



Fig 93:

South ground floor room; showing mould growth at window reveal due to chronic water penetration from wind driven rain and intermittent condensation due to inadequate provision for ventilation on previous occupancy

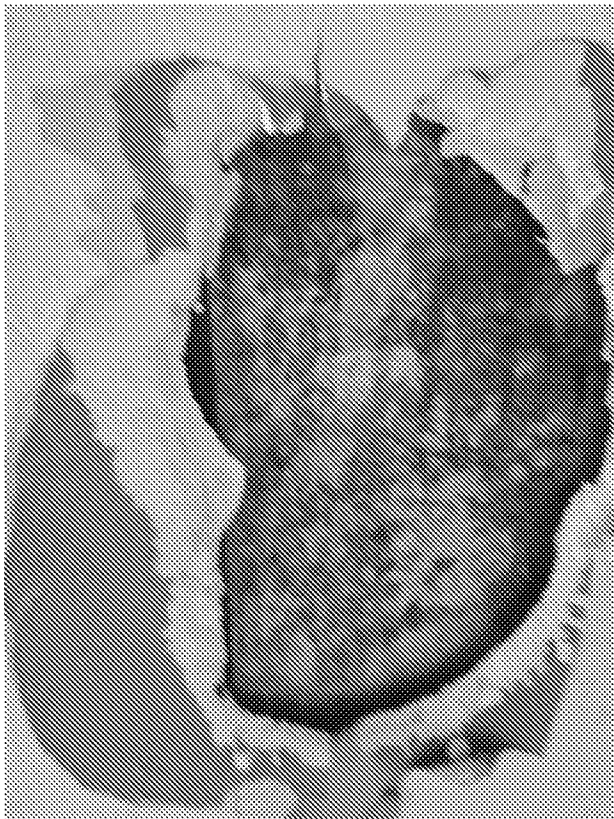
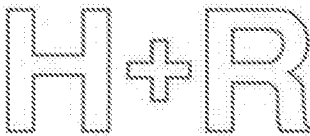


Fig 94:

South ground floor room; showing building void behind dry lining heavily contaminated with mould growth. This may represent a potential irritant or health hazard and indicates chronic problems of interstitial condensation due to inadequate provision for ventilation and damp-proofing on previous occupancy



The Mill, Climping
Photographs
31 May and 1 June 2017
Not to scale

Hutton + Rostron Environmental Investigations Ltd, Netley House, Gomshall, Surrey, GU5 9QA



Fig 95:

Central ground floor corridor or utility room; showing ceiling structure settled significantly since original construction. This may be due to structural decay to bearing ends of joists and underlying plates supporting the first floor above

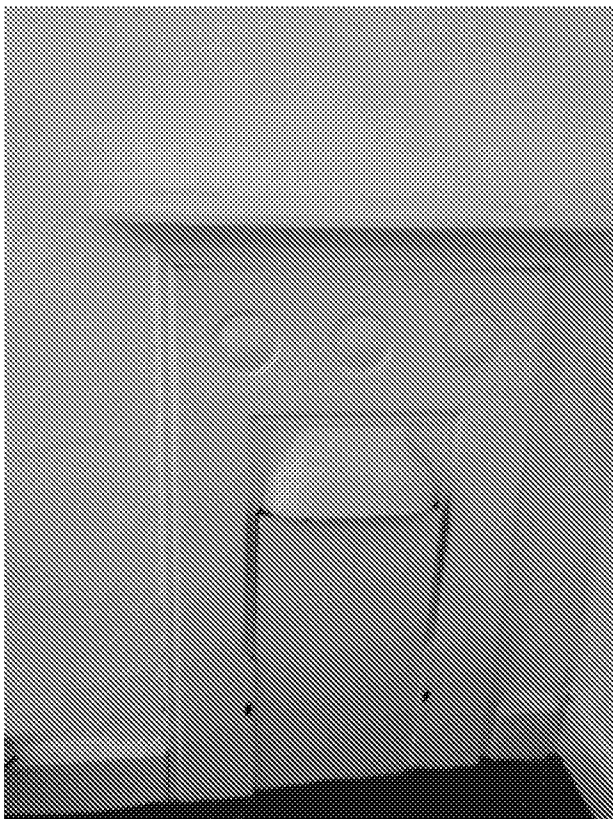
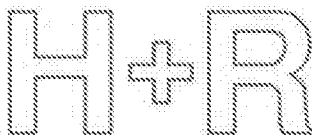


Fig 96:

First floor of main building; showing typical fireplace dating from the late 19th century blocked preventing ventilation and drying of the chimney above



