



FAIRFIELD STREET, MANCHESTER

Client: Lambert Smith Hampton **Products Used:** Triple Safe Sump Pump

Delta M5 500 Mesh Membrane

Perimeter Drain Channel

Overview

Originally constructed for the Manchester Coffee Tavern Company this large brick detached property in Fairfield Street Manchester, was built in the late 1800's and has since been converted and used as office space.

Timberwise Manchester was called out to survey the property and determine the presence and extent of problems associated with rising and penetrating dampness and fungal decay throughout the property.

Rising & Penetrating Dampness

An external inspection of the property revealed damage to the roof and poor guttering which were potentially allowing water to enter the building. Timberwise carried out non-destructive inspections to all of the exposed roof and floor timbers.

However, the inspection was restricted in some areas due to the presence of kitchen units, wall tiling and radiators. Although restricted, thanks to the assistance of electronic moisture meters our damp specialist was able to record dampness at ground floor level. The dampness appeared to be due to a combination of factors such as condensation in various areas, poor roof coverings and rainwater drainage goods.



Although dampness had affected the property, the decorative surfaces appeared to be in good condition. As the property is used as office space with the correct heating and ventilation the dampness had fallen to within manageable levels. However with a property of this type, age and position it's inevitable that it will always be subject to some form of dampness at some point.



Basement Area

At the time of the survey slight water seepage and salt staining was evident to the external and internal walls of the basement area. As the customer wanted to turn the basement from a storage area into a dry habitable room, the Timberwise specification to eradicate the damp issues within the cellar had to conform to the requirements of BS8102 regulations.

Timber

The second-floor roof consisted of a traditional oak king post truss, upper and lower purlins supporting the main common rafters and wall plates. Dry rot had taken a hold on the common rafters, wall plates and built-in timbers within the masonry walls. To tackle the Dry rot Timberwise Technicians brushed down and removed all surface growth and applied a liberal application of a fungicide fluid to the affected timbers.

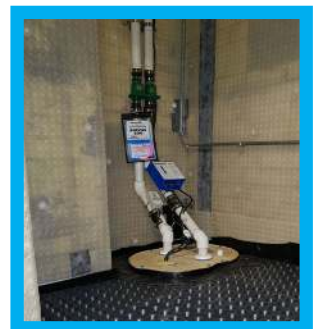
The Waterproofing Solution Methodology

The basement was used primarily as a storage space, the walls were damaged which meant water was penetrating through the cracks.

As the customer wanted to create a dry habitable space in the basement it was agreed to install cavity drain membrane, a perimeter drainage channel and a sump and pump chamber.

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