

PCA Case Study

Flood Remediation

THE PROJECT

Flood resilience and waterproofing system in a riverside renovation project at The Old Bakehouse in Tuckenhay, Devon.

THE CHALLENGE

The 250-year-old property sits on the bank of the River Dart. The owner was undertaking an extensive renovation programme prior to putting the property on the market for the first time in several generations and needed to take into consideration the risk of occasional flooding when severe weather and exceptionally high tides coincide.

THE SOLUTION

A two-tier approach to waterproofing was used. The entire building was stripped back to bare stone walls inside and out and a new waterproof concrete floor slab installed. A single component, impermeable polymer cement tanking system was applied to the internal walls.

Secondary waterproofing was provided by cavity drain membranes installed to walls and floor. Channels were formed around the perimeter of the new floor slab, to direct any water ingress behind the membranes to sumps set in the floor at each corner of the property, with pumped drainage into the river.

THE RESULT

The end result is a modern living space contained within an historic frame, with a two-tier waterproofing system to eliminate the risk of water ingress through the walls and floors of the property. The only visible clues to the high specification waterproofing system are two access points to the sump chambers set into the tiled ground floor.



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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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