



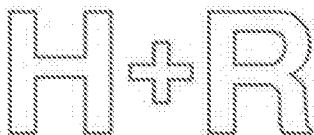
Fig 41:

West elevation of north wing; showing re-entrant corner with main building. Note defective eaves gutter discharging water onto structures beneath and cracks to brickwork at first floor level. Also note heavy erosion to pointing and previous patch repairs with cementitious materials



Fig 42:

West elevation; showing re-entrant corner to north wing and main building. Ground levels above internal floor levels to north and at and close to floor levels to the east. Note ground and surface drainage allowing water penetration to the base of walls and foundations, providing conditions for damp and decay



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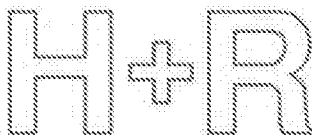
Fig 43:

West elevation; showing west ground floor extension with roof drainage draining water back into adjoining structures, providing conditions for damp and decay. Also showing settlement to brickwork and ground and surface drainage allowing water penetration to the base of the walls and foundations and above internal floor levels



Fig 44:

West elevation of main building; showing tiled roof surface coming to the end of its useful life and eaves gutters and rainwater downpipes replaced in the past but very vulnerable to blockage and overcharging. This allowed chronic water penetration to structures beneath, providing conditions for damp and decay. Also showing chimneystack with original tall pot serving ground floor kitchen extension to west



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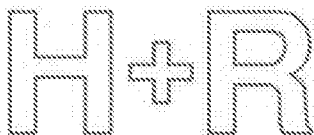
Fig 45:

West elevation re-entrant corner with ground floor extension; showing ground and surface drainage allowing water penetration to the base of walls and foundations, providing conditions for damp and decay



Fig 46:

West elevation; showing clapboarded structure at first floor level with evidence of localised wet rot decay and flashings to adjoining structures beneath and to the east. Also showing roof drainage blocked and allowing water penetration, providing conditions for plant growth, damp and decay



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Fig 47:



West elevation; showing mill with masonry of original chimneystack, vulnerable to water penetration due to poor haunching and pointing. This was allowing chronic water penetration, providing conditions for plant growth, damp and decay. Also showing clapboarded timber structure built in contact with stack, vulnerable to wet rot decay and painted with layers of impermeable paint. This was allowing water penetration but restricting drying

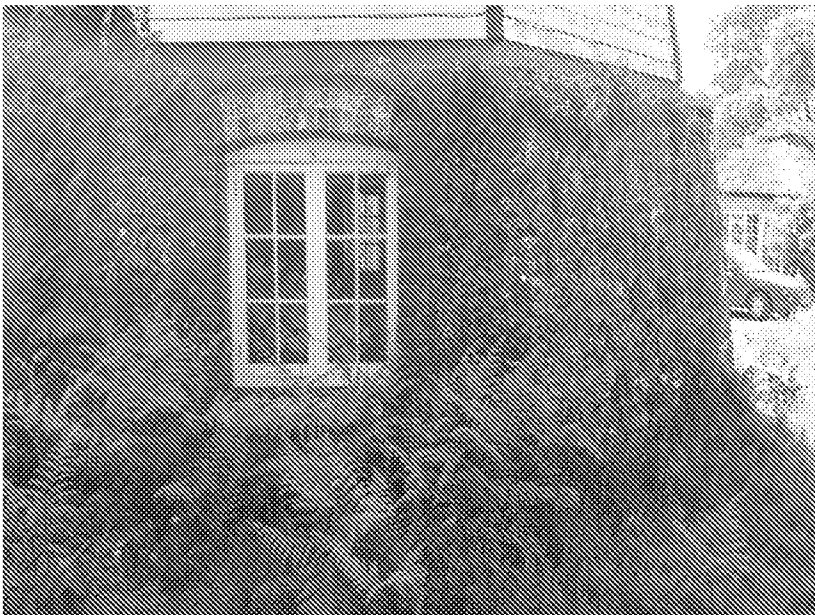
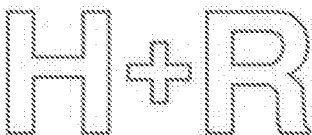


Fig 48:

West elevation; showing masonry wall at base of mill formed of knapped flints and brickwork. Note evidence of chronic water penetration from defective flashing and pointing, providing conditions for plant growth, damp and decay



