

## Ancient Monastery Renovated into Upscale Flats

Augustus Abbey | Loch Ness, N. Scotland

## RENTAL HOUSING

### CHALLENGE

When Augustus Abbey, a 15th century monastery on the beautiful shores of Loch Ness, was being converted into luxurious multi-dwelling living quarters, the structure was subject to strict rules regarding alterations to its outward appearance, due to its status as a historical landmark and tourist attraction. The building's complex roof design, encompassing 1,022 m<sup>2</sup> (11,000 sq.ft.), presented a special challenge to the owners who placed a high priority on both quality and economy. The failing roof would require renovation or replacement. To further complicate matters, it was stipulated that the facility must be insulated well enough to attain an average U-value\* (heat transfer coefficient) of .21 or better throughout.

### SOLUTION

To resolve the roofing challenges, the owner's representative, Gautier De Muyt, consulted with Garland representative Peter Anderson. With technical support from Tim Jones, from the corporate headquarters of The Garland Company UK, Ltd., the gentlemen looked at each section of the roof separately, to determine the best solution for each.

The StressPly® Flex Plus built-up system was chosen for the majority of roofing sections, due to its ability to adapt to the building's complex roofing contours. De Muyt notes, "I actually had never heard of Garland, perhaps because we are so far north. But when I saw that they could provide a practical solution I was eager to hear about it." According to Anderson, the StressPly solution allowed the contractor to adjust details on site, correcting the original specifications where necessary to ensure effective and cost-efficient waterproofing of a challenging design.

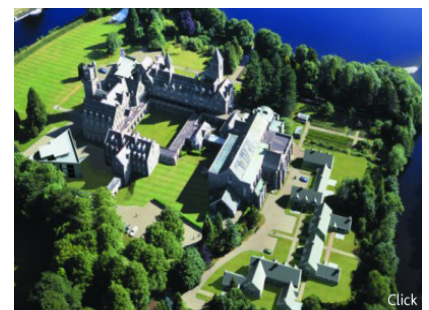
Another important concern was the roof areas clad with zinc and copper. Anderson reports, "Replacing all that copper and zinc would have been very expensive. Also, there was a concern as to what problems might appear once the metal was removed. A far more economical solution was restoring those areas using Garland's premium White-Knight® multi-purpose urethane reflective restoration coating." All parties agree that the resulting restoration exhibits considerable respect for and compatibility with the original architecture.

\* The coefficient of heat transmission represents the rate of heat loss; the lower the value, the better the insulating properties. The inverse of U-value is the R-Value, for which a higher value represents better resistance.

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**Gautier De Muyt**  
Representative of Owner  
Augustus Abbey



**Peter Anderson**

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**Project:** Augustus Abbey  
**Location:** Loch Ness, N. Scotland  
**Garland Rep:** Peter Anderson  
**Materials:** StressPly® Flex Plus  
White-Knight®