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## PROJECT NOTE

Project Name: Canolfan Soar, Basement Redevelopment

Client Name: Canolfan a Menter Gymraeg Merthyr Tudfu

Project Ref: 22-1039

Date: 5<sup>th</sup> June 2026

Version: -

Application Reference Nr(s): P/26/0058 and P/26/0057

Site Address: Canolfan Soar, Pontmorlais, High Street, Merthyr Tydfil, CF47 8UB

Description of Works: Creation of a new entrance on the northern elevation, together with replacement sash windows, installation of new external timber doors and renovation of the rendered elevations. Refurbishment of the basement level, including waterproofing of walls and floor, installation of new floor slabs and associated reconfiguration of the internal spaces and installation of a moveable acoustic wall/screen.

1. A site visit was arranged at Canolfan Soar to enable an inspection for the Planning Officer and Heritage Officer following consultation comments received. The purpose of the visit was to discuss the strategy for waterproofing in addition to allow for a visual inspection of the current interior and exterior.
2. Further to the site visit at Canolfan Soar with Gareth Davies (Planning Officer) and Peter Thomas (Heritage Officer) on Thursday 4<sup>th</sup> June 2026, with Phyl Griffiths (Canolfan Soar CEO) and Amanda Needham (Conservation Architect), please find below information as requested at this meeting. Where information has been included in the documentation as submitted as part of the planning and listed building consent applications, this has been extracted and placed in this document, with reference made to the original material.
3. Proposed Project Delivery strategy
  - 3.1. See item 5.2.2 in 22-1039 Basement Redevelopment Report.
4. Waterproofing Issues / Context
  - 4.1. In 2009, planning and LBC consent was approved for the major alteration works to the basement and the wider site. The application reference of this is noted as P/09/0129. Information for this project is limited. Documentation that is available for this project illustrated the requirement to apply a tanking system to the internal walls of the basement. As the project developed, it is understood that this system was omitted in order to meet budget availability.
  - 4.2. It is understood that the project was developed during the period of 2010-12.
  - 4.3. Circa 2020, the basement was made redundant as it had become very difficult to occupy the space due to the intolerant environment. (Refer to item 5.2.1.2 in 22-1039 Basement Redevelopment Report).

- 4.4. In 2024, Taliesin Conservation commenced internal environmental monitoring in the basement. Readings were obtained for a 12-month period. (Refer to item 5.2.1.3 in 22-1039 Basement Redevelopment Report). Please also refer to Taliesin Conservation's Internal Environmental Report.
- 4.5. Protectahome were appointed in November 2025 to provide specialist advice on the application of a tanking system, ensuring that the system was designed to meet the clients brief, which was to create a water-tight basement.
- 4.6. Survey information in connection with the below ground drainage and existing floor slab conditioned were requested by Protectahome. The surveys were undertaken in January 2026, with the information provided to Protectahome shortly afterwards. Protectahome issued their first report on the 15th of January 2026 which noted that 'the existing basement waterproofing measures are extremely limited based upon what can be seen from the visual inspection, or from what can be observed from the walls that have been opened up together with the slab survey. If the existing waterproofing was to experience any hydrostatic pressure, it would not provide adequate protection against ground water ingress into the basement.' Protectahome concluded that 'unless through investigation into the current slab build are completed providing conclusive answer, the previous work completed as part of the regeneration project will need to be removed and a new reinforced concrete slab be introduced. The current substrate does not withstand any hydrostatic pressure, as clearly demonstrate by the current water ingress and will not be able to withhold the application of a waterproofing membrane.' (Refer to item 5.2.1.7 in 22-1039 Basement Redevelopment Report).
- 4.7. Protectahome confirmed that in order to meet the client's end-user brief the waterproofing solution would need to meet a grade 3 Environment. In order to meet the Grade 3 environment there is a need to apply a membrane to both the floor and all walls. The existing slab will need to be lifted to form a slab that meets expectations for the waterproofing system. It is noted that should it be found that the existing slab is reinforced, a new slab may not be required. (Refer to item 5.2.1.8 in 22-1039 Basement Redevelopment Report).
- 4.8. The tanking system needs to be applied to all walls in order to comply with the Grade 3 environment requirements as set out in BS8102 2022 Protection of below ground structures against water ingress.
- 4.9. Please see item 5.2.3 in 22-1039 Basement Redevelopment Report for proposed mechanical ventilation strategy.
- 4.10. Please see item 5.2.4 in 22-1039 Basement Redevelopment Report for proposed natural ventilation strategy.