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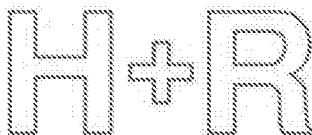
Fig 49:

View to south; showing structure very exposed to wind driven rain when accessed in accordance with BS 8109: 1990



Fig 50:

View to south-west; showing structure very exposed to wind driven rain when accessed in accordance with BS 8109: 1990



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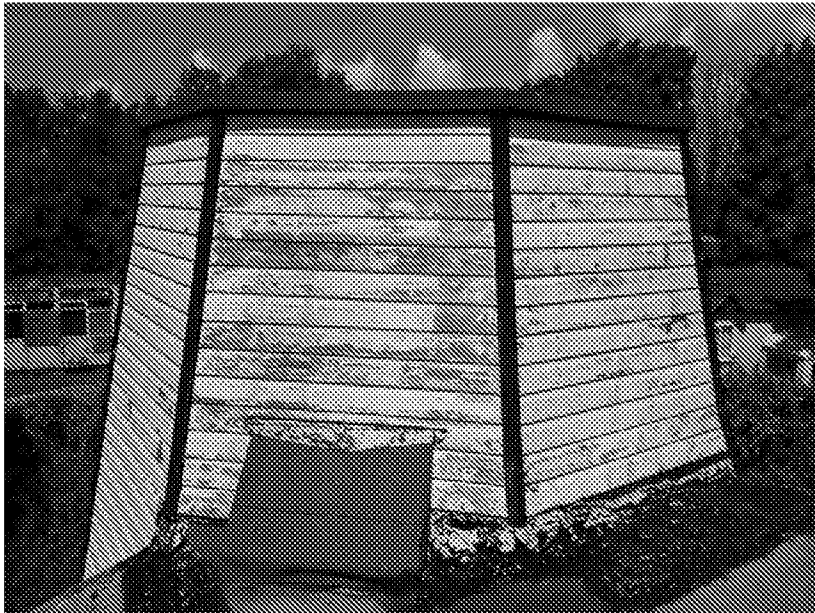


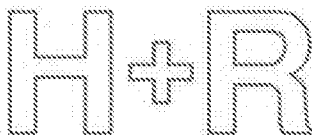
Fig 51:

Roof over mill; showing original mill tower 'raze' or truncated with flat roof laid over original second floor structure. Note no special provision for insulation and ventilation and the roof surface with limited service life. Also showing what appeared to be original window or access hatch blocked with flashing at the end of its useful life



Fig 52:

Roof over mill; showing bituminous felt roof surface recently patch repaired but with a limited service life and with no provision for insulation or ventilation



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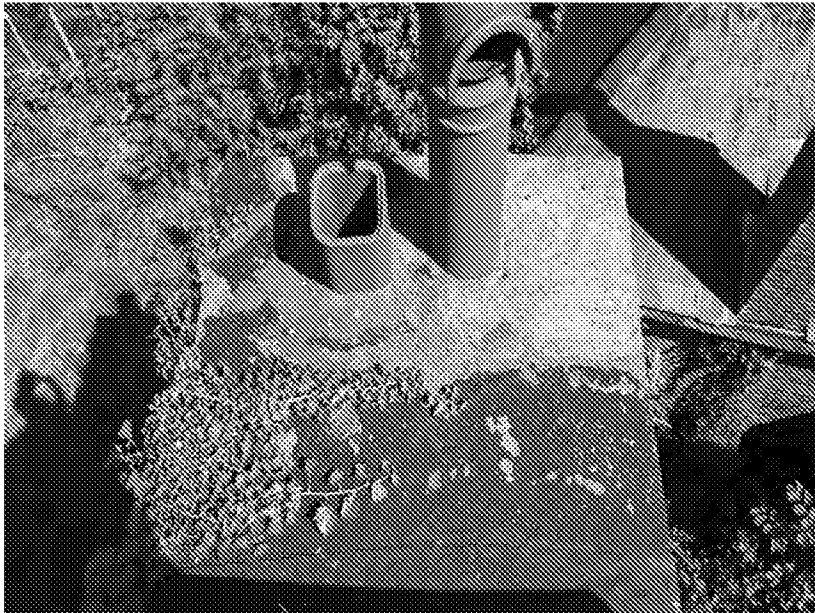