The Mill, Climping
Photographs
31 May and 1 June 2017
Not to scale

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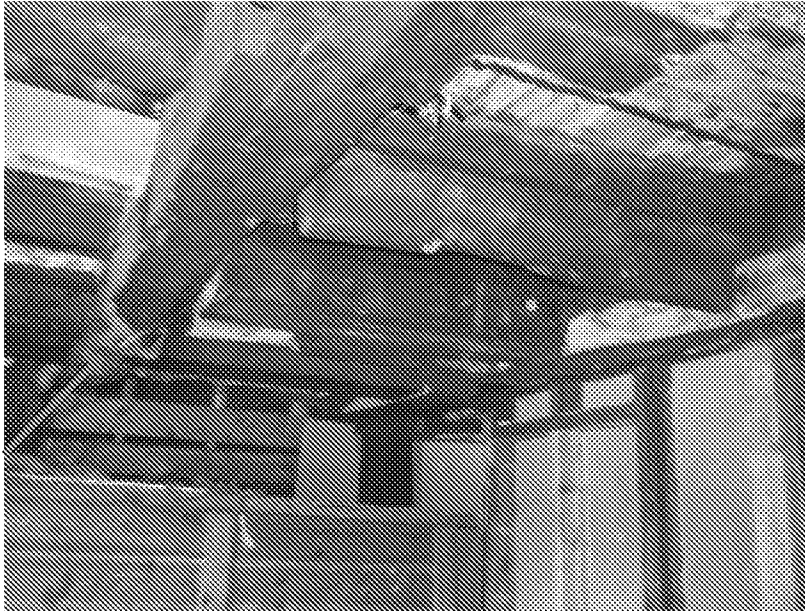


Fig 97:

Roof structure of original mill: showing general view of the east main beam of the roof. Note section reduction due to historic decay and beetle attack

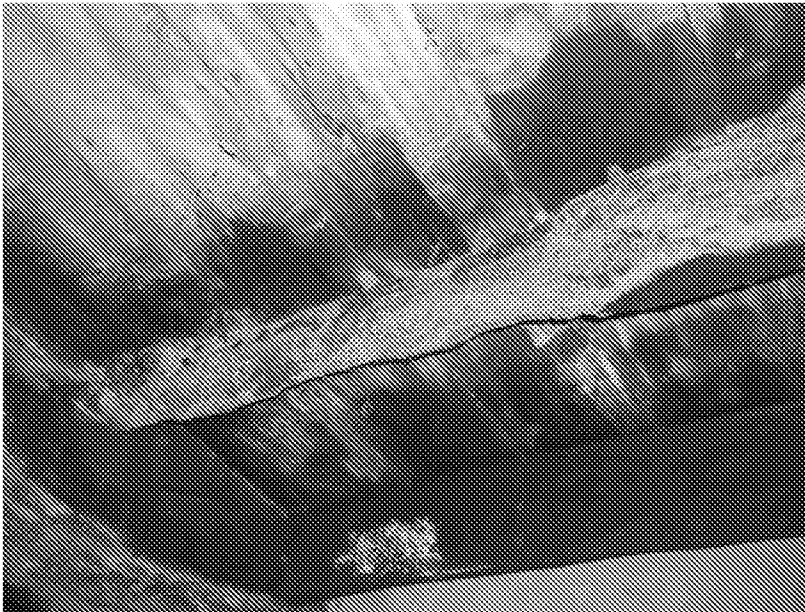
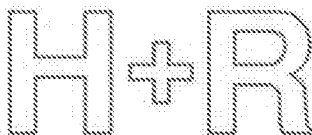


Fig 98:

Roof structure of original mill: showing general view of a timber joist, located between main roof beams. Note section reduction to the secondary beam due to historic decay and beetle attack



The Mill, Climping
Photographs
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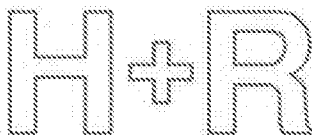
Fig 99:

First floor of the original mill: showing structurally decayed timber post for approximately 500mm



Fig 100:

Ground floor of the original mill: showing north bearing ends of the main beam , which had deep moisture content generally above 20 per cent. These elements may be vulnerable to future decay



The Mill, Climping
Photographs
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Not to scale

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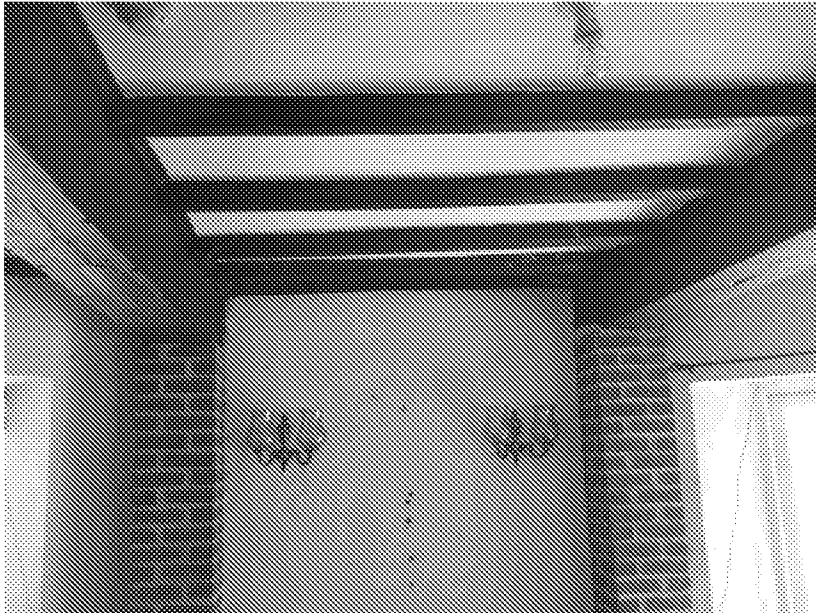


