



# Hughes House (Milliners Yard)

**WATERPROOFING:** Derbigum Systems

**PROJECT SIZE:** 2,470m<sup>2</sup>

**PROJECT LOCATION:** Liverpool



**Your Complete Roofing Solution**

Environmentally Focussed | Responsibly Sourced | Ethically Driven



**ALUMASC  
ROOFING**



# Hughes House, Liverpool



## Project Overview

Liverpool has no shortage of iconic buildings, and the imposing façade of retail giant TJ Hughes had been legendary on the city's London Road since 1912. Just over 100 years later, London Road has undergone major urban regeneration. The retailer has moved into the city centre, and the site of the original department store is now an extensive modern redevelopment, officially named Milliners Yard and more widely known as Hughes House.

The 10-storey project was undertaken by main contractor Equans UK and Ireland, for Home Group Developments, and comprises 258 private residential apartments over a mix of retail and commercial space on the ground floor. It occupies a prime location, with the higher floors enjoying views of Liverpool's most recognisable landmark, the Metropolitan Cathedral on Brownlow Hill.

Hughes House represents the first scheme to be delivered for the BMO Housing Fund; a joint venture between Home Group and BMO Real Estate Partners. The £40 million scheme is intended to meet local demand for high-quality, affordable housing.

## Client Brief

Due to limitations in available upstand heights, the project required a waterproofing solution that held third-party BBA certification for zero falls application without compromising long-term performance or durability. Full technical support throughout the design, specification, and installation phases is also essential, along with an Insurance Backed Guarantee.

The client's specific requirements were met through our Derbigum Titanium Warranty, which offered a 30-year full system warranty complemented by a 20-year Insurance-Backed Guarantee provided by an independent insurer. This additional layer of protection ensures continuity of cover, even in the event that the installer or manufacturer ceases trading. Alumasc Roofing is the only UK manufacturer to offer this level of warranty cover, which was a key factor in securing the Hughes House specification.

## Solution

Over 2,400m<sup>2</sup> of Derbigum high-performance roofing membranes, were supplied by Alumasc Roofing, and installed by our registered installer, Protech Roofing.

Derbigum systems have a proven track record since 1967, comprising premium APP polymer modified bituminous waterproofing membranes, underlays, insulation boards, and air and vapour control layers (AVCL). Derbigum's

ability to support both inverted and warm roof applications made it ideal for ensuring a seamless installation at Hughes House.

A range of Derbigum systems were specified to suit the varied requirements across the project's complex roof zones. The podium above the car park was installed using a Derbigum Anti-Root cold roof system to accommodate planting requirements. On the communal terrace, a combination of systems were installed as part of the Derbigum warm roof build-up. Derbigum Anti-Root was used in the green roof zones, while Derbigum Black was installed beneath hard landscaped areas, providing a fully compatible solution across all surface finishes. The main roof area, which houses building services, was completed using a Derbigum Black inverted roof system, providing a robust and reliable waterproofing solution. On the exposed balconies, Derbigum Mineral was used, delivering both UV protection and a high-quality finish. Across all green roof areas, Alumasc Roofing supplied the drainage layers and growing substrates to ensure full system compatibility.

Derbigum membranes and systems are BBA Certified, validating their durability in excess of 50 years. In accordance with BBA guidance, all areas laid to zero falls at Hughes House were thoroughly inspected, and localised back-falls were corrected prior to installation.

Derbigum holds Fire classification of B<sub>ROOF</sub>(t4) in accordance with BS EN 13501-5. It is manufactured using 100% green electricity, and at the end of its life cycle, the material is 100% recyclable.

## Outcome & Benefits

Alumasc and Protech Roofing have a well-established relationship spanning countless successful installations, and Hughes House is a superb example of how multiple systems can be installed as part of a single-source package. It demonstrates the Derbigum systems' ability to deliver long-term performance and protection for both the building and its occupants.

