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Our Ref: 92425A/RDT/RLB
Your Ref:

15th September 2021

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Alexandra Radu
Construction Project Manager
Beech Design & Build

Dear Alexandra

Re: SCHEME OF WATERPROOFING, PICCADILLY WAREHOUSE, MANCHESTER

Further your email correspondence of the 14th September, I write as follows, in order to clarify and answer the points you have raised.

For clarity and continuity I have also attached our offer and scheme dated 17th August 2021.

STEEL POSTS BUILT FROM OFF STONE COLUMNS:

Subsequent to our on-site meeting, it is agreed our treatments to the stanchions will, in view of their historical importance, be restricted to the depth of the flooring system only and no tanking / waterproofing material will be deliberately applied to the visible section of steel column.

The material to be utilised for this process is to be JN LM 109 Liquid Membrane, as per the attached data sheet.

This treatment, necessitating thoroughly cleaning the lower steel post stanchion, is essential in order to protect the steels from further decay (rust), and in order they may be incorporated in to the scheme of waterproofing.

Your drawing, 013-MDB-PW-XX-DT-A-001, dated 18.08.2021, perfectly portrays the detailing

TERMINATION OF WATERPROOFING SYSTEM BELOW THE FLOOR OF GFL, THUS EXPOSING A SMALL SECTION OF BRICKWORK:

My understanding is this suggestion is one put forward by the planners, as they wish to leave an area of original brickwork exposed for future generation to view?

Whilst I have no strong objection with this suggestion, I advise you emphasize to the planners that the exposed section of masonry will, especially during the early stages of drying, be prone to damp patching and salting that may be unsightly. This may cause the end user, home owners or tenants some annoyance as there decor may become spoilt and require remedial work on a fairly regular basis.

From a technical point of view, leaving an area of damp masonry exposed may, at least theoretically, result in a reduction in the internal environmental grade, as referred to under Ciria and BS 8102.

In the circumstance, I advise you discuss these issues with the planners as it may be they are not fully aware of these risks.

THE RETENTION OF INBUILT AND FLOORING TIMBERS TO THE BASEMENT:

Unfortunately, this is unacceptable and impractical as no form of waterproofing or moisture / vapour control system can accommodate such.

Many of the timbers are already in a state of decay and if these, together with any sound timbers, were left in place, they would rot in short order. The likelihood is that these timbers, due to ground contact, together with poor / non-existent ventilation would be prone to attack by Dry Rot.

The retention of any timber in a below ground level situation and where one wishes to convert to habitable space, is a highly risky strategy and not something we would wish to be associated with.

I regret to advise we will be unable to accept this as a condition of contract, as such goes against all good practice, BS 8102 and our design PI.

THE RETENTION OF EXISTING PLASTER TO THE BASEMENT:

Much of the retained plaster is a gypsum based product, circa 1980, or a poor sand / cement render which, in my opinion, has little historical value.

From our walk through inspection a good deal of this was seen to be loose, friable and de-bonded from the wall.

Any waterproofing system relies on the structure to provide the primary defence against ingressing ground water and general dampness.

If we were to accept the retention of existing plaster, we would be unable to inspect the wall fabric and advise you on the need for the repair of poor or defective masonry. This would have a major impact on the long term integrity and efficiency of the waterproofing system and almost certainly result in a significant increase in servicing requirements, something the new owners would have to pay for

Furthermore, if plaster was retained and we were to fit our cavity drain wall membranes to / over such, the plaster would very soon fully de-bond with resultant debris forming blockages within the cavity of membranes and the perimeter drainage channelling.

Again, I regret to advise we will be unable to accept this as a condition of contract, as such goes against all good practice, BS 8102 and our design PI

DOCUMENTS ATTACHED TO YOUR EMAIL:

As denoted above, the stone / column detail works very well.

The window reveal details seem to work well, but I would like to better review such on site.

I trust the above is of assistance to you and aids your negotiations with the planners. However, should you require any further assistance/information, please do not hesitate to contact me.

Assuring you of our best attention.

Yours sincerely
PROTECTAHOME LIMITED

Richard tye

RICHARD D TYE CTIS, CSSW
Area Manager

