

To: Daniel Citra
Subject: RE: Mansfields Chambers, 17 St Anns Square, Manchester M2 7PW

Hi Katie

In response here are several key points to consider:

1. Comprehensive Solution for Long-Term Protection

- **Preventive Measure:** Installing a waterproofing system provides a preventive solution that ensures long-term protection against water ingress. Repairs to the fabric and temporary measures may only address immediate issues but fail to prevent future water infiltration, especially during heavy rains or flooding.
- **Durability:** A waterproofing system is designed to withstand varying environmental conditions and is a robust solution that ensures the basement remains dry regardless of external factors. This is particularly important for maintaining the structural integrity of the building over time.

2. Addressing Root Causes

- **Source of Moisture:** Damp issues in basements are often due to groundwater pressure and capillary action drawing moisture up through the foundation. While fabric repairs may halt visible water ingress, they may not address the underlying groundwater pressure. Waterproofing systems are designed specifically to manage these fundamental issues.
- **Mold and Mildew Prevention:** Moist environments promote mold and mildew growth, which can cause health problems for occupants and deteriorate building materials. Waterproofing systems not only prevent water ingress but also control humidity levels, thus inhibiting mold growth.

3. Economic Considerations

- **Cost-Effectiveness:** While the initial installation of a waterproofing system might be higher, it can be more cost-effective in the long run. Repeated repairs to the fabric and dealing with subsequent water damage can accumulate costs over time. Waterproofing reduces the likelihood of recurring damage and associated repair costs. It must also be considered that no access to the external below ground walls of the building are accessible due to the extremely busy location and excavation could lead to structural issues if even possible .

4. Enhanced Usability and Safety

- **Habitable Space:** A waterproofed basement can be transformed into usable living or storage space, adding functional value to the property. Without a waterproofing system, the basement might remain underutilized due to damp conditions.
- **Health and Safety:** Damp environments can lead to health issues such as respiratory problems due to mold spores. Ensuring a dry basement with a waterproofing system enhances the health and safety of the building's occupants.

5. Technological Advancements

- **Modern Waterproofing Solutions:** Advances in waterproofing technology provide highly effective solutions that are far superior to simple fabric repairs. Systems like the internal membranes, sump pumps, and drainage systems proposed offer comprehensive protection.

- **Reliability:** Modern systems come with warranties and are tested for reliability, offering peace of mind that fabric repairs alone cannot provide.

6. Case Studies and Standards

- **Industry Standards:** Building codes and industry standards often recommend or require waterproofing systems for basements, recognizing their importance in maintaining building integrity and occupant safety.
- **Case Studies:** Numerous case studies and examples illustrate the failures of relying solely on fabric repairs and the success of integrated waterproofing systems in preventing damp issues.

In conclusion, while repairing the fabric and halting immediate water ingress are important steps, they do not provide a comprehensive, long-term solution. Installing a waterproofing system addresses the root causes of damp issues, offers economic benefits, enhances usability, and ensures the health and safety of occupants, making it a necessary measure for any basement prone to dampness.



Kind regards,
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