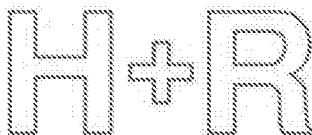
Fig 101:

Ground floor of the original mill:
showing south bearing ends of the
main beams , which appeared to be in
good condition and deep moisture
content generally below 12 per cent



Fig 102:

Central bay of south elevation;
showing general view of the flexural
element, which was of double spaced
solid timber members jointed through
the packers



The Mill, Climping
Photographs
31 May and 1 June 2017
Not to scale

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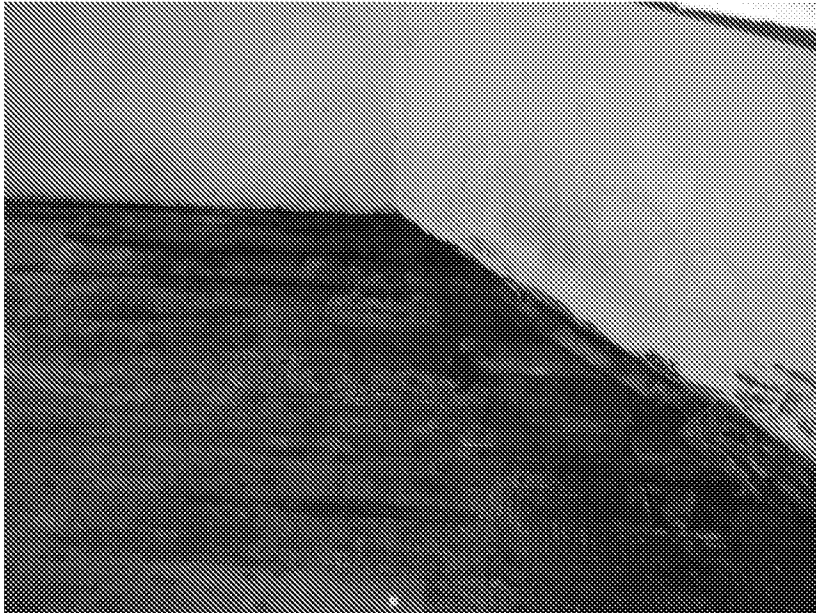
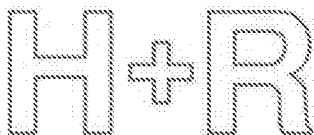


Fig 103:

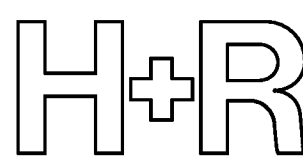
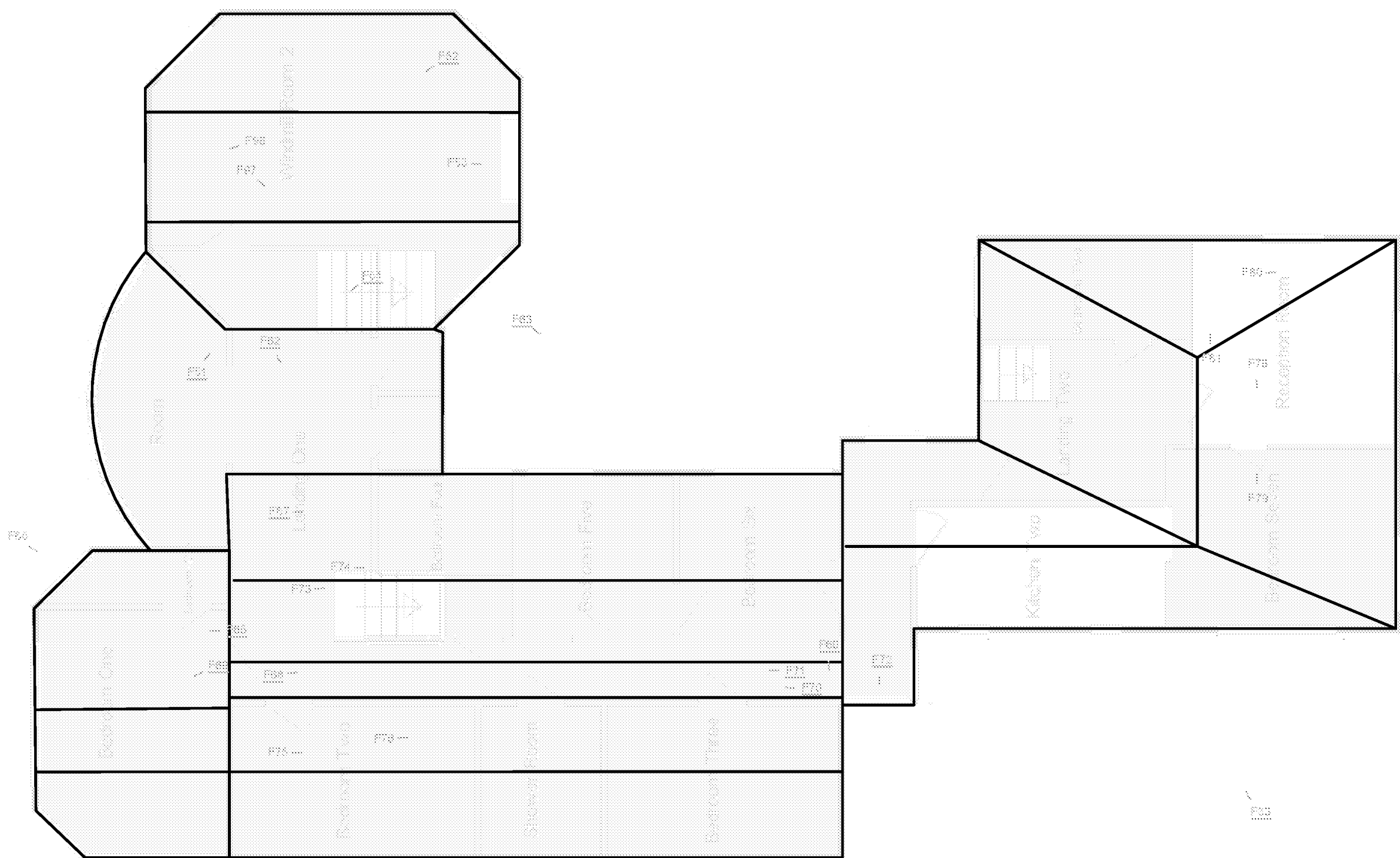
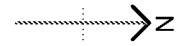
Ground floor room at base of mill;
showing decayed floorboards due to
chronic water penetration



The Mill, Climping
Photographs
31 May and 1 June 2017
Not to scale

Hutton + Rostron Environmental Investigations Ltd, Netley House, Gomshall, Surrey, GU5 9QA

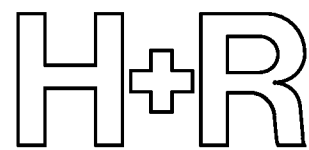
Appendix G



The Mill, Climping - Diagram of the Roof
Preliminary Rothound timber decay and damp survey
2 June 2017

Hutton + Rostron Environmental Investigations Ltd

- Key:**
- Area subject to water penetration providing the conditions for damp and decay
 - Approximate location of rainwater downpipe
 - Area subject to dry rot infection (*Serpula lacrymans*) / timber decay
 - Approximate location of H+R Rothound indication of dry rot activity
 - Decayed bearing end of lintel / joist or beam
 - Approximate location of crack
 - Masonry sample location
 - Structural engineer to comment
 - Plant growth
 - SF Solid / Stone floor
 - S Lintel of solid / steel / stone construction
 - T Lintel of timber construction
 - Joist direction
 - Approximate location of photograph
 - Approximate location of photograph over



The Mill, Climping - Diagram of the First Floor
Preliminary Rothound timber decay and damp survey
2 June 2017

- Key:**
- Area subject to water penetration providing the conditions for damp and decay
 - Approximate location of rainwater downpipe
 - Area subject to dry rot infection (*Serpula lacrymans*) / timber decay
 - Approximate location of H+R Rothound indication of dry rot activity
 - Decayed bearing end of lintel / joist or beam
 - Approximate location of crack
 - Masonry sample location
 - Structural engineer to comment

- Plant growth
- SF Solid / Stone floor
- TF Timber floor
- S Lintel of solid / steel / stone construction
- T Lintel of timber construction
- Joist direction
- Approximate location of photograph