Fig 53:

Roof over mill; showing chimneystack to north with haunching and flashing in poor condition. This was allowing water penetration providing conditions for plant growth, damp and decay

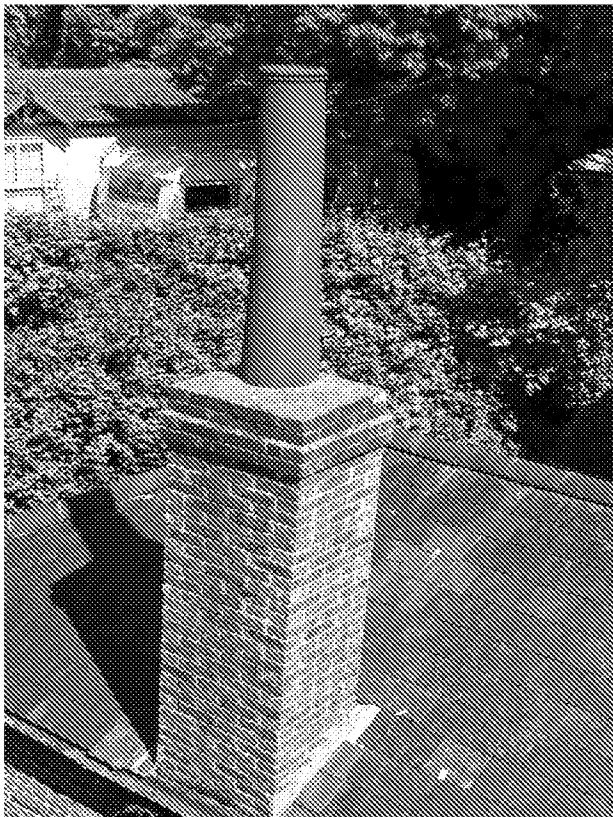


Fig 54:

Roof over west ground floor extension; showing chimneystack with tall chimneypot. Note erosion to haunching and pointing. This was likely to allow water penetration but restrict drying

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Fig 55:

Roof over north side of main building; showing chimneystack with open pots and with haunching and pointing and flashing in poor condition. This was allowing water penetration into the structures beneath providing conditions for damp and decay



Fig 56:

Roof over north side of main building; showing chimneystack with open pots and with haunching and pointing and flashing in poor condition. This was allowing water penetration into the structures beneath providing conditions for damp and decay

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Fig 57:

South elevation; showing failed flashing which allowed water penetration



Fig 58:

North side of the first floor mill; showing possible date of the construction of the original mill

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Fig 59:

Roof over north wing; showing chimneystack with open flue and with haunching and pointing in poor condition. This is likely to allow water penetration into the structures beneath, providing conditions for damp and decay

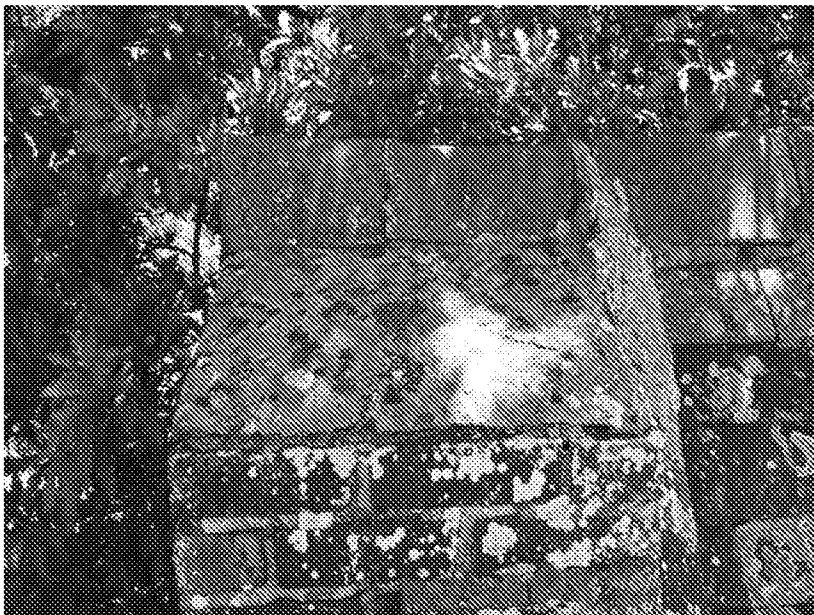
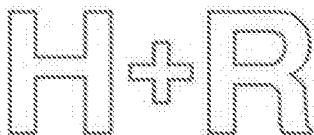


