

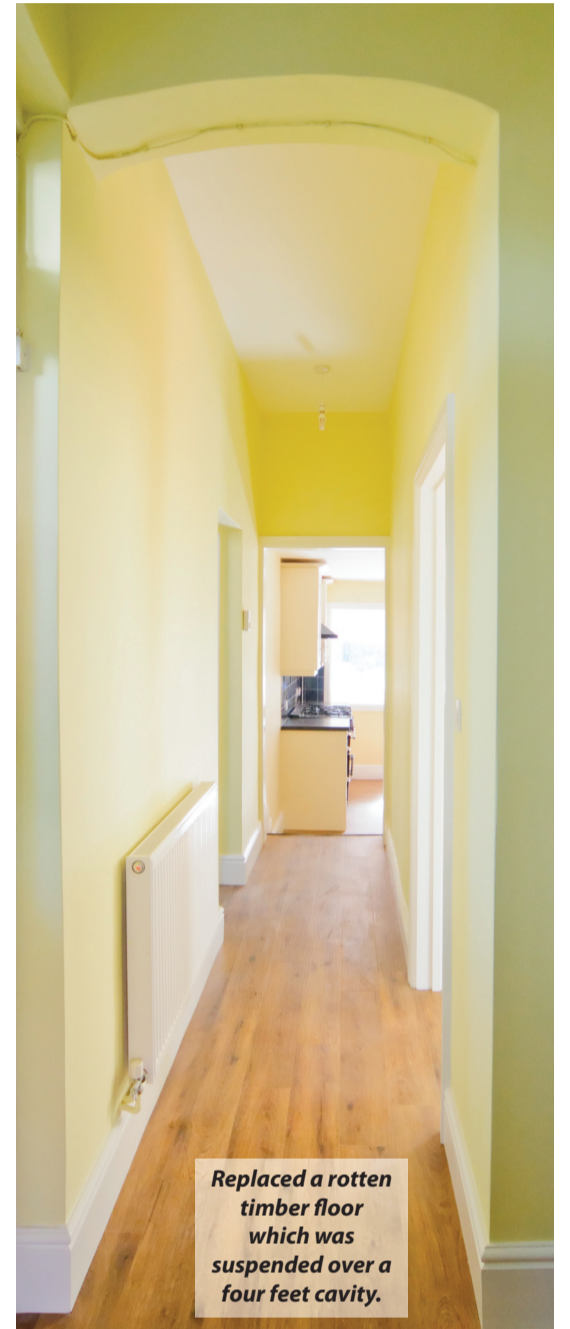


CASE STUDY - POST FLOOD RENOVATION - TEWKESBURY (1)



designer kitchen installed and fitted by a third-party supplier

Drainage and storm drainpipes repaired and new Karndean floor laid



Replaced a rotten timber floor which was suspended over a four feet cavity.



Walls replastered with Koster German plaster which prevents spread of salt crystals

LOCATION

A semi-detached Victorian house in Tewkesbury, Gloucestershire.

CHALLENGE

This property was flooded to a depth of six inches in July 2007.

The insurance company repaired and renovated the property by early 2008. However, there were problems initially believed to be a result of bad workmanship but subsequently revealed to be major problems associated with dry rot and damp. The ground floor treatment and renovation had to be completely redone.

Our specialists were called into the property in late 2010.

WHAT WE DID - FIRST STAGE - GETTING BACK TO BASICS

Preparation

- The family were moved out. A removal company was hired to box up the possessions from the ground floor and take them into dry storage.
- A temporary key-lock door was fitted to the top of the stairs to protect the upper floor from damp and dust.
- Rooms and walls photographed (furniture and picture positioning).

Initial work

- Stripped off all the old plaster from walls down to the bricks
- Took down and stripped out all the door trims, skirting, picture rails
- Dug out all the floors right down to the soil - the builders were all working on the mud.
- Original basement found to have been filled in with previous owner's junk and rubble, covered with soil and old blocks of rubble. When the flooring was removed above this, an 18-inch cavity was discovered beneath the floor where all this had settled.
- Storm drain and normal drainage pipes were found to have collapsed under the kitchen - these had to be replaced.
- 14 large builders skips were hired to take away all the rubble and soil excess. At one point there were JCBs in the kitchen and summer room.



Upper floor was protected during work by temporary door

Staircase fully suspended / supported from above. Side panelling removed, dried out and restored.



What do we mean by 'Warm-Floors'?

The 'Warm-Floor' is the ultimate insulation against ground damp.

1. 100mm compact stone layer, 'blinded' with sand.
2. 200-gauge membrane, cut into and sealed into the brick.
3. 100mm cellular insulation finished with 150mm concrete slab.

On top of that we lay a Karndean vinyl or carpeting.



CASE STUDY - POST FLOOD RENOVATION - TEWKESBURY (2)



The front room

Basement filled in with compacted stone. Karndeal covering over a 'warm-floor' and radon barrier.

WHAT WE DID - SECOND STAGE - THE TREATMENT

Remedial work

- Old basement filled with binding stone (solidifies after filling).
- Rebuilt floors - these were irrigated and rebuilt to the correct height. (note about 'warm floors and insulated concrete?')
- Damp dealt with by installing a silicon damp proof course. Holes drilled into brick, 2-3 courses up from the ground
- Dealt with dry rot - full irrigation treatment done. This is very labour intensive - holes have to be drilled into all the walls in a four-inch grid. Injected Biocide solution which kills any biological growth within the substrate (fabric of building)

Restoration work

- Re-install main electric leads and plumbing framework
- Replastering with high-performance Koster German plaster - a cement based product specially designed to stop the spread of salt crystals - used in swimming pools
- Re-install socket faces of electrics, fittings, architraves, skirting boards and radiators.
- Kitchen installed as a designer kitchen range (branded) from a third-party company.
- Warm floors and radon barriers installed where necessary, overlaid with Karndeal vinyl or carpet



And finally

- Ground floor professionally cleaned
- Personal belongings returned and replaced in original positions
- All paid for by original insurance company.
- Job took nearly four months



What is a 'Radon Barrier'?

This is a high-gauge barrier which stops stops radon gas and water vapour penetrating through the concrete warm floor. Radon gas usually comes out of backfilled areas - as the backfill decomposes, gas is released. The barrier was installed here because there was backfill towards the bottom of the client's garden.