



Listed Property in Marylebone, London

Waterproofing a Below Ground Listed Property in London

The Project

A stunning property in Marylebone was undergoing major refurbishment. This 600sqm private residential property needed a complete revamp of the lower ground floor level, along with the external stabilising works to turn a damp, unused area into a habitable space. The area was to be used for climate-controlled wine storage, a steam room and sauna, and plant space. Main contractor [OLF Construction](#) recommended Newton Specialist Contractor MacLennan to the architect, [Arkle Boyce](#), for the waterproofing works.

The Solution

After surveying the property, MacLennan concluded that the Lower Ground Floor was at risk of water ingress and should be waterproofed. The structure hadn't historically had water ingress issues, however, when designing waterproofing systems you need to future-proof the building.

Various issues can bring water to bear against a structure in the future, such as blocked street drainage or a burst water main. If the structure is not waterproofed appropriately, it could be at risk of damage. In this instance, waterproofing was also required to the main body of the house.

Given this was an existing structure, the best solution for protecting it was to use [Newton's CDM System](#) for cavity drain waterproofing. The system has minimal impact to listed buildings, and includes [drainage](#) and [sumps and pumps](#) to remove any potential water ingress.

The Result

MacLennan installed waterproofing to the Listed building in Marylebone, ensuring that the client was able to optimise their available, existing space.

They transformed the unused space into a wine cellar, steam room, sauna, storage and plant area. The work was also carried out in the agreed time frames, within budget, and supported by MacLennan's installation guarantee and Professional Indemnity insurance for the design.



The client specified a waterproofed, habitable level.



Tricky detailing around the window fittings.



"Another trouble free project using Newtons range of waterproofing systems and materials. We want reliability and quality and that is what we get with the Newton cavity drain and pump systems."

Ian MacLennan, Managing Director
MacLennan

The Products

CDM SYSTEM

The most reliable waterproofing solution for any habitable space below ground, the Newton CDM System combines our decades of waterproofing experience with the highest quality products.

This includes BBA certified cavity drain membranes from [Newton System 500](#), bespoke sump and pump configurations, backup systems, telemetry and ancillary options, depending on the nature of the project and the client's requirements.

CDM 508 MESH MEMBRANE

One of Newton's BBA certified, high quality cavity drain membranes that can be used to form part of the CDM System

Also the only cavity drain membrane in the UK with BBA approval that is also manufactured from 100% recycled HDPE.

SYSTEM 500 ANCILLARIES

A selection of specialist ancillary products that are critically important for the correct installation of the Newton CDM System, including plugs, tapes and seals.

BASEDRAIN

A range of products that collectively receive and drain water from the cavity drain membranes and direct it to the point of discharge.

PUMPS AND SUMPS

An extensive range of submersible pumps and pumping ancillaries for the control of clean ground water, grey water, effluent or sewage in basements.



Floor to ceiling membrane fitting.



Waterproofing was required to the main body of the house at this level.



The work was carried out in the agreed time frames and within budget.

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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