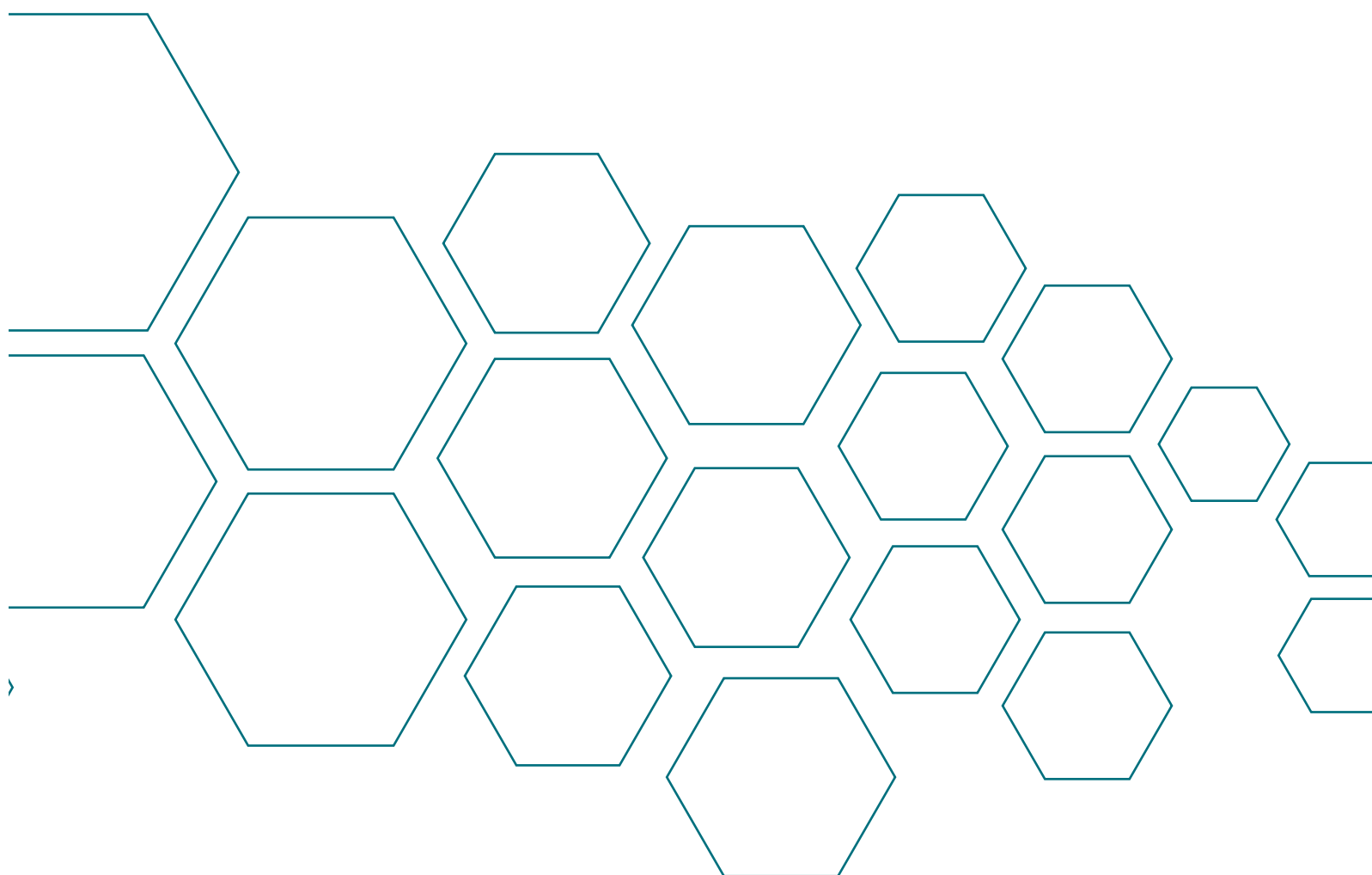
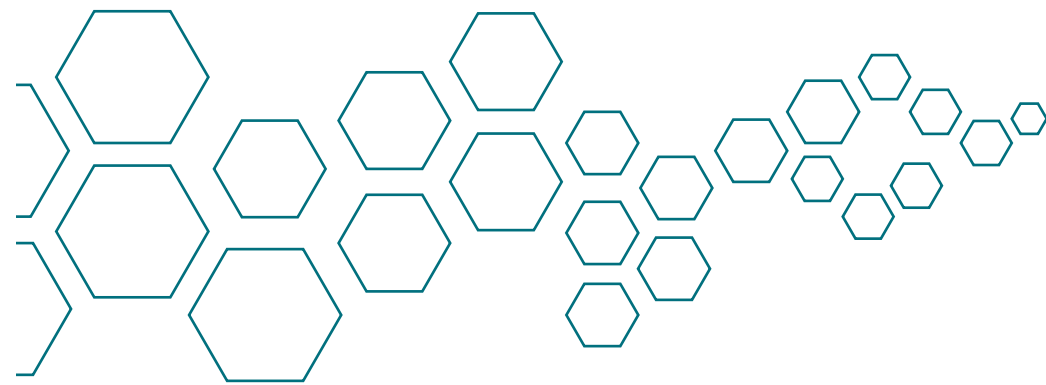


