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OVERVIEW

One of Alderneys most prestigious family homes is Val Des Portes. Built around 1790, Val des Portes is a substantial Georgian house laid out over 4 floors. The house has a rich history and features fluted Corinthian columns framing an impressive front door. The house is said to have been the residence of the military commander of the island's garrison, yet a more recent document ponders whether it was for the naval commanding officer during the Napoleonic period because of the nautical motifs on the portico.

When purchased by its current owner, Val Des Portes required full refurbishment and general updating. The owner sought to turn this property into a fabulous and prestigious summer residence, commanding sea views from its vantage point high to updating the existing basement and extending the same by 600m².

This stunning property steeped in history required a robust waterproofing solution for failsafe protection. Val Des Portes' owner chose to work closely with the Architect, Project Manager and Main Contractor and Structural Waterproofing Designers making the entire process easier and smoother from start to finish.

Having previously used Delta and Delta's Registered Installer's Oaks Damp Proofing Limited on previous projects the homeowner was without doubt on calling upon Oaks once more to ensure a fully BS8102:2009 compliant design.

Quite interestingly all structural waterproofing materials were sent by boat!

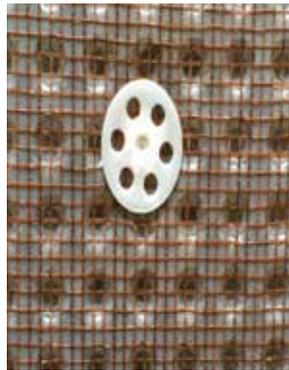
CASE STUDY

BASEMENT WATERPROOFING

DMSCS2020

SYSTEM COMPONENTS

- Delta MS 20
- Delta MS 500
- Delta Cornerstrip
- Delta Qwik-Seal Plugs
- Delta PT
- Koster Repair Mortar Plus
- Koster Polysil TG 500



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METHODOLOGY

Delta's Technical Consultant, Paul Callaghan was approached to give assistance on designing a robust waterproofing solution.

Working in collaboration with the architects, this team of waterproofing experts were easily able to offer a simplistic and practical approach.

The project was split into 2 phases.

Phase 1, waterproofing the existing basement and Phase 2, retrofit extension to the existing basement to create a luxurious multiuse living area.

Due to the partially retaining nature of the structure, the project required a combination of Type B and C waterproofing systems to ensure a Grade 3 habitable environment.

Phase 1 – Waterproofing existing basement

A 'Type C' Waterproofing System was selected as a maintainable waterproofing solution to the existing basement to ensure a Grade 3 habitable environment is achieved.

In principle a cavity drain membrane system allows moisture or running water to travel behind the membrane within a controlled drainage system. A cavity drain system requires minimal preparation and disturbance to an existing substrate.

Phase 2 – Retrofit extension to existing basement

Type C waterproofing systems being the most reliable and maintainable approach to the project was again incorporated into the BS8102:2009 structural waterproof design.

Prior to the installation of the Type C System. All construction joints were sealed using Koster Repair Mortar Plus. Oaks applied as a closed layer of Koster NB 1 sealing slurry to stop migratory dampness rising from the columns. Koster NB 1 is a great product as it develops an intense bond to the substrate to which it is applied, sealing capillaries to ensure the structure is fully 'locked down'.

Before installation of the Delta Type C membranes, all new concrete was treated with Koster Polysil TG 500 anti-lime inhibitor to seal the surfaces and reduce the leaching of 'free lime' which could cause blockages behind the membranes. Oaks added Delta PT, as a suitable damp proofing base to the retaining wall of the garage which was to be rendered.

All floors and drainage elements were tested to ensure these would drain as the system was designed and BS 8102:2009 requirements were met.

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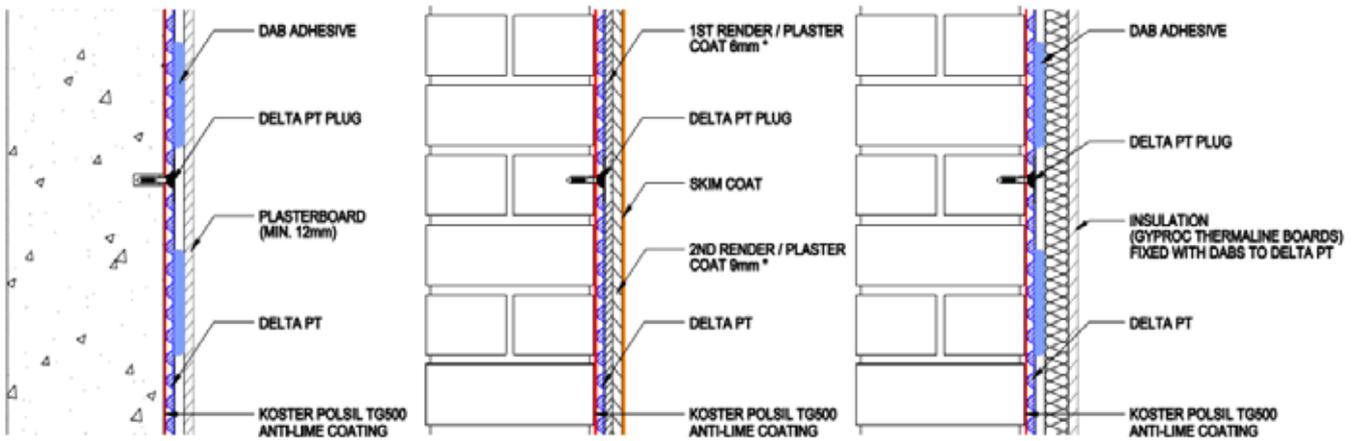
RESULTS

With ease Delta Registered Installers, Oaks Damp Proofing Limited delivered another great install in the agreed time frame and to budget. The property's delighted owner is offered reassurance that her basement is fully protected against the long-term threat of water and damp ingress.



TECHNICAL DRAWINGS

DELTA PT - WALL FINISH OPTIONS



* RENDER: 1:1:8 CEMENT: LIME: SAND
PLASTER: TARMAC WHITEWALL
(FOR OTHER PROPRIETARY PLASTERS PLEASE CONTACT DELTA TECHNICAL)



TECHNICAL DRAWINGS

