

# PCA Case Study

## Structural Waterproofing

### THE PROJECT

Manor School, near Uckfield, East Sussex. The property was purchased by a company who wished to redevelop it as luxury apartments.

### THE CHALLENGE

An effective waterproofing solution was required for this beautiful listed property which had been a thriving private school.

The building was immense and was to be split into seven apartments with access through a communal courtyard

### THE SOLUTION

All internal and external walls were lined with a membrane system. Once a new concrete slab had been installed a basedrain was deployed around the walls leading to sump and pump units located in the light wells surrounding the property.

Closed cell insulation was applied directly on the slab and the membrane laid on top of the insulation. The floor membrane was sealed to the upstand of the basedrain conduit in preparation for a 65mm sand and cement screed to be laid on top.

Independent dry lining frames were installed in front of the wall membrane which will then be insulated and first and second fix electrics were hidden within the framework.

Severe weather conditions did not affect the installation which did not require any potentially destructive preparation works.

The air gap created by the membrane installation is not forcing dampness into other areas of the property, as can happen with a conventional tanking system. The walls are allowed to breathe as they have done for the more than 100 years.



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The Property Care Association (PCA) is a trade association that represents professional specialist contractors, consultants, surveyors and manufacturers in the field of structural waterproofing, wood preservation, damp-proofing, flood remediation and structural maintenance. Its members preserve and protect buildings across the UK.

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