# CONVERSION & DEVELOPMENT

WATERPROOFING BASEMENTS





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## 70 YEARS EXPERIENCE

Basement conversions are increasingly popular and here at Wykamol we have everything you need to complete the job. The key to success in any below-ground conversion project is to ensure the area is completely waterproof – which is where Wykamol's expertise becomes invaluable.

With over 70-years experience in the market place we can supply everything you need to ensure a successful job. We have a complete range of treatments, waterproof membranes, sump pumps and drainage systems.

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# A SUCCESSFUL PROJECT EVERY TIME

## ABOUT US

For over 70 years the Wykamol name has been synonymous as market leader in the field of property renovation and repair. Starting way back with our founder devising a chemical treatment for the eradication of insect attack in timber our product range has evolved and grown to become the broadest range of property repair and renovation solutions under one umbrella anywhere in the UK.

Such is the strength of our name Wykamol products are now distributed and used throughout Europe, the Middle East and Australia.

The Wykamol Group employ staff from various technical backgrounds including Chemists, Surveyors and Structural Engineers who are all on hand to provide technical advice and training. In addition, Wykamol have an ongoing programme of continual staff development and were recently the proud winners of the Property Care Association staff training award. The Wykamol Group have developed a comprehensive range of waterproofing and

drainage products complete with Rain Water Harvesting solutions. We provide a design and specification service to Architects and Engineers, Local Authorities, Contractors and private Homeowners.

In addition, Wykamol supply to a network of Approved and Accredited specialist Basement Contractors who are able to provide the end user with a 10 year insurance guarantee.

Wykamol Group is a member of the RIBA CPD Providers Network and the NBS PLUS scheme.

## WE PRIDE OURSELVES ON OUR EXPERTISE





## CONVERTING DAMP & DARK CELLARS INTO BRIGHT & COMFORTABLE LIVING AREAS



## BASEMENT CONVERSIONS FOR EXISTING HOMEOWNERS

Instead of upsizing to a larger property Homeowners, especially those dwelling in conurbation areas usually extended their properties outwards and upwards. Now, as waterproofing methods and technologies become more advanced but also, more economically viable, there is a growing trend of homeowners utilizing existing damp and dank cellars by converting them into bright and comfortable habitable living areas.

Cellar conversions can be ambitious by undertaking excavations and extensions the foot print of the property which can provide a suite of rooms including swimming pools, gymnasiums, cinema rooms and leisure areas. Alternatively, by means of conversion, at the very least you can de-clutter the main living accommodation but often practical additional living space such as bedrooms with wet rooms, living rooms is very achievable and potentially, with little or no need for structural works.

If the form of the structure is not changed planning permission is not necessary but there are a number of building regulations that need to be adhered to. If additional bedrooms are being created lightwells or window egress will have to be installed in which case, planning permission will be required.

Traditional methods of waterproofing such as cement based renders, often referred to as 'tanking' are becoming less reliable as water table levels rise and bring increased hydrostatic pressure to bear on properties. The new but increasingly used solution is to apply a Polyethylene sheet material described



as Cavity Drain Membrane which, provided the substrate is suitable, can be directly applied with little preparation to the walls. Cavity membrane is both vapour proof and impervious to water and provides additional insulation value.

