



STUKELEY STREET, LONDON

Client: Building Fabric Maintenance **Products Used:** Sika®-1 Mortar
Render Additive

Overview

Set in the desirable and sought after part of Covent Garden, and once an ocean of warehouses and workhouses, 7-11 Stukeley Street is now a large commercial building divided into offices, stores, staff areas and meeting rooms.

Timberwise were called out to in order to lend their waterproofing expertise to design and ultimately install a basement waterproofing system.



When water entered the building it was being pumped out via a pump situated on the retaining wall. It was also made apparent that the River Fleet and old tunnels are within close proximity of the wall so if heavy rainfall were to occur out of office hours the water would travel across the floor, down corridors and flooding that part of the building.

The Waterproofing Solution Methodology

Due to the natural environment the walls and floor are always likely to be prone to dampness of one sort or another, so the condition of the existing wall finishes will continue to deteriorate gradually over the years.

This means that if damp free conditions are required a "tanking" process is necessary which should involve the treatment of the walls and floor.

Tanking is the generic term for a basement waterproofing system that uses a "barrier" to keep water out of the property and it was agreed that an application of a 3 coat tanking render system with a flexible wall floor joint would be the best option for the customer.

This type of system is also known as cementitious tanking. It is a specially formulated mixture designed to be applied on walls in the cellar or basement to stop the water passing through.





Prior to the work starting, dustsheets were taped down and hardboard was applied to the floor in order to reduce dust settling. All existing dry lining and wall plaster was removed and the debris bagged up and disposed of.

Timberwise operatives removed the existing plasterboard linings to expose the substrate beneath. The substrate was found to be brickwork however, this was painted, thus requiring further preparation to create a suitable 'key' for the waterproofing render to adhere to. Timberwise operatives then cut back the floor solid floor screed by 200mm to form a wall floor joint to secure a flexible movement jointing strip (combi flex).

The application of the Sika waterproofing system was then carried out, as detailed within the Sika 1 specification below.

First Coat: covering the surface completely with the first coat of Sika®-1 mortar

Second Coat: after the first coat had stiffened sufficiently another coat of Sika®-1 mortar is applied.

Third Coat: the third coat of Sika®-1 mortar is applied however this is mixed to a less viscous consistency.

Commercial Waterproofing Design from the experts

Timberwise completed the project effectively and efficiently leaving the client with dry, usable car parking spaces below.

If you having any problems with waterproofing in your building don't hesitate to get in touch with our team of Waterproofing Design Specialists. You can contact request a survey online or give us a call on **0800 99 11 00** where our Timberwise team will be able to help with your structural waterproofing problem.



Why use Timberwise?

- ✓ Professional competence
- ✓ Approved by leading Architects/Surveyors
- ✓ Long-term guarantees backed by the GPI
- ✓ Fully insured for Public Liability and Professional Indemnity
- ✓ Fast friendly local service nationwide
- ✓ Speedy, efficient and competitive
- ✓ Health & Safety- a No.1 priority
- ✓ Conscientious and tidy workmanship from trustworthy tradesmen