Working in partnership with Equans UK and Protech Roofing at an early design stage was key to ensuring the implementation of the most commercially and technically viable roofing solutions. Alumasc's technical design support was pivotal in the process, in particular where bespoke detail drawings were required to overcome complex interface details.

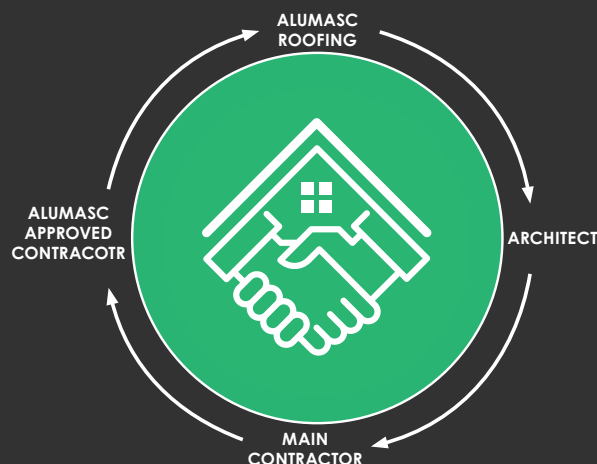
So, as the former TJ Hughes building comes to the end of its life, its successor, Hughes House, is now well equipped to serve the London Road community well into the future.

# Project Information

Client: **Home Group Developments**

Main Contractor: **Equans UK & Ireland**

Alumasc Registered Contractor: **Protech Roofing**



## Specified systems

### Derbigum Black/Anti-Root Membrane (Inverted Roof)

Derbigum High Performance Roofing Systems comprises of premium range of reinforced APP polymer modified bituminous waterproofing membranes, underlays, insulation boards and air and vapour control layers (AVCL). Derbigum has a proven track record since 1967 and is subject to the highest levels of certification and testing.

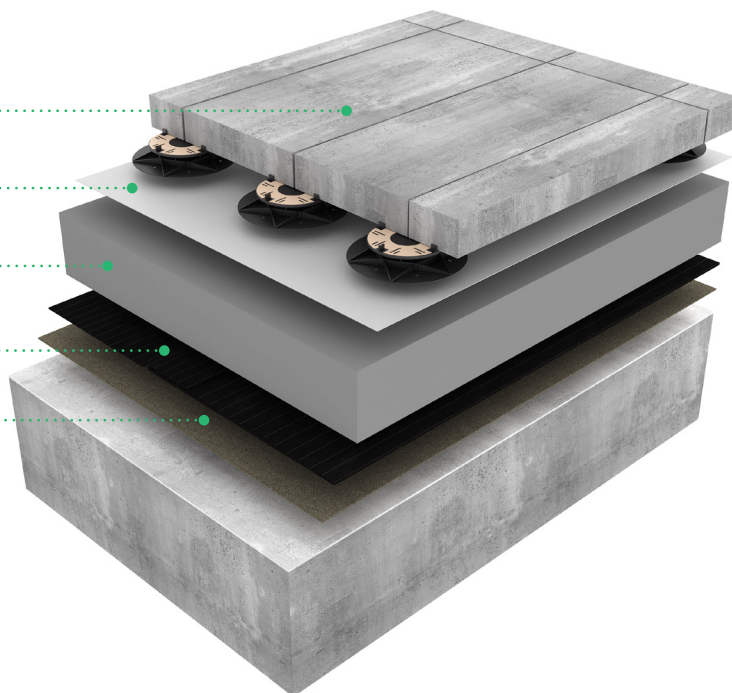
Surface Finishes of Choice

LO-k Water Flow Reducing Layer

XPS Insulation

Derbigum Black

Torch-On Underlay



## Features & Benefits

- ✓ Flexibility of product specification
- ✓ Robust, proven durability
- ✓ Life expectancy of at least 50 years
- ✓ Warranty cover up to 35 years

