From: **Andrew Latimer** Andrew.Latimer@wykamol.com
Subject: RE: Cable Street - Basement waterproofing
Date: 8 May 2017 at 16:08
To: Coyan Cardenas coyan@kennedywoods.co.uk
Cc: Laurence laurence@buildingfuturesuk.com, Richard Raper richardraper@hotmail.com, Chris Kennedy chris@kennedywoods.co.uk

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Dear all

After visiting site see image enclosed at Cable street to look at the basement in relation to a waterproofing scheme design I can confirm the following points

The contractor has asked if there was any way that the brickwork on the walls in the basement could be left untouched for heritage purposes

I discussed with Phil from Building Futures what the purpose of the conversion was going to be used for , if the conversion was going to be for say storage but not documents we may have been able to allow water to enter into the structure and enter a channel to a suitable drain somewhere within the building itself and removed , this would still allow damp walls and salts but water would not collect on the floor areas

But Phil stated this was going to be for living accommodation and that the rooms would be bedrooms .

At Wykamol we work on lots of projects from multi-level basements like university hospital in London to small domestic basement situations ,

One important factor in all of these situations is the code of practice for waterproofing called BS8102 revised October 2009 this lays down criteria for transforming underground spaces into dry habitable rooms

Bs8102 since the revision favours using type c waterproofing (cavity drain systems) and as such this has fast become the route most contractors and specifiers follow .

The major issue I believe here is the Heritage team in charge of the project want to keep the bare brick walls , this is something that is just not available in relation to transforming the rooms into liveable space , there are various paints and epoxy coatings which can be applied to underground walls but these are only to stop small amounts of damp and dusting , they cannot stop hydrostatic pressure that a basement of this size is being put under . as well as they do not conform to current legislation on waterproofing underground spaces

I feel there really is only 1 option and it is a good one in this situation , we can allow the contractor to curtain fix a membrane to the wall structure using very little fixings maybe 8 to 10 on a run of say 20 metres the advantage of the type c system is that in the future the heritage team could remove this membrane which does no damage to the wall structure to get access to the wall

This type of system is used in various schemes where heritage issues arise , church buildings , barn conversions , specialist vaulted areas in basements as well as basement applications .in fact this type of system is being used at the moment at the houses of parliament , a grade 1 heritage listed project

The Cavity drain membrane system does not do any damage to the wall structure , it also allows the wall to breathe and ventilate as normal , no extra bending stresses are created by the likes of cement based coatings so no further damage can be done to the wall

by the likes of cement based coatings so no further damage can be done to the wall through this application ,unlike the other options

If need be we could always create an inspection area where the wall can be monitored also , the system will be compatible with the other heritage details in the basement also .

The system itself being a cavity drain system requires drainage capabilities for any water that will enter behind the membrane system

We normally use a pumped drainage system , but we can also if need be link our channel system into the existing drain areas (a word of caution though here if the drains fails you may get foul and ground water entering the drainage channel system within the basement scheme , that is something that the client needs to keep in mind

Please see attached the following

1. Technical drawing samples of the proposed waterproofing application
2. A sample shot of an application using this type of system
3. A copy of the relevant approvals for the product from the bba

Wykamol work on lots of historical projects across the UK including buildings like the great northern warehouse conversion in Manchester . Manchester museum on oxford road as well as other building across the UK

We are Riba accredited and all our products carry British board of agreement certifications , we work closely with the national trust and heritage for Scotland , in fact we were involved recently with the kelvingrove art museum in Glasgow one of the most important buildings in and around that area

Being able to advise in situations like this is key to what we achieve on a regular basis

Regards

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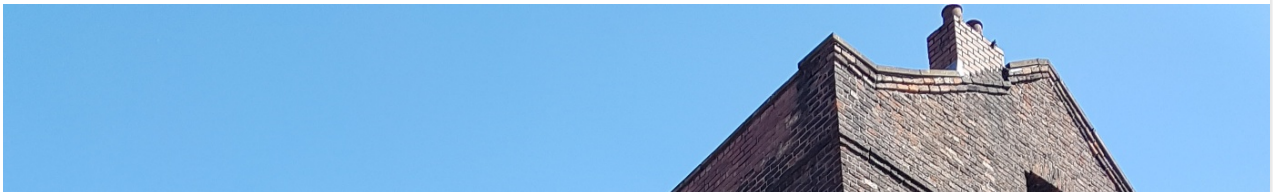