Before the membrane is fitted a drainage provision is installed to ensure quick and efficient evacuation of any water ingress which stays behind the membrane. Internal finishes of insulation and plasterboard or plaster and render products are applied in front of the membrane to provide a dry and well insulated living area.

Correctly installed by approved contractors and with ongoing routine maintenance of drainage channels and pumps, these systems can last the lifetime of the property.







## RETROFIT CONVERSIONS

THE GROUND BENEATH  
YOUR FEET IS BECOMING  
INCREASINGLY MORE  
VALUABLE



Certainly in the major cities the ground beneath your feet is becoming increasingly more valuable. Retro fitted basements involve the removal of soil from beneath the property from below ground level or from existing basement level to subterranean levels that unless you live on a bed of granite are only determined by the size of your budget.

Multi-floor level basements the footprint of the property are commonplace in wealthy areas of major cities that have little land available for new development. Three and four floor levels are achievable and two levels are frequently constructed. A retro fitted basement can be extended out into a garden which is an obvious means of introducing light into the area.

Retro fit basements involve greater challenges such as soil conditions, potential contaminants, high water tables and structural loads. The need for a geotechnical report, Party Wall agreement, planning permission, structural and waterproofing designs necessitate the services of Architects, Structural Engineers and specialist Basement Contractors.

As one of the principal market leaders in waterproofing and damp proofing solutions the Wykamol Group manufacture a range of BBA approved Cavity Drain Membranes and pumped drainage products including foul waste pumping stations and rain water



harvesting systems all of which form part of a Retro fit basement construction.

Wykamol employ suitably qualified technical Area Managers who, in accordance with the British standard for structural waterproofing; BS8102 2009, provide design and specification assistance to Architects, Engineers, Contractors and Homeowners. Staff at Wykamol can offer advice on what membranes to apply and what drainage products to install.





## NEW BUILD BASEMENTS

Combined with the high price and pressure on land and the demand for more family homes increases, particularly since the government outlined new growth targets in the Housing Green Paper in July 2007, house builders and Architects are increasingly considering the use of basements to maximise every potential of the available living space in new dwellings.

Historically the cost of construction and the concern for leaks was a stumbling block for basement construction in new build properties but with improving construction techniques and waterproofing technologies the cost of not constructing a basement will in the long term, be the dearer option to the Homeowner.

The use of construction materials such as Insulated Concrete Formwork (ICF), offer increased insulation levels subsequently the energy savings make such construction economically viable. Additionally, installing Rain Water Harvesters ensures the basement structure is Eco efficient.

The second identified problem of waterproofing is now a thing of the past and with the development of waterproofing technologies waterproofing Wykamol basement contractors are happy to issue 10 year insurance guarantees to their workmanship and BBA approval documents state our cavity drain membrane products will last the lifetime of the structure.

In the British standard document for structural waterproofing, BS8102, cavity drain membrane is referred to as Type C category of waterproofing which is regarded by the NHBC as the lowest form of risk in basement construction waterproofing. Risk is the key word a qualified waterproofing Surveyor or Architect takes into consideration when putting a waterproofing design together. The design considerations of a new build basement factor in the soil conditions including contaminants,



the water table position the nature of the structure and intended use of the basement. The extent of the risks leads to the choice of waterproofing materials and design.

Consideration needs to be given to failures in externally applied waterproofing systems such as bituminous sheet bonding or liquid applied membranes which in the event this occurred, would be difficult to repair. The installation of internally applied cavity drain membrane and drainage system which is endorsed by NHBC is also the system that is regarded as easiest to maintain and easiest to remediate.

Cavity drain membrane can also be applied externally and with the addition of an external land drain positioned correctly this helps to remove water from around the basement structure and relieve a head of water forming against the structure. With economic viability and pressure to maximise the use of new build land, basement construction is a real consideration for the Homeowner.

MAXIMISE EVERY  
POTENTIAL OF THE  
AVAILABLE LIVING SPACE  
IN A NEW DWELLING



SEE WHAT YOU CAN  
ACHIEVE WITH WYKAMOLS  
WATERPROOFING  
TECHNOLOGY

↘ FOLD OUT



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## A BESPOKE LAYOUT

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Design detail such cantilevered staircases and bi-folding doors that bring in natural light to your living space. Such assets as these can be integrated seamlessly into your basement living area.