Fig 60:

North end of roof over south side of main building; showing original chimney blocked with no provision for ventilation. Note flashing and pointing in poor condition. This was likely to allow water penetration but restrict drying



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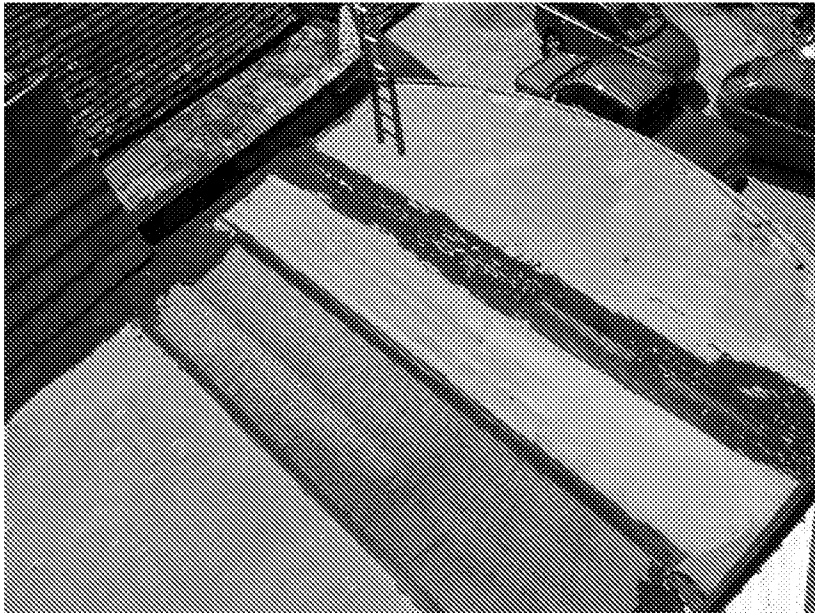


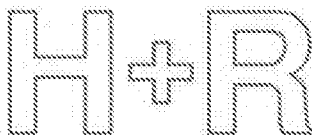
Fig 61:

Flat roof over link building or bay between main building and mill; showing bituminous felt roof surface relatively recently patched but with a limited service life. Also showing flashings in poor condition and no provision for insulation or ventilation



Fig 62:

North side of roof over main building; showing roof surfaces relatively recently re-laid but appearing to have a limited service life. Also note no provision for insulation or ventilation



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Fig 63:

Roof over north wing as seen from the south; showing roof surface in relatively good condition but with no special provision for ventilation. Also showing some slipped and broken tiles



Fig 64:

Roof over west ground floor extension; showing valley between pitched roof and main building with roof drainage vulnerable to blockage and overcharging and poorly accessible for inspection and maintenance. This was likely to allow water penetration into the structures beneath providing conditions for damp and decay

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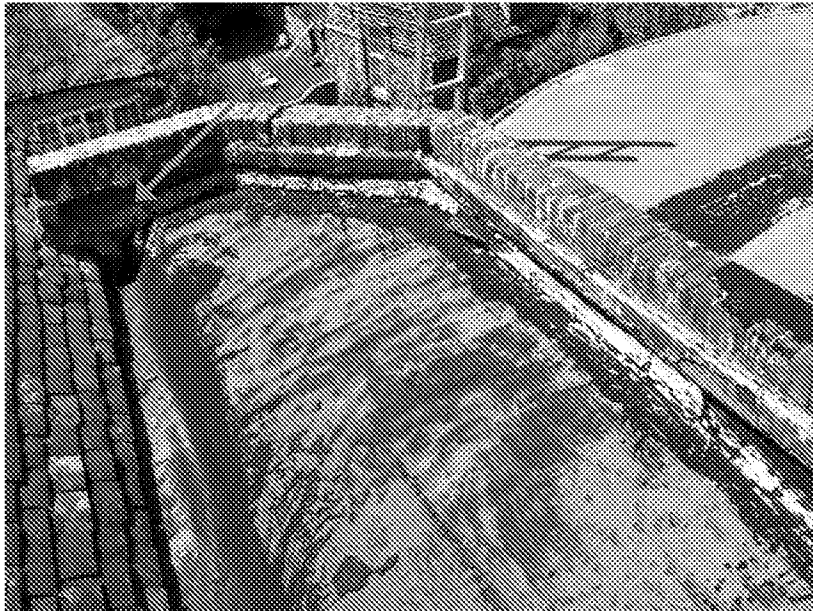