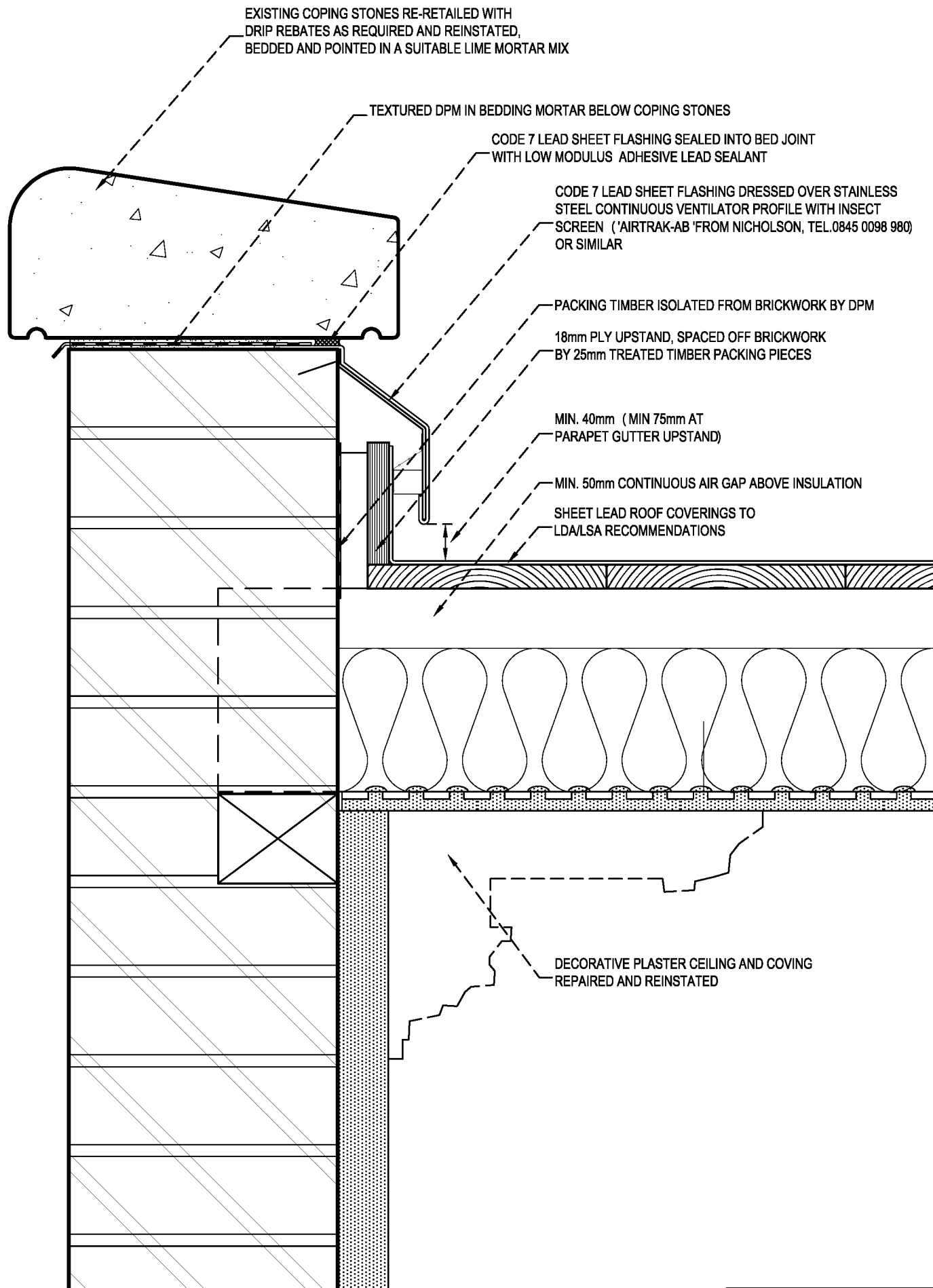
H+R

Hutton + Rostron Environmental Investigations Ltd

The Mill, Climping - Diagram of the Ground Floor
Preliminary Rothound timber decay and damp survey
2 June 2017

