

Existing Built Fabric

Extractor required for utility/plant room. Service penetrations through membrane to be co-ordinated between waterproofing specialist and M&E contractor prior to tanking and to be sealed strictly in accordance with tanking manufacturers details.

Existing walls shown hatched. All existing walls and floors below ground to be assessed for structural adequacy by a structural engineer any structural remedial works to be undertaken in strict accordance with structural engineers calculations and design.

INTERNAL STUD PARTITIONS
100mm x 50mm softwood treated timbers studs at 400mm ctrs with 50 x 100mm head and sole plates and solid intermediate horizontal noggins at 1/3 height or 450mm. Provide min 10kg/m² density acoustic soundproof quilt tightly packed (eg:100mm Rockwool or isowool mineral fibre sound insulation) in all voids the full depth of the stud. Walls faced throughout with 12.5mm plaster board with skim plaster finish. Taped and jointed complete with beads and stops.

Waterproofing system and build up to Waterproofing specialists design and spec. Refer to detail below for additional wall build up to existing walls.

For ceiling and curved ceiling details, refer to drawing BA180-04-451.

Waterproofing and tanking details around existing doorways and window openings to be to waterproofing specialists design and details. All membraning and waterproofing systems to be installed to manufacturers requirements.

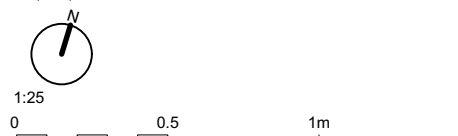
Stud partition wall set forward from existing wall to allow for service riser/void behind. supply tanking to existing wall behind.

NOTES:

All products to be installed in strict accordance with specialist waterproofing contractor/suppliers details, specification and installation guidance.

All works are subject to Listed Building Consent and not to be commenced without approval of works in writing

C	13/10/22	Amendments for ABC
A	05/10/22	Contractor Amendments
B	08/10/22	Contractor Amendments
DATE	DATE	DATE
REV	DATE	DATE



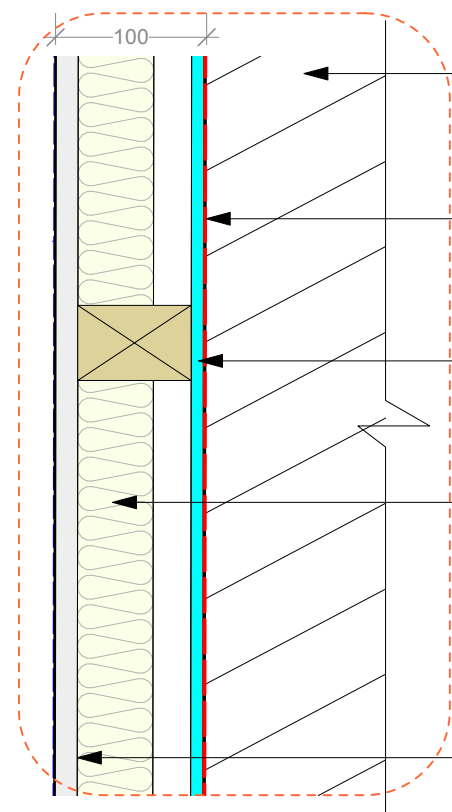
DRAWING TITLE			
PROPOSED BASEMENT WATERPROOFING			
GA PLAN			
DRAWING NUMBER	REV		
BA180 - 04 - 450	C		
SCALE	STAGE		
1:25 @ A3	FOR INFORMATION		
DATE	DRAWN	CHECKED	SIZE
NOV 2022	MSH	CB	A3
SITE ADDRESS			
2 HOLLY HILL TERRACE, LONDON, N6 6LX			
PROJECT			
LISTED BUILDING CONSENT APPLICATION			
CLIENT			
MR AND MRS BANKS			
1. Do not scale this drawing except for planning purposes. 2. All dimensions are in mm. 3. Beckmann Architecture to be notified immediately if any discrepancy is found. 4. All dimensions to be verified by contractor and/or subcontractor before work commences. 5. All shop drawings to be approved by Beckmann Architecture before work commences. 6. All details to be in accordance with relevant British Standards, manufacturer's recommendations and specifications. 7. This drawing is property of Beckmann Architecture Limited. Copyright reserved.			

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OgdenPitt
AND COMPANY
CONSTRUCTION AND PROPERTY DEVELOPMENT

1 Proposed Basement GA Plan 1:25 @ A3



Existing wall build up to be retained. All existing walls and floors below ground to be assessed for structural adequacy by a structural engineer, any structural remedial works to be undertaken in strict accordance with structural engineers calculations and design.

Koster Polsil TG500 Anti Lime coating applied to face of existing wall. To be installed to specialist waterproofing contractor/suppliers details and specification.

Delta MS 500 [8mm] high density polyethylene cavity drainage membrane. To be installed stritly in accordance to specialist waterproofing contractor/suppliers details and specification.