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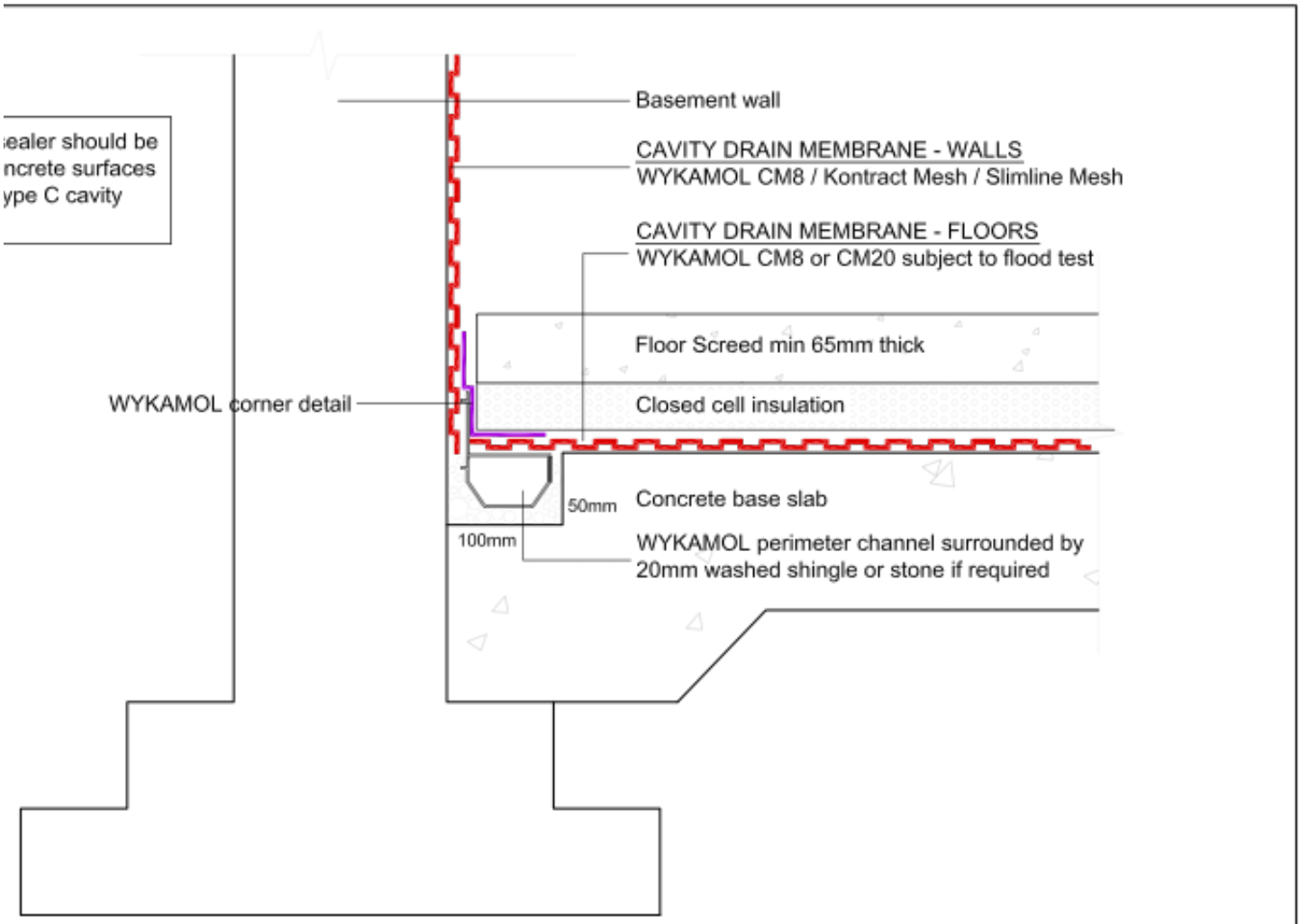

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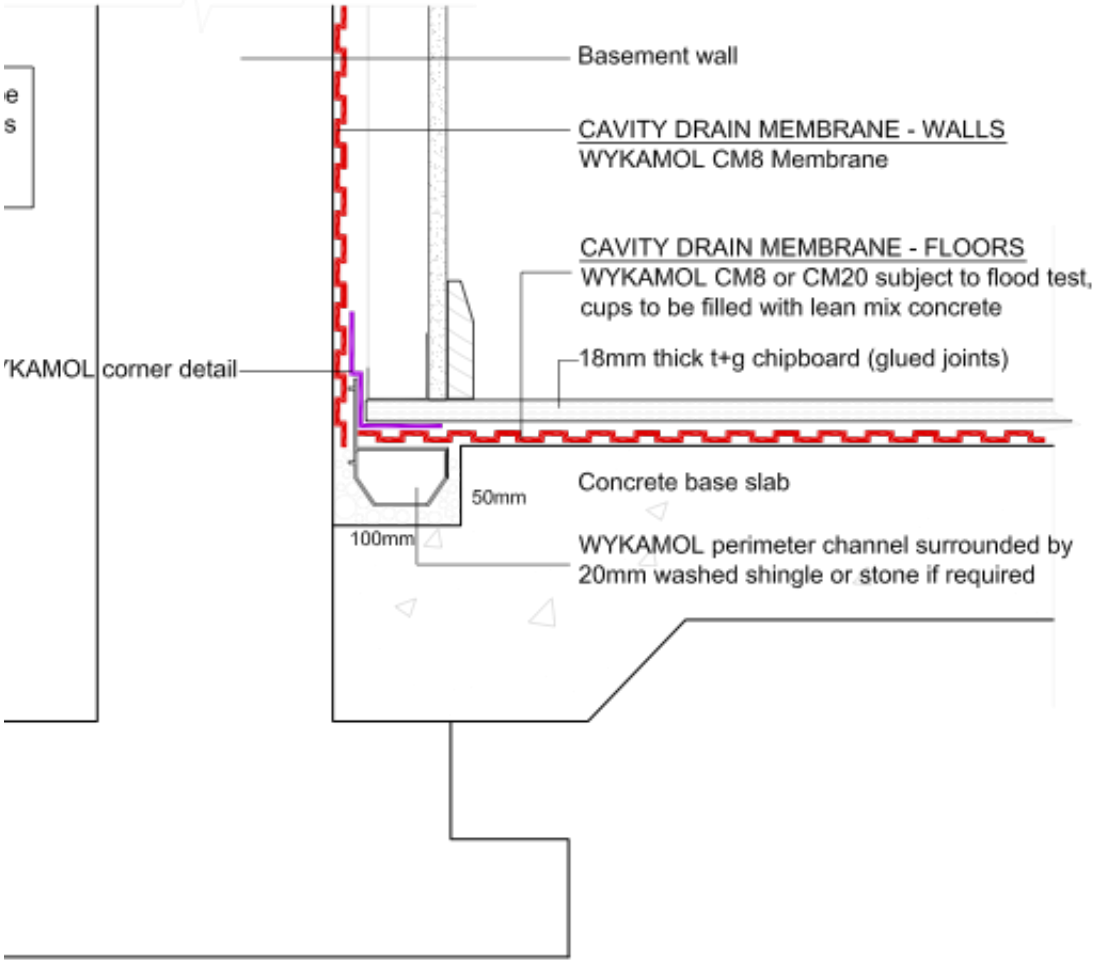
Metal Framing Dry Lining & Chipboa
Drawing Detail - PC 008



