

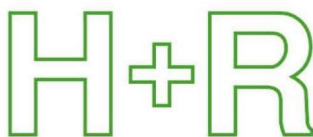


Fig 29:

Bedroom 2; showing the north-east corner and the decay to the timber sole plate where in contact with the concrete slab



Fig 30:



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Photographs
27 November 2018
Not to scale



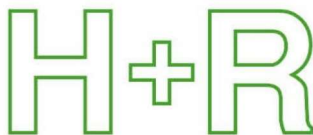
Fig 31:

Bedroom 2; showing the removal of some of the wall coverings on the north wall revealed timber boarding within



Fig 32:

Lounge; showing the timber frame sole plate behind the boxing-in on the north wall. The plate showed some evidence of historic insect attack, especially to the west end



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Fig 33:

Lounge; showing the north wall timber sole plate. The plate showed signs of historic insect attack especially to the west end



Fig 34:

Lounge; showing the historic insect attack to the north wall timber sole plate. The size and nature of the flight holes suggested the damage may have caused by Deathwatch beetle (*Xestobium rufovillosum*)



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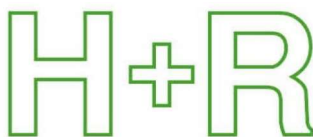
Fig 35:

Lounge; showing the faux timber framing on the south wall. The wall covering appeared to be cement-based although the original lime-based wall coverings may be intact behind



Fig 36:

Lounge; showing the cement-based render wall finish to the west wall



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Fig 37:

Lounge; showing the small hole in the floor boards which was used to identify the sub-floor void build-up in this room. The investigation confirmed that the build-up was identical to Bedroom 2, with softwood floor boards over softwood timber supports laid onto clinker ash concrete slabs



Fig 38:

Lounge; showing the opening-up of the timber frame sole plate on the south wall. Extremely damp particle board formed the skirting and blanking-in plate at floor level, and moisture contents of the timber on the day of the survey was high enough for decay to occur



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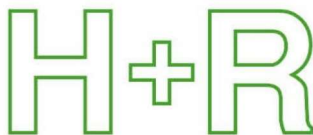
Fig 39:

Lounge; showing the decay to the timber frame sole plate on the south wall. Timber moisture content of the timber plate on the day of the survey in the room was generally high enough for decay to occur



Fig 40:

Lounge; showing the particle board skirting used throughout the historic ground floor areas



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Fig 41:

Kitchen; showing the floor structure. The softwood floor joists were laid onto the concrete slab with a damp-proof material between them. Moisture contents of the timbers in the kitchen on the day of the survey were too low for decay to occur



