



DUAL PURPOSE BASEMENT

The basement in an old Bank of Scotland property has been converted as part of the development of the site to retail and office accommodation. The original building was demolished leaving the basement only. New walls were then constructed in the basement to divide it into retail and plant room sections, which were waterproofed to Basement Grade 3 and Grade 2 standards (BS 8102) respectively.

To achieve Grade 3, (the usual grade stipulated for ventilated residential and commercial use and where no dampness or wetness is acceptable) a sealed, type C cavity drained waterproofing system was installed. Before installation of cavity drain membranes to walls and floor, perimeter drain was installed into a channel offset from the perimeter wall at the edge of the retained existing floor and new floor section. To enable maintenance of the system rodding eyes were installed at 10m internals and three discharge outlets will drain any water entering the channel behind or below the wall and floor membranes to the sub floor drainage points.

The walls and floors in the retail area were first treated with an anti lime coating, to seal the concrete surface and reduce the leaching of 'free lime' into the drained system. 8mm cavity drain membrane was then installed to walls and deeper studded 20mm cavity drain membrane to the floor, with the edges sealed to the soffits, column bases and upstands with a liquid epoxy waterproofer and flexible corner strip.

The plant room area had to conform to Grade 2 basement standard (the typical grade required for this type of use and where no water penetration is allowed but some damp areas are tolerable dependent on the intended use). The wall was first made good with surface primer, and all wall/floor and wall/soffit joints waterproofed with repair mortar and fillet seal. The walls and floor were then waterproofed with two coats of a liquid epoxy waterproofer, an epoxy resin coating.

To minimise any compatibility issues, where possible, all products were sourced from a single source of supply and installed by appropriately trained operatives or manufacturers' approved installers.



The Grade 3 section of the basement, waterproofed with cavity drain membranes, will be used as a retail space



Sealing detail using liquid epoxy waterproofer and corner strip



Walls in the plant room section were waterproofed with liquid epoxy waterproofer

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