

Case Study: 4-storey Georgian House, Richmond Avenue, Islington, London N1.

Ward Damp-proofing were contacted by the architects acting for the owners to survey the existing basement and provide a specification for necessary works.

The basement was to be fully upgraded to provide a new kitchen area and play room.

The front vault areas were to be made useable for storage and a new-build shower room constructed to the rear.

The basement was completely stripped out by the main contractor and the original plaster removed. A new solid floor was installed with a sheet membrane and the new extension built to the rear.



From our survey we established that both rising and penetrating dampness was present. A specification was provided by us compliant with BS8102 to achieve a Grade 3 environment.

Our works involved the installation of a chemical damp proof course and cementitious waterproof render to the existing main basement walls.

The front vault areas and rear new construction had a type C drained waterproof system (Cavity Drain) installed to the walls, soffits and floors with drainage channels to the perimeter. A pump and sump system was also installed together with alarm and battery back up to provide protection in the event of a power or pump failure.

The client now has the benefit of a dry environment, additional shower room and usable storage areas in the front vault areas, covered by a long term insured guarantee.