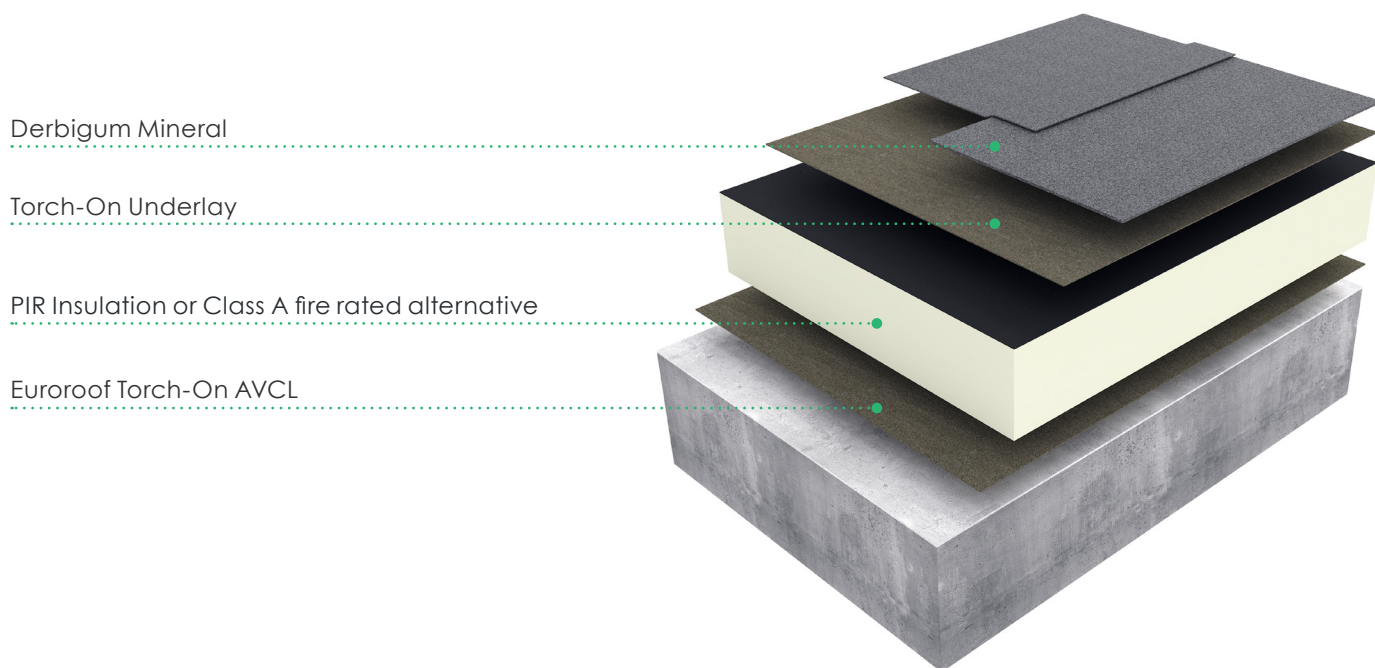
## Approvals

- ✓ BBA Certificate No. 86/1593
- ✓ Fire classification of B<sub>ROOF</sub> (t4) in accordance with BS EN 13501-5

## Specified systems

### Derbigum Mineral/Black Membrane (Warm Roof)

Derbigum High Performance Roofing Systems comprises of premium range of reinforced APP polymer modified bituminous waterproofing membranes, underlays, insulation boards and air and vapour control layers (AVCL). Derbigum has a proven track record since 1967 and is subject to the highest levels of certification and testing.



## Features & Benefits

- ✓ Flexibility of product specification
- ✓ Robust, proven durability
- ✓ Life expectancy of at least 50 years
- ✓ Warranty cover up to 35 years

## Approvals

- ✓ BBA Certificate No. 86/1593
- ✓ Fire classification of B<sub>ROOF</sub> (t4) in accordance with BS EN 13501-5