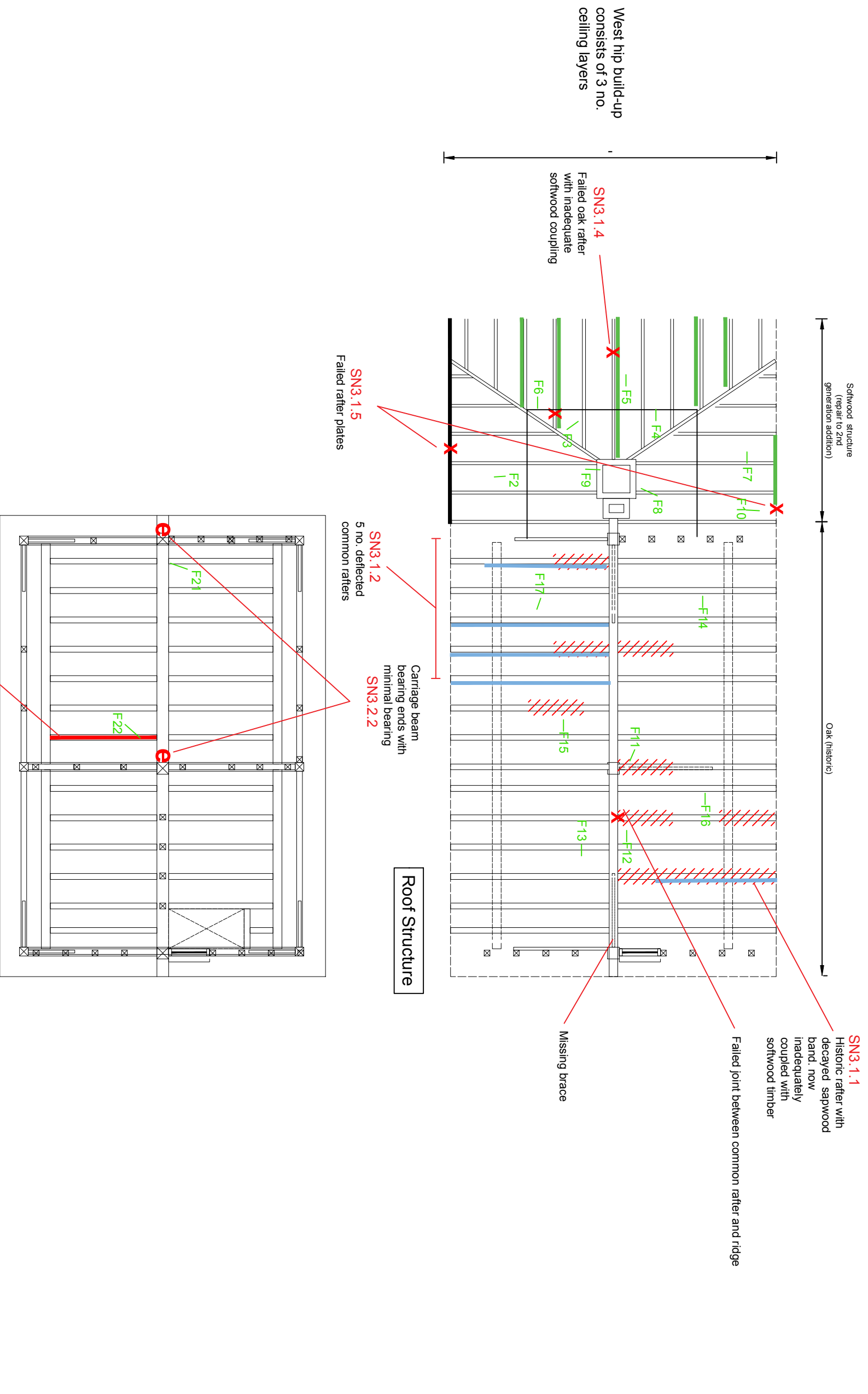
Fig 42:

Kitchen; showing the sub-floor void in the kitchen towards the west wall. Note the damp-proof material between the joists and the concrete slab

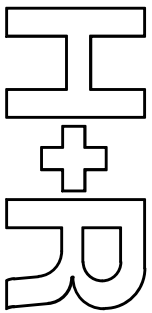


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Attachment C



SN3.1.1 etc refers to the unique identification code system used by H+R in Attachment A schedule of observations and recommendations



The Pest House, Roof Truss and Ceiling Joist Plans
TIMBER CONDITION INVESTIGATION
27 November 2018

Hutton + Rostron Environmental Investigations Ltd
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Key:

Structural Engineer to comment

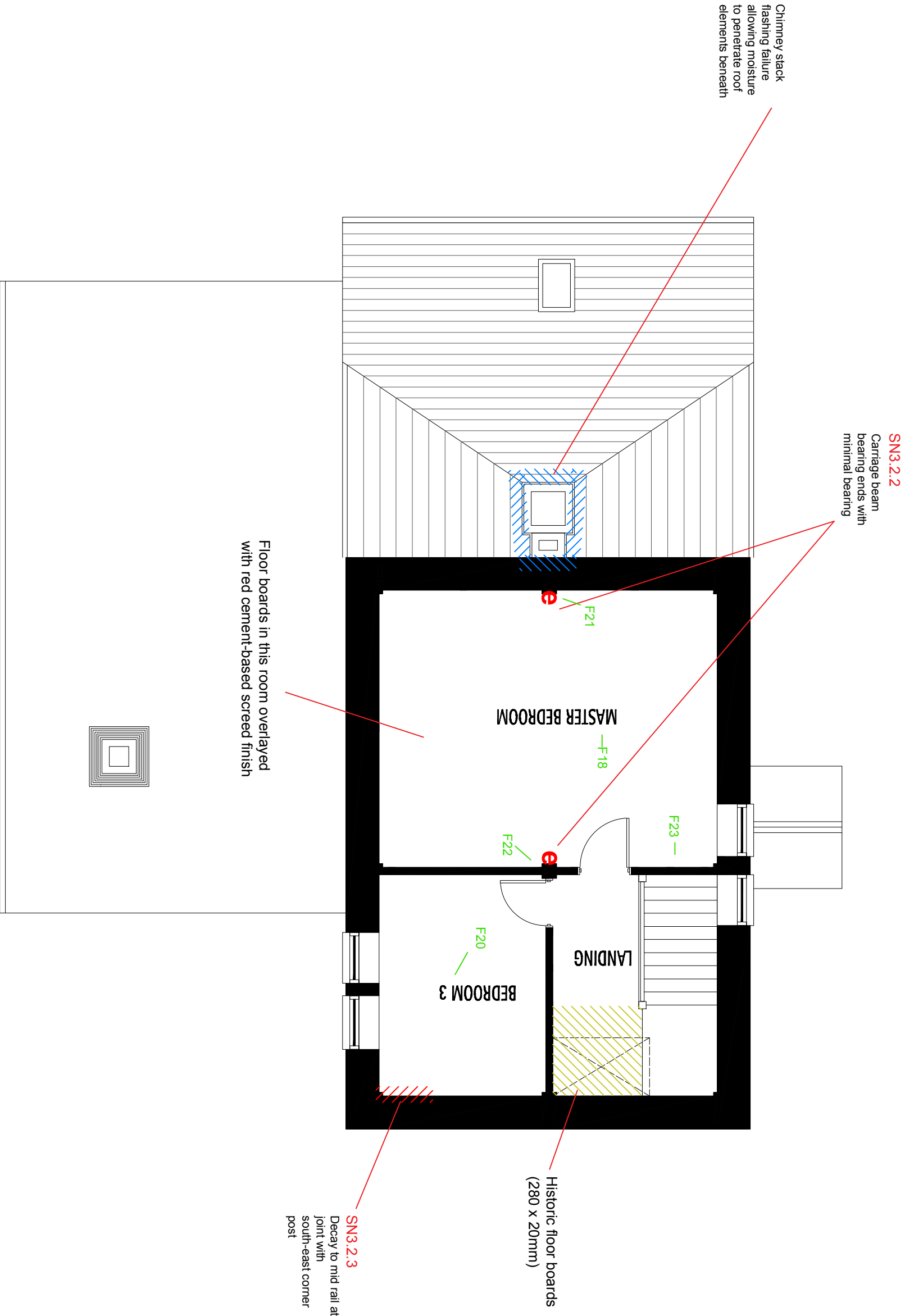
Area subject to timber decay

Oak (2nd generation/salvaged)

Softwood timber intervention

Failed timber element

Photograph location



SN3.1.1 etc refers to the unique identification code system used by H+R in Attachment A schedule of observations and recommendations

H+R

The Pest House, 1st Floor

TIMBER CONDITION INVESTIGATION

27 November 2018

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Key:

- Structural Engineer to comment
- Area subject to timber decay
- Area subject to moisture penetration
- Historic floor covering
- Photograph location

F1



Decayed sole plate with evidence of inactive wood boring insect infestation
SN3.3.5