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## INTEGRATION

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Kitchens, bathrooms and entertainment areas can be fitted without compromising the waterproofing system. Such essentials as heating, plumbing and electricals can easily be accommodated in the system.

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## UNIQUE LIVING SPACE

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The options for additional living space can range from storage to dynamic self-contained living. In most circumstances a solution is available to meet with your requirements.

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## FLOORING

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Cavity membrane offers versatility for the choice of finished floor options. With a range of membranes available to choose from, such finishes as laminate, carpet and tiled flooring can all be used to give your home the desired effect.



## A RANGE OF POSSIBILITIES

For many families the need for extra space can mean them moving from a home and area they really love, leaving behind great neighbours, schools and a part of their lives.

Often all they need is more room for the family to grow. A playroom for the children, a study, and second lounge or games room. With Victorian properties and townhouses the chance to build out or up does not exist. But by going down and digging out under the property the footprint of the house stays exactly the same.

A basement conversion intrudes minimally on the life going on upstairs so you and your family don't need to adapt your lives unduly to the work in progress.

On completion you are left with a life enhancing addition to your living space. A room for you and your children.

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**BEDROOMS  
KITCHENS  
PLAYROOMS  
GAMESROOMS  
HOME CINEMAS  
LIVING SPACES  
HOME OFFICES  
STORAGE AREAS**

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## HELPING HOMEOWNERS TRANSFORM THEIR BASEMENTS

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Homeowner Antony Faretra lives in a Victorian semi-detached dwelling in Didsbury, South Manchester.

Antony had a basement which was being unused and although he had had a loft conversion, more space was required for a home office and playroom. Antony has a thriving design company and works from home most of the time and the basement seemed a great opportunity to create extra space for his business.

## A BASEMENT CONVERSION WAS A GREAT OPPORTUNITY TO CREATE EXTRA SPACE

He also wanted a downstairs bathroom rather than walking up 2 flights of stairs and decided that it would be good to have a children's playroom done at the same time. Antony contacted Wykamol initially by e-mail to ask about a possible conversion. After doing so, Wykamol technical representative Andrew Latimer visited Antony's home to see if what he wanted was achievable.

Andrew talked through the job and then got a local approved contractor O'Brien Building Services to look at the project to price the job

Antony agreed on the figures £19,000 and work was started in May 2008. The job took 11 weeks to complete including some additions of new windows to gable end to bring in new light

Antony now has a fantastic children's playroom as well as a home office and downstairs bathroom.

O'Brien Building Services have converted in excess of 30 basements now and continue to work with Wykamol on projects to increase living space for homeowners.

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# THE MOST COMPREHENSIVE SOLUTIONS

## OUR PRODUCTS

The Wykamol Group supply the most comprehensive range of waterproofing solutions under one roof anywhere in the UK. Our range incorporates both Cavity and Liquid applied Membranes and Cementitious render products.

The key to a successful Cavity membrane installation is the drainage system. Wykamol offer a number of drainage products and a comprehensive range of groundwater sump systems and foul and grey water waste pumping stations and Rain Water Harvesting solutions.

The cost of an inappropriate choice of pumping product or poorly installed system can be catastrophic. The Wykamol Group through their supply partners offer a complete service from specification to installation guidance to ongoing servicing to help ensure you install the correct system and receive crucial routine maintenance.

Additional back-up measures are available in the form of High Level Ingress warning alarms, Remote Alarms and Telemetric warning systems for high end projects.

The Wykamol Group offer a thorough package of technical support measures provided by in-house Chemists, Engineers, Surveyors and personnel with contracting backgrounds.

## OFFERING YOU THOROUGH TECHNICAL SUPPORT

# SIMPLE, QUALITY & SUCCESSFUL

## CAVITY DRAIN MEMBRANES

No two basements are the same and naturally there are a range of waterproofing solutions suitable for each environment. In general there are two main methods used-membranes or structural waterproofing (tanking).

Wykamol's high quality Cavity Drainage membranes provide an air gap between the membrane and the wall, which allows any free water to run behind it. The membrane is mechanically fixed to the original sound wall surfaces then overlaid with treated battens or other framing systems, on to which plasterboard can be fixed. In some circumstances the battens can be omitted and plasterboard and membrane fixed using special plastic plugs, alternatively a wet plaster could be applied.