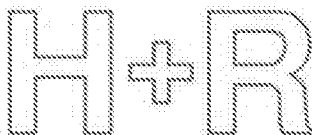
Fig 65:

Flat roof over bay at south end of main building; showing bitumen roof surface relatively recently patch repaired but with a very limited service life. Also showing flashing and coping to parapet in poor condition and likely to allow water penetration into the structures beneath providing conditions for damp and decay. Note drain to roof vulnerable to blockage and overcharging



Fig 66:

Parapet wall of bay roof at south end of main building; showing erosion to brickwork and pointing with settlement crack. This may be structurally significant as well as allowing water penetration into the structures beneath providing conditions for damp and decay



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Fig 67:

South end of north side of roof over main building; showing gable end finished with cementitious render and patch repair to flashings. This was likely to allow water penetration but restrict drying providing conditions for damp and decay

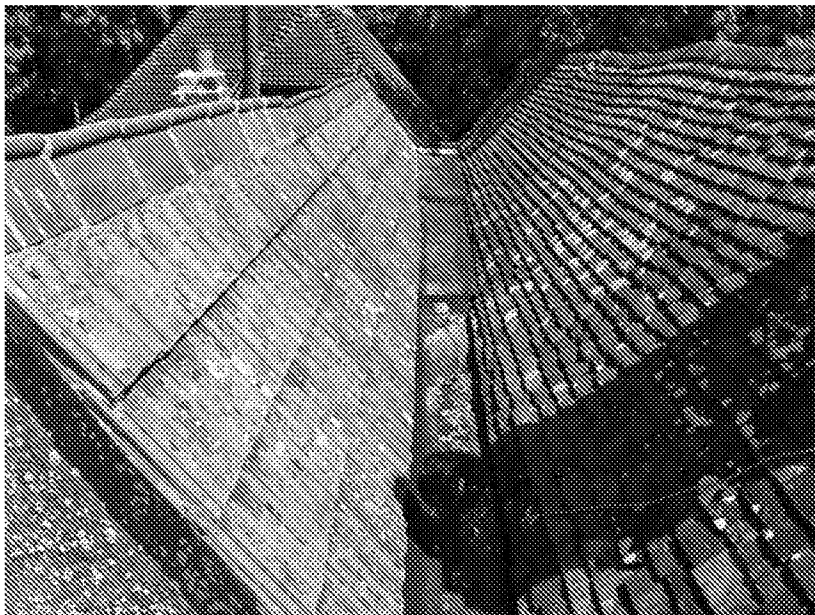
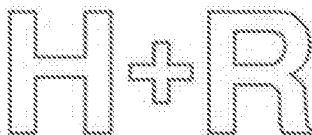


Fig 68:

Main roof; showing central valley with tiled roof surfaces to south and slate roof surfaces to north. These appeared to have been relatively recently re-laid but would have a limited service life. Also showing lining to valley gutter with a limited service life and likely to have allowed chronic water penetration into the structures beneath in the past, providing conditions for damp and decay



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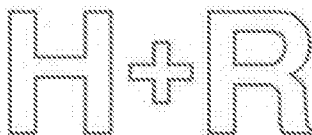
Fig 69:

South end of east side of main roof; showing tiles relatively recently re-laid with a limited service life. Note broken and damaged tiles vulnerable to water penetration, especially during wind driven rain



Fig 70:

North end of east pitch roof over main building; showing tiles relatively recently re-laid but with a limited service life. Note no special provision for ventilation



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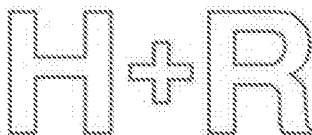
Fig 71:

Flat roof at north-east re-entrant corner between main building and north wing; showing lead roof surface with a limited service life. Note no special provision for insulation or ventilation



