



WALLTITE®

The airtight insulation solution

The Old Manse

Best Practice Case Study

 **BASF**

We create chemistry

The Old Manse

Best Practice Case Study



Project data

Project: The Old Manse

Client: Private owner

Spray Foam Contractor: UCS Insulation Ltd

Scope of Project: Improve insulation to existing tiled roof and to new roof on extension

Year Completed: 2011

Products Used: WALLTITE CL100 spray foam system

Project description

The Old Manse is a magnificent Grade II listed building in the Scottish Borders. The dramatic property has recently been extended, and the roof of the main building was replaced at the same time as the extension (consisting of a round tower structure) was completed.

When the new roof was installed, conventional insulation was fitted between the rafters but this did not solve a recurrent condensation problem.

The owner of the house wanted to improve the thermal insulation of the roof area and to eliminate this condensation.

Challenges

Situated just south of Edinburgh, the roof can be exposed to temperatures as low as minus 20°C. After a night of frost, as the morning ambient temperatures began to increase, condensation would form on the underside of the timber sarking. This would eventually drip down and damage the ceiling below.

Part of the remedy was to apply WALLTITE® spray foam insulation to the underside of the sarking, providing a barrier to moisture laden air and a solution to the condensation problem.

This is an old, leaky house with an unusual design, irregular surfaces and a unique shape – very difficult to treat with conventional insulation materials.

Solution

The owner of the house had previously used WALLTITE to solve a similar problem in a workshop where the corrugated sheet metal roof had proved a condensation nightmare. As the product cured the problem in this challenging situation, it was a natural step for him to specify WALLTITE for his home.

UCS Insulation carried out the work, applying WALLTITE spray foam insulation directly to the timber sarking boards to a depth of 50mm. The entire roof area measures some 120m². The WALLTITE spray-applied product was ideal for this unusual structure, with all its irregularities, as it moulds itself to the contours of the building and can be used on any substrate material.

Client quote

“The installation was completed a couple of weeks ago and was a really good experience. WALLTITE was very quick to apply and has immediately reduced the condensation while the lower U-value of the roof area should give a noticeable improvement in the temperature within the house.”