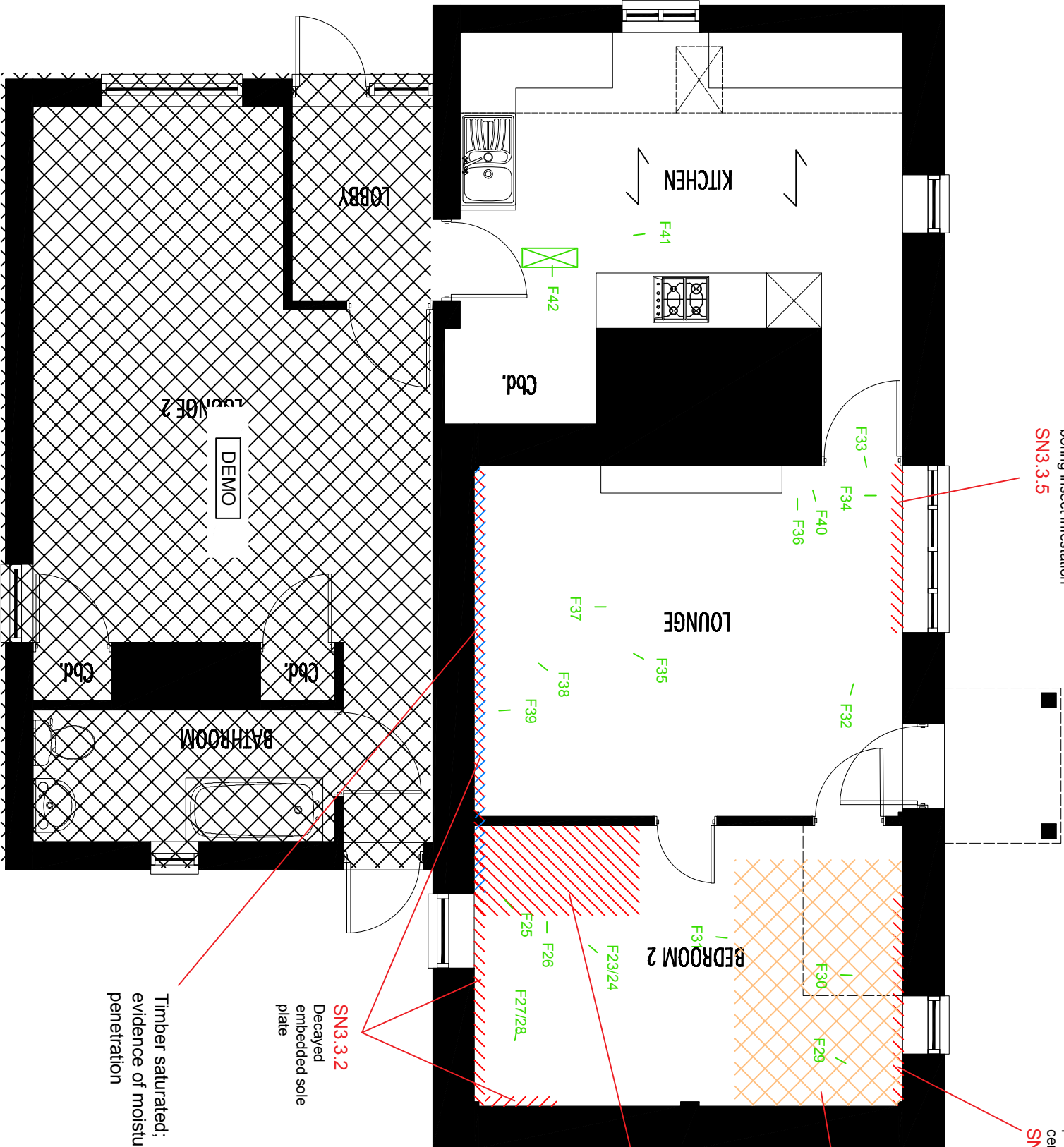
Decayed embedded sole plate in cementitious slab
SN3.3.4

Concrete floor slab, cast in situ

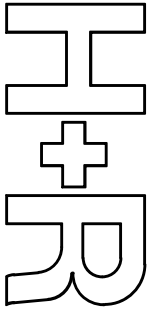
SN3.3.3
Decayed floor structure

SN3.3.2
Decayed embedded sole plate

Timber saturated: evidence of moisture penetration



SN3.1.1 etc refers to the unique identification code system used by H+R in Attachment A schedule of observations and recommendations



The Pest House, Ground Floor
TIMBER CONDITION INVESTIGATION
27 November 2018

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Key:



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Area subject to timber decay



Area subject to moisture penetration



Inspection hatch for sub-floor voids



In-situ concrete slab

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