Fig 72:

Roofs over east ground floor extensions; showing roof surfaces and roof structures at the end of their useful lives; especially over the larder to the east



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Fig 73:

West pitched roof over main building; showing softwood common rafters and ceiling joists acting as collars. Note heavily contaminated debris and mineral fibre quilt insulation and roof re-laid onto impermeable sarking felt to east and more recently onto breather felt to west on previous refurbishments. Generally, inadequate provision had been made for insulation and ventilation and contaminated insulation and debris represented a potential irritant or health hazard during and after refurbishment

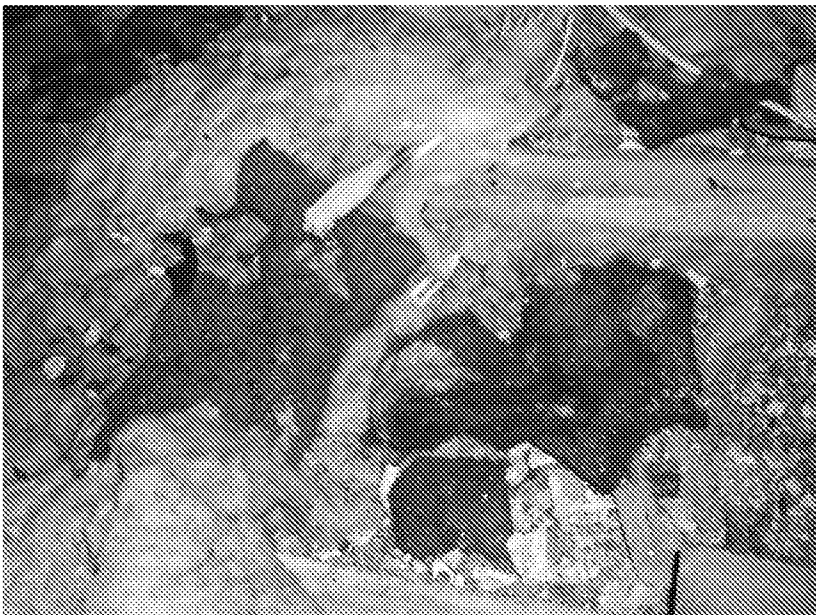
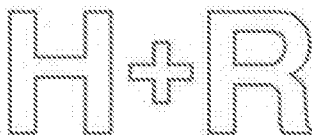


Fig 74:

West pitched roof over main building; showing heavily contaminated dust, debris and insulation material. This represented a potential irritant or health hazard during and after refurbishment



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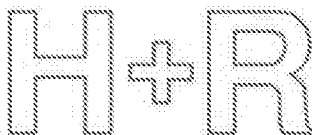
Fig 75:

East pitched roof over main building; showing softwood common rafters and ceiling joists making lightweight trusses, overlaid with bituminous felt on previous refurbishment. Also note primary tie beams or ceiling joists and heavily contaminated mineral fibre quilt insulation



Fig 76:

West pitched roof over main building; showing ceiling replaced with plasterboard on previous refurbishments and heavily contaminated debris and mineral fibre quilt insulation. This represented a potential irritant or health hazard during and after refurbishment



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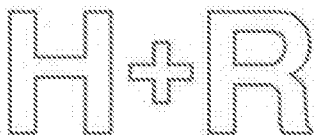
Fig 77:

West side of east pitched roof over main building; showing plate beneath valley subject to chronic water penetration in the past and partially decayed by wet rot, although it was too dry for further decay to occur at the time of survey. Also showing bearing of primary ceiling or tie beam



Fig 78:

Roof over north wing; showing softwood common rafters and ceiling joists forming lightweight trusses and supported on softwood purlins. Note common rafters overlaid with softwood sarking boards and overlaid with bituminous felt on previous refurbishment with no provision for ventilation. Also showing a thin layer of mineral fibre quilt insulation



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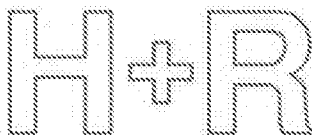
Fig 79:

Roof over north wing; showing softwood common rafters and ceiling joists forming lightweight trusses and supported on softwood purlins. Note common rafters overlaid with softwood sarking boards and overlaid with bituminous felt on previous refurbishment with no provision for ventilation. Also showing a thin layer of mineral fibre quilt insulation



