



21 Basements in 1 Project, Clapham Old Town

Extensive Below-Ground Redevelopment in a High-Risk Flood Zone

The Project

The £6.7 million Rectory Gardens development is in the prestigious Clapham Old Town area of South London. Delivered in five phases, it included the redevelopment of Rectory Gardens and Grove, building 3 new houses and refurbishing 29 existing houses, 21 of which required basement extensions.

Newton Approved Contractor [Edgeley Construction](#) were appointed as Design & Build Contractor to deliver the whole scheme for [Lexadon Property Group](#), and immediately collaborated with Newton on the waterproofing solution.

The waterproofing was made more complicated by the high flood risk, high water table, unstable ground conditions, and also the sequencing of the work meaning that different basements were completed at different stages.

The Solution

Various solutions were employed throughout the 21-basement scheme, including using [HydroSeal 203-RM](#) and [313-WP](#) to stop the initial water leaks. The [Newton HydroBond System](#) then provided Type A waterproofing protection with the [HydroBond 403 Plus](#) membrane pre-applied under the concrete slab, and the cementitious [HydroSeal 107 Elastic 2K](#) membrane applied to the underpinning and the retaining concrete block walls.

Type B protection was also provided in the construction joints with [HydroTank 315 Waterbar](#), and complete peace of mind was delivered with a full internal [Newton CDM](#) cavity drain membrane system to capture and remove ingressing water and ensure a completely dry internal environment.

The Result

Edgeley have brought a whole community of houses into the 21st Century, simultaneously preserving their heritage and upgrading their performance to modern standards. Furthermore, by considering all risk factors, all 21 dry basements have also been delivered, with Newton sourcing an [Insurance Backed Guarantee](#) for Edgeley to pass further protection on to the client.



Edgeley revamped the whole community of houses



Cavity drain waterproofing is a reliable system



"It's been a joy to partner with Newton Waterproofing Systems on this scheme in order to collaboratively specify a robust and insurance backed project for our clients.."

James Brett, Managing Director
Edgeley Construction

The Products

CDM SYSTEM

The most reliable waterproofing solution for any space below ground, the Newton CDM System combines decades of experience with the highest quality [BBA certified membranes](#), bespoke sump and pump configurations, battery back-up systems, remote telemetry options, and ancillaries.

HYDROBOND 403 PLUS

BDA Agrément certified, self-healing sheet membrane that provides a complete waterproof envelope around a structure. The gas barrier variant also provides resistance to radon, carbon dioxide and hydrocarbons in below-ground scenarios.

HYDROSEAL 107 ELASTIC 2K

BDA Agrément certified cementitious membrane that is tough and flexible, for the waterproofing and protection of concrete and masonry. Suited to the waterproofing of reservoirs, tunnels, water tanks, basements, podium decks, flat roofs and balconies.

HYDROSEAL 203-RM

Single-component, fast-setting structural repair mortar that is physically and chemically compatible with the host concrete. Highly adhesive and with great compressive strength, it is ideal for roads, runways, bridges, decks, floors and footpaths.

HYDROSEAL 313-WP

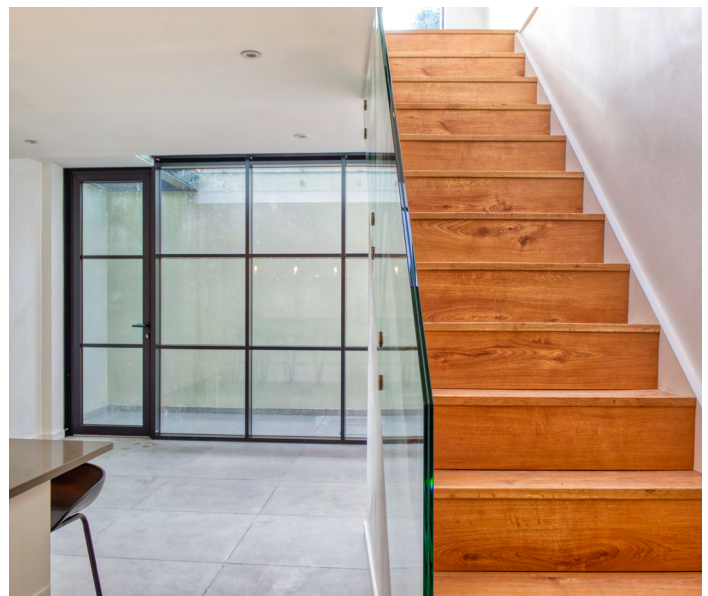
A single-component polymer compound that instantly stops running water or seepage through masonry or concrete. The non-shrink material sets in minutes and even becomes harder and more resistant when subjected to water pressure.

HYDROTANK 315 WATERBAR

The [Newton HydroTank System](#) ensures that the structure is the primary resistance to water ingress, in this case by utilising the BDA Agrément certified HydroTank 315 Waterbar that swells in contact with water to seal the construction joints.



The CDM System was installed throughout all 21 basements



Edgeley upgraded the internal finishes to high modern standards



The basement waterproofing is insurance-backed for peace of mind

Newton Specialist Basement Contractors

Newton recommends that our systems are installed by one of our nationwide network of Newton Specialist Basement Contractors (NSBCs). Trained by Newton, NSBCs offer a full guarantee on the design and installation, and can act as Waterproofing Design Specialists.



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