Appendix H

Appendix I



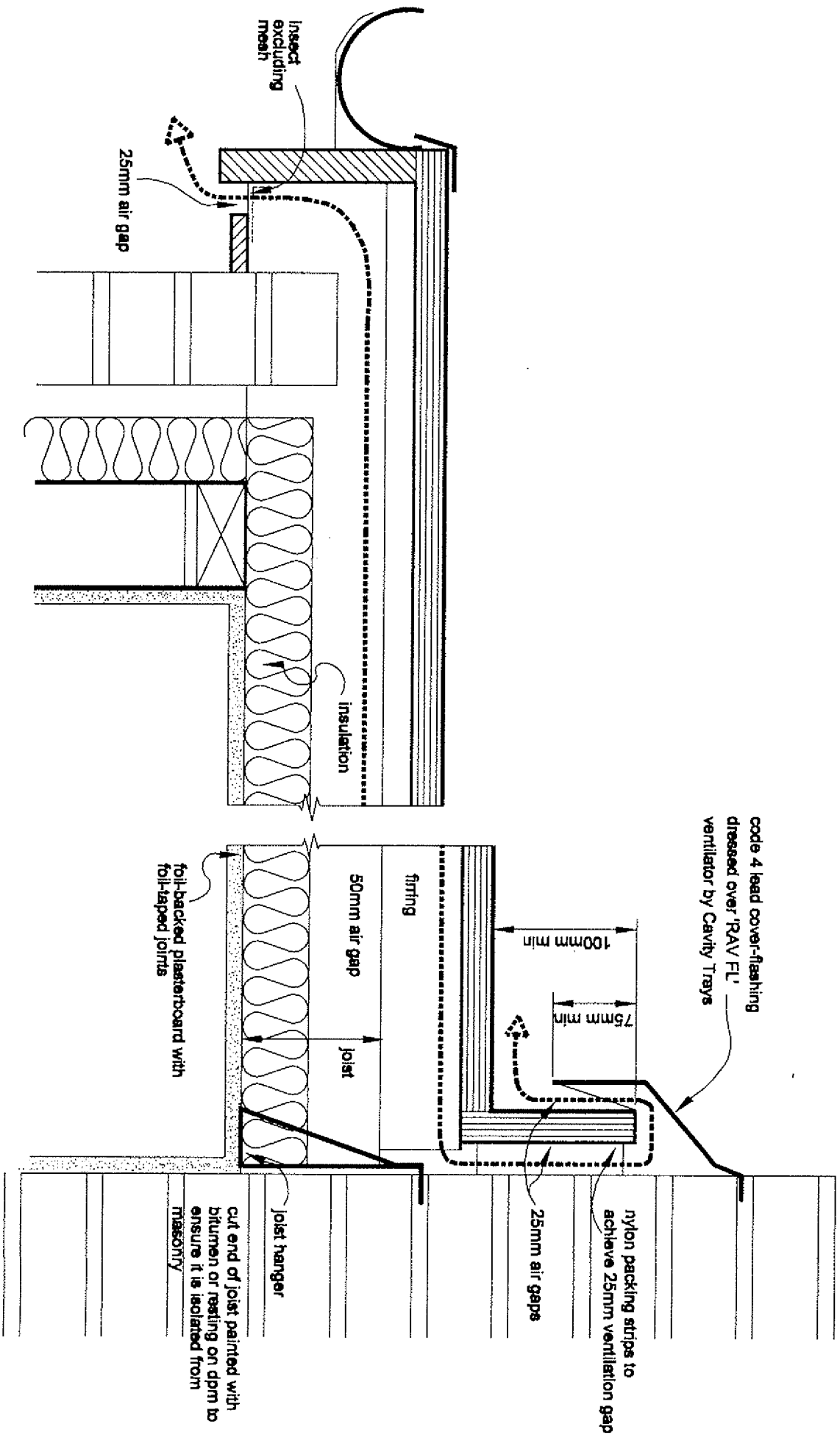
H+R

Roof void ventilation details

Existing flat roof abutment with parapet wall

NOT TO SCALE