Fig 80:

Roof over north wing; showing eaves with no provision for ventilation. Also showing 'sprockets' secured to common rafters and supporting eaves, treated with creosote or bituminous material on original construction and common rafter plate to interior of wall



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Fig 81:

Roof over north wing; showing contaminated insulation dust and debris overlying lath and plaster. Also note some evidence of occupancy by bats in the past

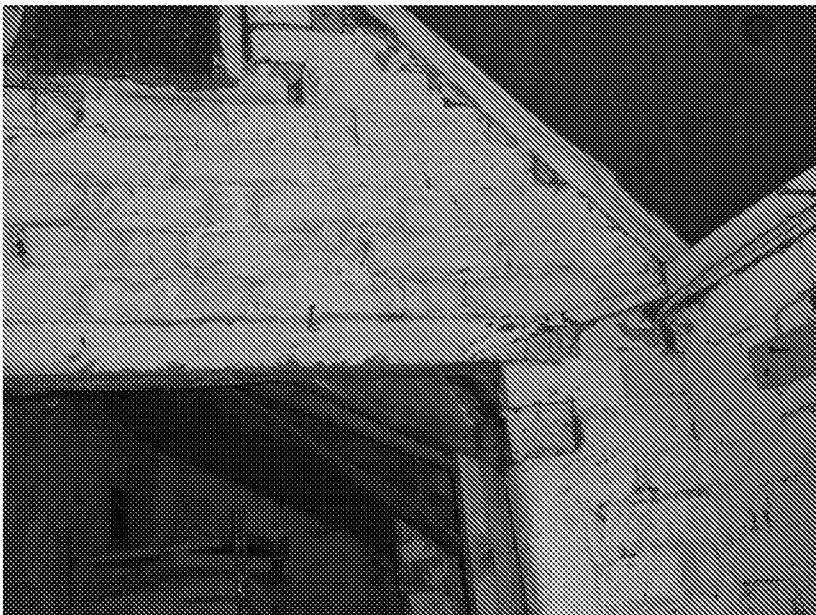
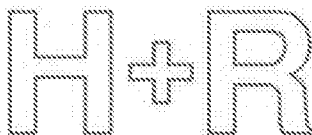


Fig 82:

Catslide roof over 'larder' at east end of north-east door of ground floor stores; showing common rafter bearing and an underlying plate decayed by wet rot and wood boring beetle and brickwork at gable end above, poorly supported with settlement cracks. These appear to be structurally significant



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Fig 83:

South bay at first floor; showing evidence of chronic water penetration through windows very exposed to wind driven rain

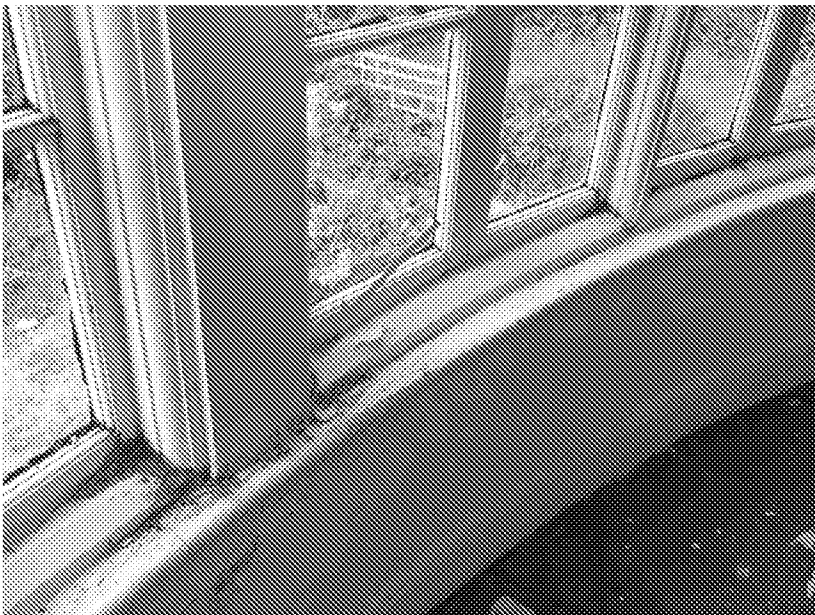
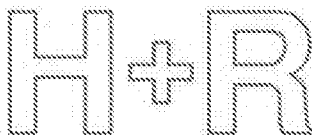


