



CAVITY DRAIN SYSTEM GUARANTEES WATERTIGHT BASEMENTS IN LUXURY DEVELOPMENT

This new build development is in an exclusive area of Central London, and comprises two high specification dwellings, each with a multi-level basement. A twin waterproofing system was specified, in consultation with Triton's technical team, to conform to BS 8102: 2009, to guarantee a watertight basement for each property.

An in-depth crystalline concrete waterproofing admixture was incorporated in to the concrete mix, as the primary method of waterproofing. This type of system can be covered by warranty when supplied by Triton, where required, providing the Triton team oversee the application and approve the supplying concrete contractor's design mix.



Underfloor heating was installed over the P20 membrane

Case Study

The secondary waterproofing system comprised the installation of 800m² of Platon Multi cavity drain membrane to walls, and 800m² of heavier duty, higher drainage capacity, Platon P20 cavity drain membrane to the lower basement floors.

Cavity drain membranes work on the principle of allowing water to continue to penetrate the structure but control it in the air gap and divert it to a suitable drainage point via the Triton drainage system (Aquachannel).

The membranes are loose laid on floors and are usually fixed to walls using specialised plugs and sealing materials. Once the membrane has been fitted, wall surfaces can be dry-lined or plastered directly, and floors can be screeded or a floating timber floor can be installed; underfloor heating can also be incorporated if desired. Platon Cavity drain membrane systems are maintainable and are equally suitable for existing and new build projects.

In areas where it was inappropriate or impossible to install a sheet membrane system (such as soffits, car lifts, roof deck and the service trench between the two properties), Triton TriSeal and Triton TT Vapour Membrane were applied as alternatives, whilst still conforming to BS 8102 standards as combination waterproofing systems.

On the upper basement floor level, the Platon cavity drained membrane system gravity drains down into the lower system and then to suitable collection points – in this case six sump chambers with double pumps in each, monitored by dual assist control panels with high tech telemetric alarms.

Contractors, MGA Contracts, installed the secondary waterproofing system with the added benefit of sourcing all the required elements from a single point of supply – Triton Chemicals. This approach avoids the split responsibility issues often encountered when multiple suppliers of similar systems are involved. All aspects of this prestigious waterproofing project were overseen by the Triton technical team where required.

www.mgacontracts.co.uk

Triton Chemical Manufacturing Co. Ltd.
Unit 5, Lyndean Industrial Estate, Abbey Wood, London SE2 9SG

Tel: 020 8310 3929
Fax: 020 8312 0349
Email: info@triton-chemicals.com

www.triton-chemicals.com



The cavity drain system in the upper basement lever was gravity drained down to the system below



TT Vapour Membrane was used where it was impractical to install cavity drain membranes



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