SD-58

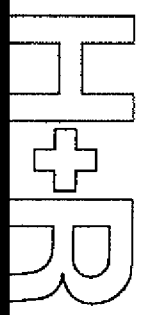


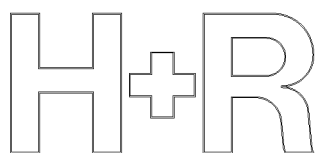
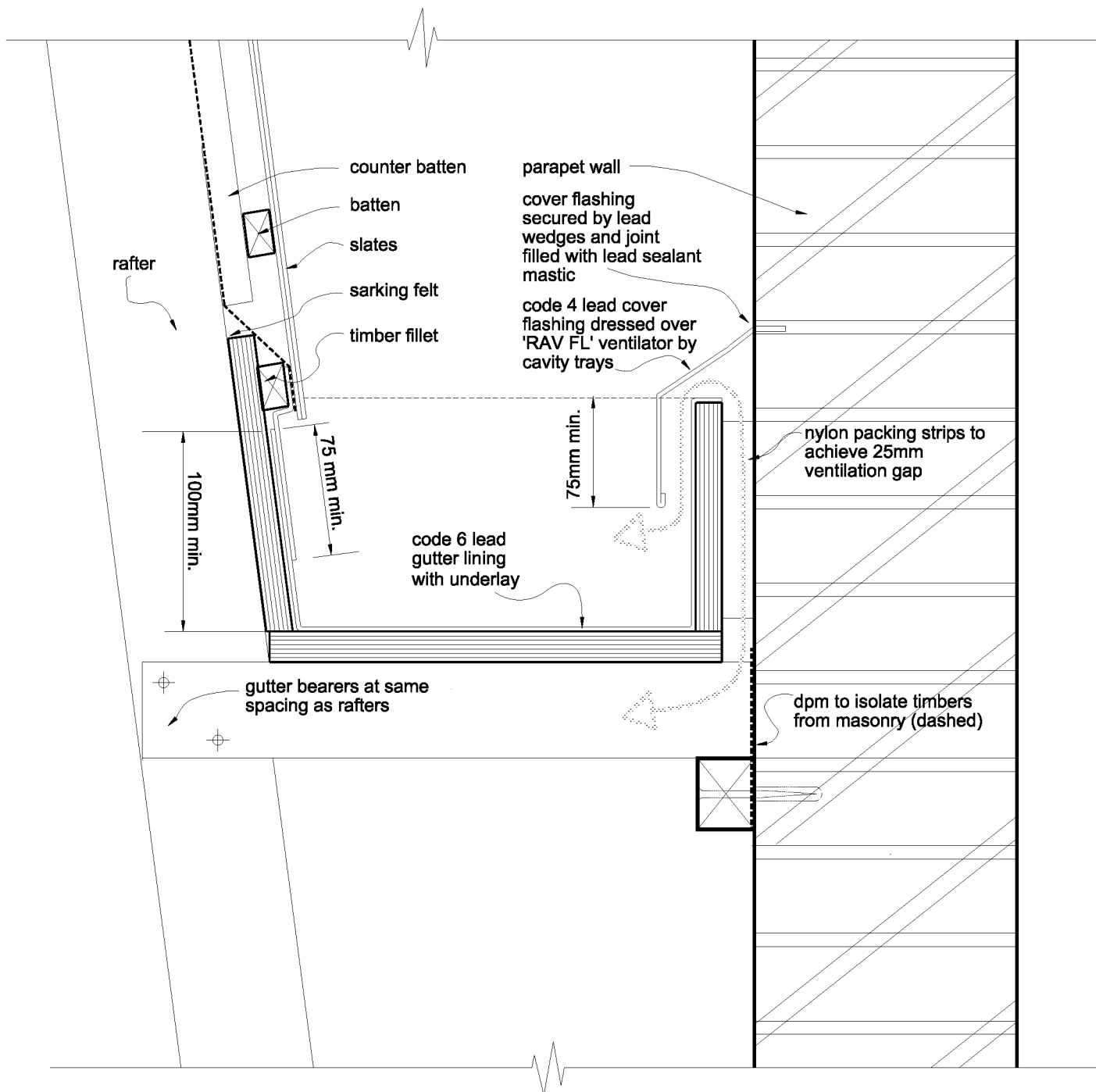
Ventilated 'cold roof'