Fig 84:

South bay at first floor; showing evidence of chronic water penetration through windows very exposed to wind driven rain



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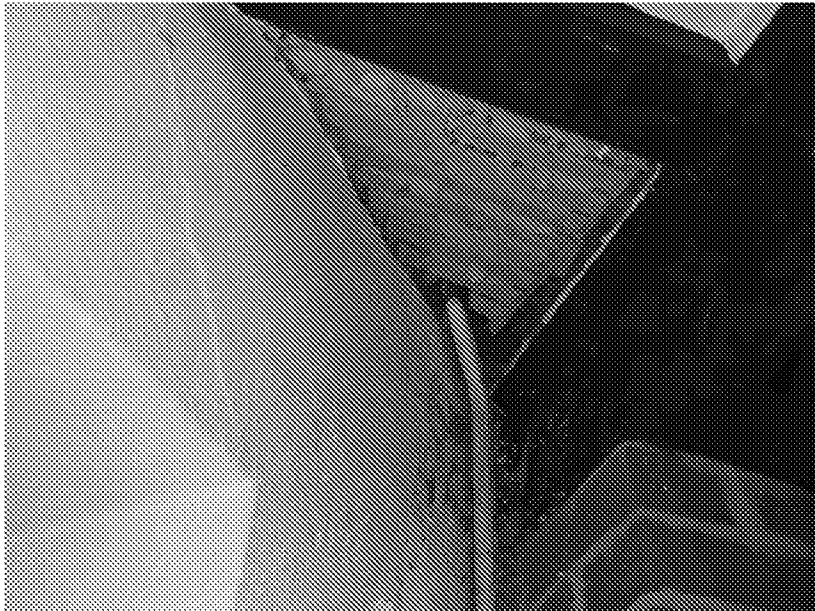


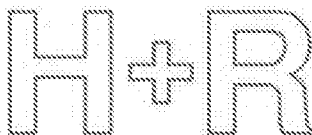
Fig 85:

South side of ground floor of windmill; showing ceiling previously repaired with softwood laths and gypsum plaster in area of previous decay to bearing end of primary beam and plates at wall head. Note dust and debris including mineral fibre insulation, possibly containing asbestos mineral fibres



Fig 86:

South side of ground floor of windmill; showing ceiling previously repaired with softwood laths and gypsum plaster in area of previous decay to bearing end of primary beam and plates at wall head. Note dust and debris including mineral fibre insulation, possibly containing asbestos mineral fibres



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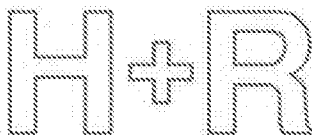
Fig 87:

Ground floor room at base of mill;
showing lintel over north-east window
opening found to be structurally
decayed on preliminary drilling



Fig 88:

Ground floor room at base of mill;
showing lintel over door opening to the
east found to be structurally decayed
on preliminary drilling



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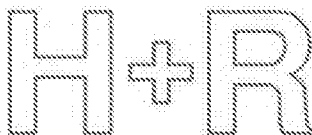
Fig 89:

Ground floor room at base of mill; showing decorative timber fire surround partially decayed by wet rot and very vulnerable to further decay due to continuing problems of chronic water penetration



Fig 90:

North-west corner of ground floor entrance hall; showing structure subject to chronic water penetration providing conditions for dry rot (*Serpula lacrymans*) infection and decay. Note lintel over door opening to ground floor room at base of mill found to be structurally decayed on preliminary drilling



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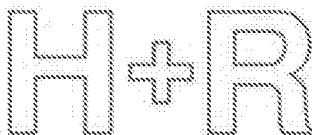
Fig 91:

South ground floor room; showing first floor structure above supported on primary beams and joists. Note evidence of chronic water penetration from defective roof drainage at the south-west re-entrant corner of the bay. This was providing conditions for dry rot (*Serpula lacrymans*) infection and decay



Fig 92:

South ground floor room; showing south bearing end of primary beam supporting the first floor above found to be over 50 per cent decayed and very vulnerable to further decay due to continuing problems of water penetration and dry rot (*Serpula lacrymans*) infection



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