

# Filon Over-roofing creates a cost-effective refurb solution for Ireland's leading self storage company

Nearly 3,000m<sup>2</sup> of Filon GRP Over-roofing was installed to put an end to regular roof repairs at Belfast Self Storage's huge facility in Belfast – quickly and cost-effectively.

**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 3,000m<sup>2</sup>.

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.

Ray McNulty of Professional Roofing Services takes up the story: "For this type of project, we had previously used metal cladding systems for over-roofing. However, having researched the Filon GRP system, we were impressed and decided to use it as the basis for our tender for the project. Having successfully secured the job, the Filon sheets were supplied by Dublin-based roofing supplies distributor, RILCO Roofing & Cladding."

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 continued: "The client required that the roof work was completed as quickly as possible and thanks to the

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*Ray McNulty, Professional Roofing Services*



The existing roof (left) was starting to fail and needed regular costly repairs.

Following over-roofing (below) the unit has a new lease of life. The whole project took only around two weeks.





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.

Furthermore, 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”

Ray McNulty of Professional Roofing Services concluded: “It’s an easy system to use. We like its simplicity and the result speaks for itself. We’ll be using Filon Over-roofing again for future projects – for sure”.

**[READ MORE ABOUT FILON OVER-ROOFING](#)**

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*Christos Michaelides, RILCO Roofing & Cladding*

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# Failing roof?

Here's the lightweight,  
cost-effective and  
disruption-free solution.



**FILON GRP over-roofing profiles are the durable, lightweight solution for roof refurbishment. They are extremely quick and easy to install, with minimal disruption to building occupants.**

Manufactured from strong but lightweight GRP, the over-roofing sheets simply overlay the failing roof and are separated from the existing sheets by the Profix spacer. This locates over the original fasteners which remain in place.

In the case of fibre cement roofs, the resulting refurbished roof is often lighter than before the over-roofing, because the GRP sheets are lighter than the accumulated water in the fibre cement, so as the roof dries, the weight reduces. This removes the requirement for costly structural strengthening. Also, the sheets can be supplied in the same profile as the existing roof – so no planning permission is required.

We also offer: • Fixsafe for safe replacement of rooflights and roof sheets • Insulated rooflights for energy-saving upgrades and refurbishment.

For details, please call us on **01543 687300** or visit [www.filon.co.uk](http://www.filon.co.uk)



Filon over-roofing has been proven in hundreds of applications around the UK



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