcome

The survey-led approach saved We The Curious an estimated £64,000 compared with the originally proposed full roof strip and replacement

Throughout the works, the science centre stayed open. Visitors, school groups and community organisations continued using the building while the refurbishment progressed overhead.

The refurbishment also kept serviceable materials in place, preventing approximately 32 tonnes of waste from going to landfill. The U-value improvement, from 0.23 to 0.18 W/m²K, means the building now loses less heat through the roof, reducing running costs for an organisation that benefits from keeping them down.

Jen Field, Head of Estates at We The Curious said, “The independent survey findings gave us clear evidence of what the roof actually needed, allowing us to avoid unnecessary replacement works and focus investment where it would deliver the greatest value.”

The North Gallery now carries a 25 year Single-Point Guarantee, and for a charity managing assets on a restricted budget, that certainty matters.

Justyn Irons, Technical Manager at Garland UK said, “Too often, building owners face major capital expenditure decisions without a clear picture of what the existing asset actually needs. Independent investigation changes that. Here, it proved a full replacement wasn’t necessary and allowed us to develop a solution based on evidence rather than assumption.”



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