Wykamol has an extensive range of membrane types, from shallow studded 'Slimline' profiles to deep cavity (20 mm) flooring products which allows a wide variety of situations to be dealt providing tailored solutions. The final choice of membrane is determined by two factors 1) the finish required and 2) the anticipated flow rate.

Since the introduction of the British Standard for water proofing structures below ground (BS 8102:2009) the use of cavity drain membranes has become the most popular form of structural waterproofing in the UK. Our systems can easily deal with aggressive ground water conditions, where basements are liable to flooding, or indeed where simple dampness, contamination or salting problems are prevalent. Other more diverse applications include turf covered roofs, barn conversions, tunnel linings or even a barrier against radon gas.



As there is little or no preparation required for the membrane system it is very quick to install. When dry finishes are used the system is a "fast track" solution. Decoration does not need to be delayed and there is no drying process.

The Wykamol membrane system has been used successfully in many situations in the UK - from small domestic basements up to major waterproofing projects such as the London Underground stations. There is rarely a dampness or water ingress problem that falls outside the scope of the capabilities of the Wykamol system.



## RANGE OF MEMBRANES

WYKAMOL PRODUCE A WIDE RANGE OF MEMBRANES, DESIGNED TO COPE WITH A VARIETY OF STRUCTURES AND WATERPROOFING PROBLEMS.

### KONTRACT 8

This membrane is used on both wall and floors with an "air gap" of 5.3 Litres of space per m2 with high compressive strength. Available in 2.4m x 20m (48m2), this membrane is used for light water ingress situations. This membrane is also available in a clear version, 2m x 20m (40m2) for walls.



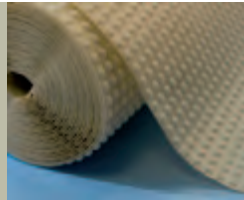
### WYKAMOL CM8

Wykamol cm 8 is a cavity drain membrane and is manufactured from high density polyethylene (PEH). It is impermeable and resistant to the usual chemicals in the building construction. Standard roll size is 2.07 metres by 20 metres (42m2).



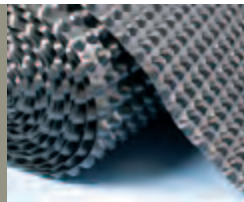
### KONTRACT MESH

Dimpled sheeting with plastic mesh welded on, suitable as a damp-proof base for plaster or shotcrete, for example, as a seepage layer in tunnel construction, or for repairing basements internally.



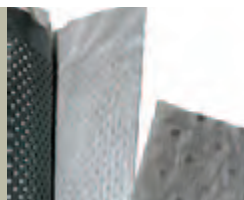
### WYKAMOL CM 20

Dimpled sheeting with particularly high drainage capacity, suitable for high performance see page layers in building and civil engineering construction. Also for waterproofing floors in refurbishment projects.



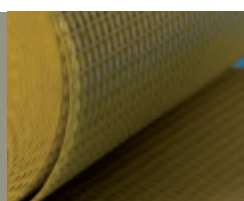
### WYKAMOL GEOTEX

Dimpled sheeting with integral separating membrane and welded-on-geotextile as a compact protection and drainage system for for EXTERNAL waterproofing in NEWBUILD construction. Installation depth up to 10m



### WYKAMOL SLIMLINE MESH

Slimline Mesh is a high density polyethylene membrane incorporating 3mm studs which allows the isolation of wet walls above and below ground. Incorporates a tough HDPE mesh lathing welded to the front face to allow the direct application of various plaster finishes or adhesive 'dabs' and plasterboard.



### WYKAMOL SLIMLINE FLOORSEAL

A low profile membrane (2mm) specially designed for fast-track sealing of damp concrete at ground level - no need for extensive surface preparation normally required with liquid DPM systems (epoxies etc) and no curing times before floor finished can be applied.



### WYKAMOL THERMOSEAL

A versatile and economic thermal insulating cavity drain system. Low stud height (4 mm) but high thermal resistance allows space-efficient lining of basement walls not subject to extreme water ingress.



## SUMPS, PUMPS & ALARMS

Sump pump systems are the key to a Cavity membrane installation and Wykamol's solutions are as broad as they are diverse.