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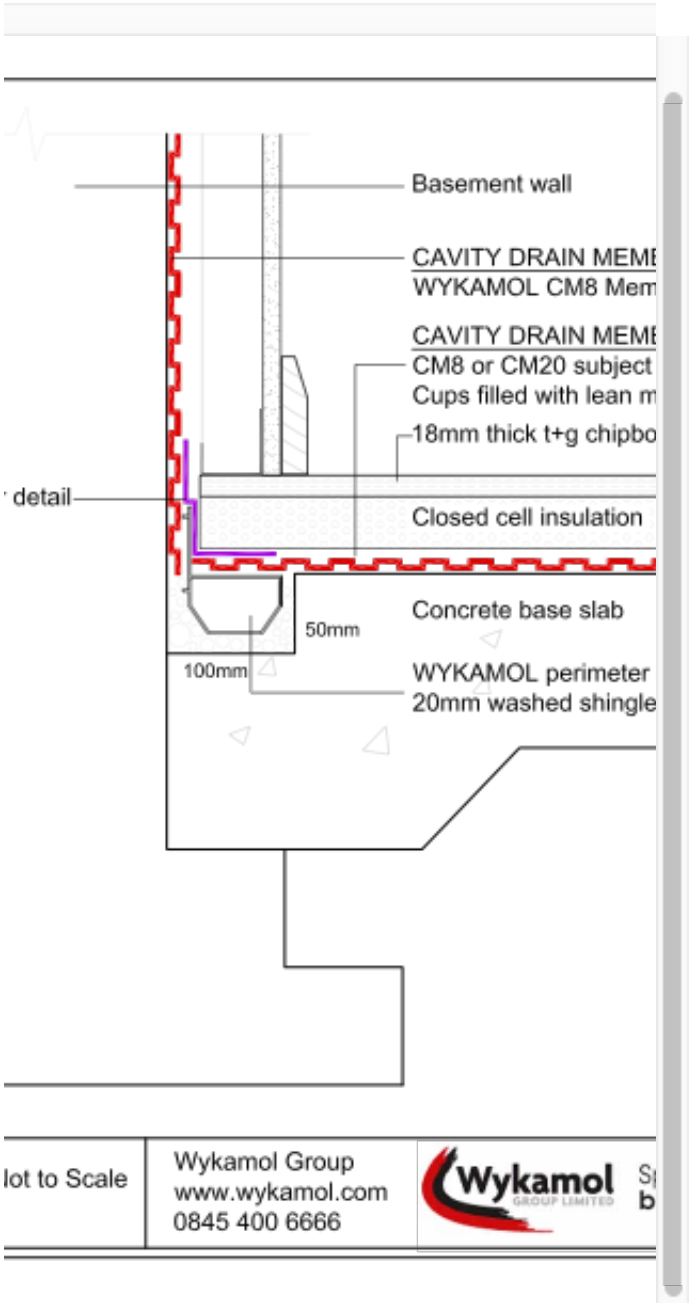
Metal Framing Dry Lining & insulated Chipboard
Drawing Detail - PC 011


Basement wall
CAVITY DRAIN MEME
WYKAMOL CM8 Mem
CAVITY DRAIN MEME
CM8 or CM20 subject
Cups filled with lean m
18mm thick t+g chipbo
detail
Closed cell insulation
Concrete base slab
50mm
100mm
WYKAMOL perimeter
20mm washed shingle
lot to Scale
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