Install 50x75mm vertical treated timber battens at 400mm centres to specialist waterproofing manufacturers installation details. Battens fixed to existing wall using screws into delta plugs. Use Delta plugs driven home with adhesive rope to seal plug back to membrane as per manufacturers details. Install 50mm PIR insulation [to contractors specification] between battens allowing for 25mm notional void behind insulation for services.

Finish with 12.5mm Plasterboard with 3mm painted plaster skim finish.

DELTA CAVITY DRAIN MS20/MS500

All existing walls and floors below ground to be assessed for structural adequacy by a structural engineer any structural remedial works to be undertaken in strict accordance with structural engineers calculations and design.
A Waterproofing Specialist to be consulted on the design of waterproofing system. All works are to be undertaken in strict accordance to specialist waterproofing design, details and specification.

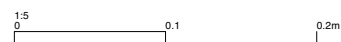
Habitable to should be designed to 'Grade 3'. Consideration to be given to the recommendations of BS 8102: 2009 (Code of practice for protection of structures against water from the ground), 'no water penetration acceptable' and a dry environment provided maintained by adequate ventilation, BS 8215: 1991 (Code of practice for design and installation of damp proof courses in masonry construction) and the information given in Building Research Establishment Digest 104 (Floor Screeds).
An existing brick structure's water resistance may require improvement with a Type A membrane prior to the installation of the internal system.

Grade 3 waterproofing to be provided protection using drained cavity & DPM. Installation to be in strict adherence to manufacturers details of Delta Membranes MS20 [floors] and MS500 [Walls and Ceilings].
Ensure surfaces are firm, and free from obstructions, which would hamper free drainage. Any defects to be remedied before the system is installed.

Horizontal surfaces to be laid to falls to drainage outlets. Any level slabs are not to pond water more than 20mm deep.
Concrete surfaces to be pre-treated with Cementseal Primer. Existing floors, ceilings and walls to be treated with Koster Polsil TG500 Anti Lime coating.
Existing solid floor to be excavated to form 50x100mm perimeter drainage channel is to be inspected for condition prior to installation after making good.
MS20 membranes to be laid out 'domes down' over the floor, with an overlap of two interlocking domes. No fixings to go through the floor membrane.
Vertical Installation of Delta MS500 membrane to commence at the top of the construction. Interlocking sheets by two domes, with an overlap of 100mm. The lower sheet to be positioned in front of the upper sheet, to form a 'weathered lap'.
Fixings to be Delta Plugs, into 10mm diameter holes to a minimum depth of 75mm. Fixings to be sealed with Sealing Rope. The fixings to be staggered at 1.0m centres.

Seal overlaps using a run of Sealing Rope placed along the flat area of the Cavity Drain membrane between the two rows of domes. The outer edge of the sheet to be covered with Overtape.

2 Proposed Waterproofing Wall Plan Detail 1:5 @ A3



** As per Delta detail ref: DW-123-1-F.

Perforation of the tanking system by service entry pipes etc should be avoided or carried out strictly in accordance with the tanking manufacturer's details. Service penetrations to be co-ordinated between waterproofing specialist and M&E contractor prior to tanking and to be sealed strictly in accordance with tanking manufacturers details.
At Any Column/service penetrations the Delta MS500/MS20 membrane to be cut so it forms a butt joint against any projections, then sealed with Sealing Rope. The two rows of dimples surrounding the penetration to be filled
Designers to include the correct method and detailing to form all joints and junctions, to ensure they are correctly lapped and sealed in accordance with the manufacturer's recommendations, including those between:
• waterproofing system and superstructure damp proofing
• horizontal and vertical waterproofing
• waterproofing system components.
Tanking systems to be properly connected to and made continuous with wall damp proof courses/radon dpc trays.

Drainage:
Incorporate Aqua Channel [or Delta equivalent] as manufacturers details at wall/floor junctions. Contractor/specialist waterproofing contractor to confirm if channel is to be recessed into floor.
A drainage system of suitable capacity should be provided to collect and disposed of the infiltration water. The system must be maintainable and inspected at regular intervals.
Sump pump to be installed to a suitable outlet located access points for servicing and maintenance.
To prevent backflow, the drainage system should be fitted with a one-way valve.
Depending upon ground conditions and recommendations from the BCO, drains may be connected to surface drainage systems or soakaways.

Finishes:
Wall finish: 12.5mm Plasterboard with skim finish fixed to vertical battening over internal face of Delta MS500 as per Delta detail ref: DW-123-1-F. Install 50x75mm vertical treated timber battens at 400mm centres. Battens fixed to existing wall using screws into delta plugs. Use Delta plugs driven home with adhesive rope to seal plug back to membrane as per manufacturers details. Install 50mm PIR insulation [to contractors specification] between battens allowing for 25mm notional void behind insulation for services.

Ceiling finish: Where ceiling is curved, battens to follow curved existing ceiling profile. Plasterboard to be scored or faceted to form curved profile.

Floor: as noted on drawing BA180-04-451/ BA180-04-421