Ranging from low risk single pump sump kits to twin pump chambers with additional battery back-up pumps and Telemetric Alarm Wykamol offer bespoke solutions for every scenario.

The Wykamol Sump kit is the common solution for residential waterproofing markets and without doubt, is the most competitively priced solution available to Contractor and Homeowners alike. It is the smallest sump chamber Wykamol produce and comes complete with one submersible sump pump, a high level battery operated mini alarm, access cover and all internal pipe fittings. The kit can be upgraded to accommodate two pumps if required.

For a more robust solution and to deal with both residential and commercial projects the Wykamol Sumpflo sump chamber offers flexibility in accepting a greater volume of ingress from both ground and grey water and surface water from lightwell areas. This product offers the specialist contractor key benefits at the installation stage and is designed with additional support features.

Wykamol offer a comprehensive range of alternative pump products, high level ingress warning alarms, which can be operated both from the mains and by battery. We can offer technical advice at all stages including design, installation and commissioning.



### SUMPFLO



### HIGH LEVEL ALARMS



### BATTERY BACK-UP



### TELEMETRIC SYSTEMS



# FOUL PUMPING STATIONS & RAINWATER HARVESTING

New build and Retro fit basement projects involve an increasing use of additional Wet Room and Bathroom space. This necessitates the need for the removal of foul waste and grey water from below ground level by pumping up or out to the main sewers.

Ground and surface water can be efficiently captured, filtered and recycled with the installation of a Rain Water Harvester. The Wykamol Group have been asked to specify a number of these systems in new build projects which offer garden irrigation or both garden irrigation and internal uses such as washing and toilet flushing purposes.

Such installations are Eco friendly measures and offer the fastest return on investment against water usage reductions. They are now commonly installed in commercial situations and Public sector renovations such as schools and hospitals.



## DRAINAGE SOLUTIONS

### AQUA CHANNEL

Wykamol Aquachannel is a P.V.C drainage conduit designed for the control of water ingress in below ground situations. Wykamol Aquachannel is fitted around the perimeter of the floor at the vulnerable wall/floor junction.

Wykamol Aquachannel can be used in most waterproofing situations, and is particularly suited for use in conjunction with



### AQUA DRAIN

Aquadrain is a drainage channel which acts as a perimeter conduit bedded in at the floor/wall angle.

Where appropriate, it can be laid under the slab to take ground water to a sump or soak away, and reduce flotation pressures from bearing on the slab.

Wykamol aqua-duct is fully perforated for maximum performance, and incorporates an outer geotextile filter to prevent particles from entering the channel. The product comes on a 150m & 50m x 60 mm dia roll.



Wykamol Cavity Drain Membrane systems. Water entering the building through the walls is controlled behind the Membrane and diverted to the Aquachannel at the base of the wall. The water enters the Aquachannel through pre-drilled 19mm drainage holes set 70mm apart along its length and is then diverted to a suitable drainage point, either natural or a sump and mechanical pump (see Wykamol Aqua Pump). Jetting eyes and channel to sump connectors can also be fitted into the perimeter drainage system to enable the Aquachannel to be cleaned periodically if necessary.

In situations where an existing floor slab/screed is solid and showing no signs of water ingress, cracking or de-bonding, the installation of Aquachannel can eliminate the need for Wykamol Cavity Drain membrane on the floor, proving beneficial in areas of limited headroom. The application of a liquid waterproof coating to the existing floor eg. (technoseal DPM) would be recommended to act as a moisture suppressant.





## WATERPROOFING SYSTEMS

Where membranes allow water to flow, a slurry or tanking process is designed to be a completely waterproof layer applied over a masonry surface.

Wykamol has developed a range of two cementitious linings designed to be used as tanking slurries. With the Wykamol group you get years of professional experience combined with expert industry knowledge. It's a winning formula.



### HYDRADRY

Wykamol hydradry is the ideal slurry waterproofing system for basement and cellar conversions. Hydradry is a cementitious compound designed for applications to the internal surfaces of walls and the associated solid floors of cellars and basements that are subject to penetrating dampness.

The hydradry system prevents ingress of liquid water and works by forming a physical and chemical bond with the substrate. It thus provides a monolithic waterproof membrane – yet still allows vapour transmission. Suitable for brick, stone, block and concrete, hydradry can be applied using a brush after being mixed with water into a paste.

