



Case Study



TRITON FLOOD RESILIENCE & WATERPROOFING SYSTEMS AID RIVERSIDE RENOVATION PROJECT

Flood resilience and waterproofing systems supplied by Triton Chemicals enabled the owner of a unique, waterside property to proceed in confidence with a bold renovation programme and an exceptionally high specification interior.

The 250 year old property, The Old Bakehouse in Tuckenhay, Devon, sits on the water's edge near the River Dart. Prior to putting the property on the market for the first time in several generations, the owner has undertaken an extensive programme of renovation which had to take into consideration the risk of occasional flooding when severe weather, low barometric pressure and exceptionally high tides co-incide.

Initially the building was completely gutted to bare stone walls inside and out. The entire ground floor was then dug out and replaced with a new waterproof concrete slab. The asbestos roof was replaced as well as the entire roof frame and connected joists. The end result is a modern living space contained in a historic frame – with an effective, two system approach to waterproofing designed to eliminate the risk of water ingress through the walls and floors.



Riverside living doesn't get much closer than this!



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The primary method of waterproofing involved the installation of a cementitious tanking system to the internal walls and floor. Triton's TT55, a single component, polymer cement tanking system, was applied to the walls and is formulated to provide a highly effective damp proof membrane for any cementitious substrate. To achieve extra durability and water impermeability of the system when cured, Triton SBR admixture was added to the TT55 slurry mix.

The new floor slab had already been waterproofed by the addition of Triton's TT Super Admix into the concrete mix.

The secondary method of waterproofing was provided by cavity drain membranes installed to both walls and floor. Channels formed around the perimeter of the new slab were installed to direct any water ingress behind the membranes to two sumps set into the floor at each corner of the property with pumped drainage into the river.

Two membranes were used, Platon Multi on the walls and Platon P20, with its deeper studded profile, on the floor. Cavity drain membranes work by allowing any water to continue to penetrate the substrate but direct it via channels cut into the floor to the sumps.

The Old Bakehouse also features solar panels to heat the hot water, the most energy efficient oil fired boiler on the market and argon filled window units. Care and thought has gone into every aspect of the house to leave a legacy for future generations and owners who appreciate craftsmanship and pure quality.



The only visible clue to the high specification waterproofing system are two access points to the sump chambers set into the ground floor

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