Press Release
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Delta Membranes Revives Former Magistrates Court

The Future High Streets Fund (FHSF) is a program initiated by the government aimed at revitalizing underperforming high streets. The Former Magistrates' Court is set to undergo a significant transformation, becoming a vibrant centre for cultural and creative endeavours. The new design will incorporate diverse workspaces and production areas to accommodate a variety of creative industries. The evolution of this site will not only involve the establishment of innovative working environments but also foster community interaction through entertainment events and social gatherings.

The building, steeped in 143 years of history, has stood unoccupied for the last two decades. This extensive period of vacancy has added another layer to renovation approaches.

Delta Registered Installers, Timberwise (UK) Ltd, were appointed as the Waterproofing Specialists to undertake the waterproofing design and installation of the subterranean space.

The basement, spanning a substantial 70m in length and 6.3m in width, required renovations. The comprehensive works encompass several rooms including a Plant room, I.T room, and Music rooms, each with its unique requirements and design considerations. This project promises to enhance the utility and functionality of these spaces, benefiting the entire establishment.

The waterproofing design was specified around identifying water sources and eliminating them, along with considering the structure design, a continuous system, sequencing, and installation. It also factors in future maintenance and serviceability, all in compliance with the standards set by BS 8102:2022. This standard, known as the Protection of below ground structures against water ingress, is the code of practice that governs the waterproofing industry.

Methodology

For this project a specialist system was required to provide an efficient, compliant, and future proof approach.

Working closely with the developer, Timberwise (UK) Ltd suggested incorporating Delta's Type C, Fire Retardant, fully maintainable Cavity Drained System.

Delta MS 500 Fire Retardant is a robust Type C, Cavity Drained Protection system, designed to withstand demanding conditions. It holds a Euroclass fire rating of B-S2, d0 (EN 13501-1:2018), an indication of its superior fire resistance. Delta MS 500 Fire Retardant does not compromise on its strength, durability, functionality, or workability. This makes it an excellent choice for applications where both fire safety and structural integrity are paramount.

The 'Type C' Waterproofing System serves as a practical waterproofing solution for both new constructions and renovation projects. It incorporates two essential elements: a Cavity Drainage Membrane and a Basement Drainage system. BS 8102:2022 (Protection of Below Ground Structures Against Water Ingress – Code of Practice) defines Type C waterproofing as a protection system. This system manages water that penetrates the outer shell of a building, collecting the water in a cavity created between the exterior wall and an internal lining/wall.

Before the Delta Type C, Cavity Drained system was put in place, all junctions between floors and walls were meticulously attended to. In the context of building structures, 'junctions' refer to the points or surfaces where different elements or components intersect. In terms of waterproofing design, these junctions are often perceived as "weak points". They necessitate thorough detailing to guarantee a robust approach and ensure the effectiveness of the waterproofing system.

The previous flooring consisted of blue bricks, which were replaced by the main contractor. The new design incorporated rebates for drainage channels and sump chambers within the freshly installed concrete floor slab. This upgrade was meticulously planned and executed to enhance the functionality of the basement drainage system.

Before the Delta MS20 floor membrane was installed, a comprehensive flood test was carried out on the basement slab to ensure its integrity and suitability for the application. The flood testing process involves completely filling the basement slab with water and closely monitoring for any leaks or signs of water seepage.

Delta PT, was applied in the vaulted sections located directly beneath the structure. This specific installation permitted direct finishes.

Products Used

- Delta Amphibia (lift pit)
- Delta PT
- Delta MS 500 Fire Retardant
- Delta MS 20
- Delta Drainage Channel
- Delta Dual V3 Packaged Pumping Station
- Delta Dual V4 Packaged Pumping Station

Case Study Results

Adopting a future-proof strategy is a proactive way of ensuring a structures longevity. The project was successfully completed within the set timeline and budget constraints. This showcases Timberwise (UK) Ltd's commitment to efficiency and financial responsibility.

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