### AQUASTOP

Slurry applied treatment used in the control of lateral penetration of water in walls below ground level. Aquastop tanking mix contains an acrylic polymer which imparts improved bonding, abrasion resistance, and improved strength.

**Uses:** Where external ground level is above internal floor level, it is necessary to provide a barrier to penetrating moisture in conjunction with an injected dpc in such instances aquastop tanking mix may be applied directly onto brickwork.

In basements and other areas of high hydrostatic pressure and where it is advisable to use the aquastop tanking mix in conjunction with a sulphate resisting backing render.

## TECHNOSEAL

### ADVANTAGES

- ↘ Single pack system
- ↘ Water based compounds that can be applied even to damp backgrounds
- ↘ Non-toxic, non hazardous, solvent and plasticiser free
- ↘ Good bond to many substrates
- ↘ Toughness, high flexibility, extensibility and good crack bridging properties
- ↘ Low water vapour permeability
- ↘ Alkali resistant, can be applied to alkaline surfaces
- ↘ Resistant to silage acids
- ↘ Non staining and stain blocking
- ↘ Available in a range of colours
- ↘ Quick drying. Typically touch dry in 1 hour

### APPLICATIONS

- ↘ Floors: Under/above screeds to provide a damp proof membrane.
- ↘ Basements: As part of a waterproofing system beneath ground level.
- ↘ Walls: Can be used under render or plaster as a water barrier or vapour barrier.
- ↘ Tiling: As secondary protection under tiles in wet areas e.g. Bathrooms, food processing areas, balconies, etc.
- ↘ Water Storage: The membranes perform well in our tests even when continuously immersed in water.
- ↘ Silage Storage: The membrane protects concrete from silage attack.



## EP40

Wykamol EP40 Epoxy Floor Seal is a two part waterdispersed Epoxy coating for new or existing concrete floors. Once cured Wykamol EP40 Floor Seal gives a hard wearing finish exhibiting excellent chemical resistance to most dilute alkalis, oils, detergents, grease animal fats and food products.

### ADVANTAGES


- ↘ Easy mixing.
- ↘ Water based - no fire hazard.
- ↘ No organic solvents.
- ↘ Low sensitivity to damp surfaces - excellent adhesion.
- ↘ Can be applied to walls and floors.
- ↘ Can be sprayed.
- ↘ High hardness and abrasion resistance.
- ↘ Equipment can be easily cleaned with water

### APPLICATIONS

To mix, simply stir the contents of both the base and activator units thoroughly, then add component two to component one and mix until even consistency is obtained. Apply by brush or roller one full coat at a rate of 5m<sup>2</sup>/litre. This may be reduced depending on the profile of the substrate and the porosity. Allow to cure for 12 hours before overcoating. Two coats are recommended for most applications. This product can be used as a DPM at ground level.







## WHY CHOOSE WYKAMOL?

Whether you are a Homeowner, Self Builder, Architect, Engineer or Builder the Wykamol Group offers a comprehensive package of products and services to help you achieve your plans for additional space whether it is for storage space or a complete new build basement the footprint of your property.

Our product range is among the broadest in the market and continues to evolve as Wykamol searches the latest technologies and solutions in the field of waterproofing.

Our experienced personnel are available for technical support, specification and design assistance, installation training and on-site support.

Wykamol products have been used in waterproofing and damp remediation projects on some of the UK's most famous buildings including Museums, Castles, Parliamentary buildings and English Heritage sites.

The Wykamol Group supplies to a network of approved Basement Contractors most of whom, have highly experienced and qualified team members. Their technical proficiency provides them with membership to Insurance guarantee schemes which enables them to issue their clients with 10 year guarantees on their workmanship.

Many of our approved Contractors provide a comprehensive support package which includes Groundworks, Party Wall surveys, structural calculations through to final fix.



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## STARTING A NEW PROJECT? HERE'S WHAT TO DO NEXT

Whatever the nature of your enquiry we will be pleased to assist you. Simply call or email us and we will put you in touch with one of our experienced team members.

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## HELP AND ADVICE

At Wykamol, we are here to answer your queries no matter how big or small. Help and advice is available to you whether you are an existing homeowner, contractor or developer. Contact details for telephone or website enquiries are above.