Eaves and abutment details - section

June 2000

Not to scale



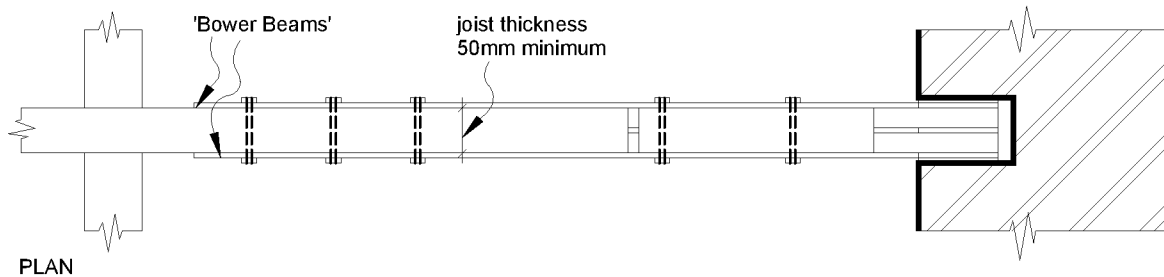
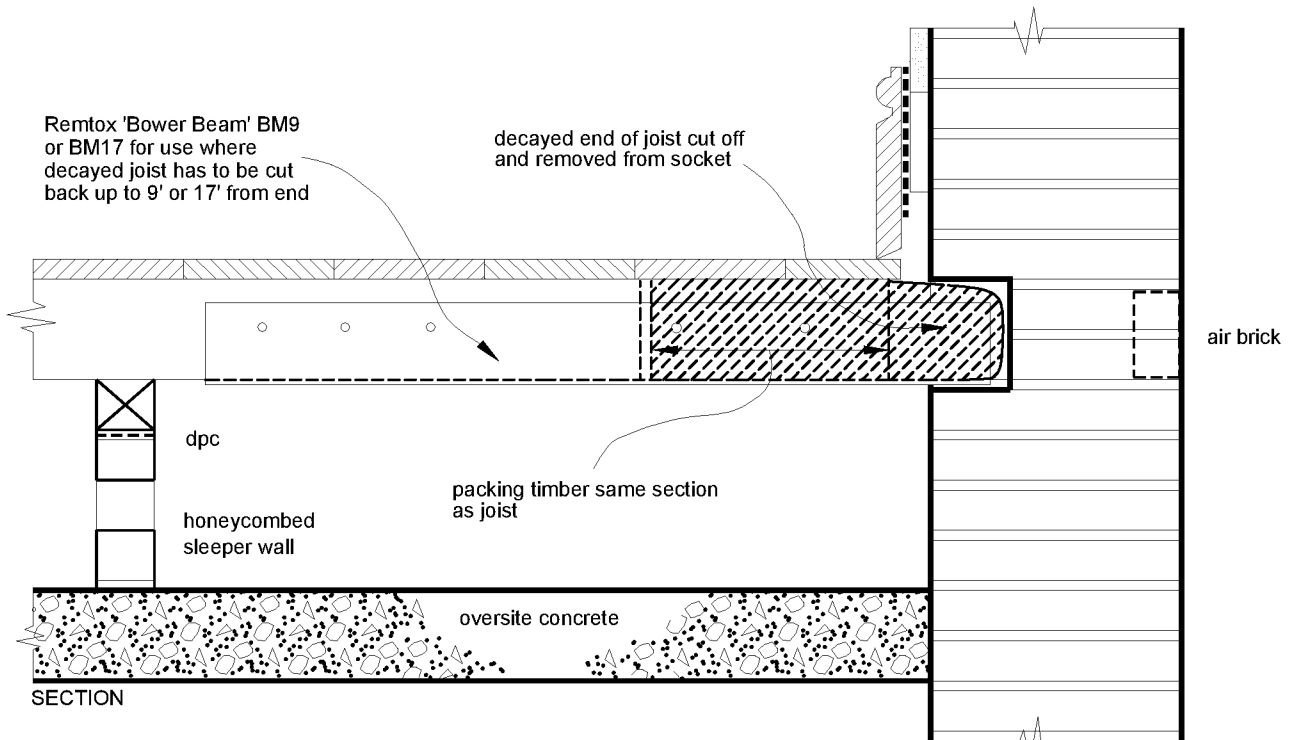
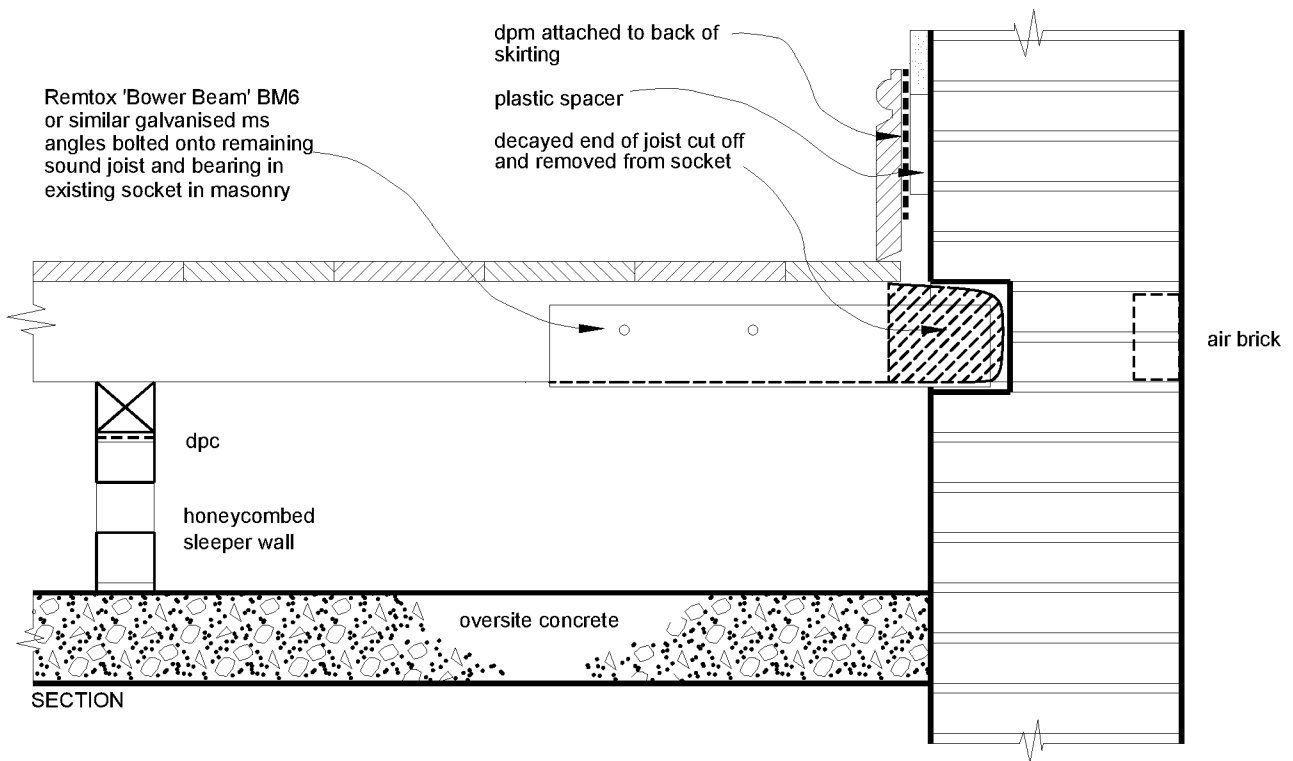


Parapet gutter

Example of continuous ventilation detail - section

June 2008 - Not to Scale - Indicative Only - Not for Construction

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H+R

Joist end repair

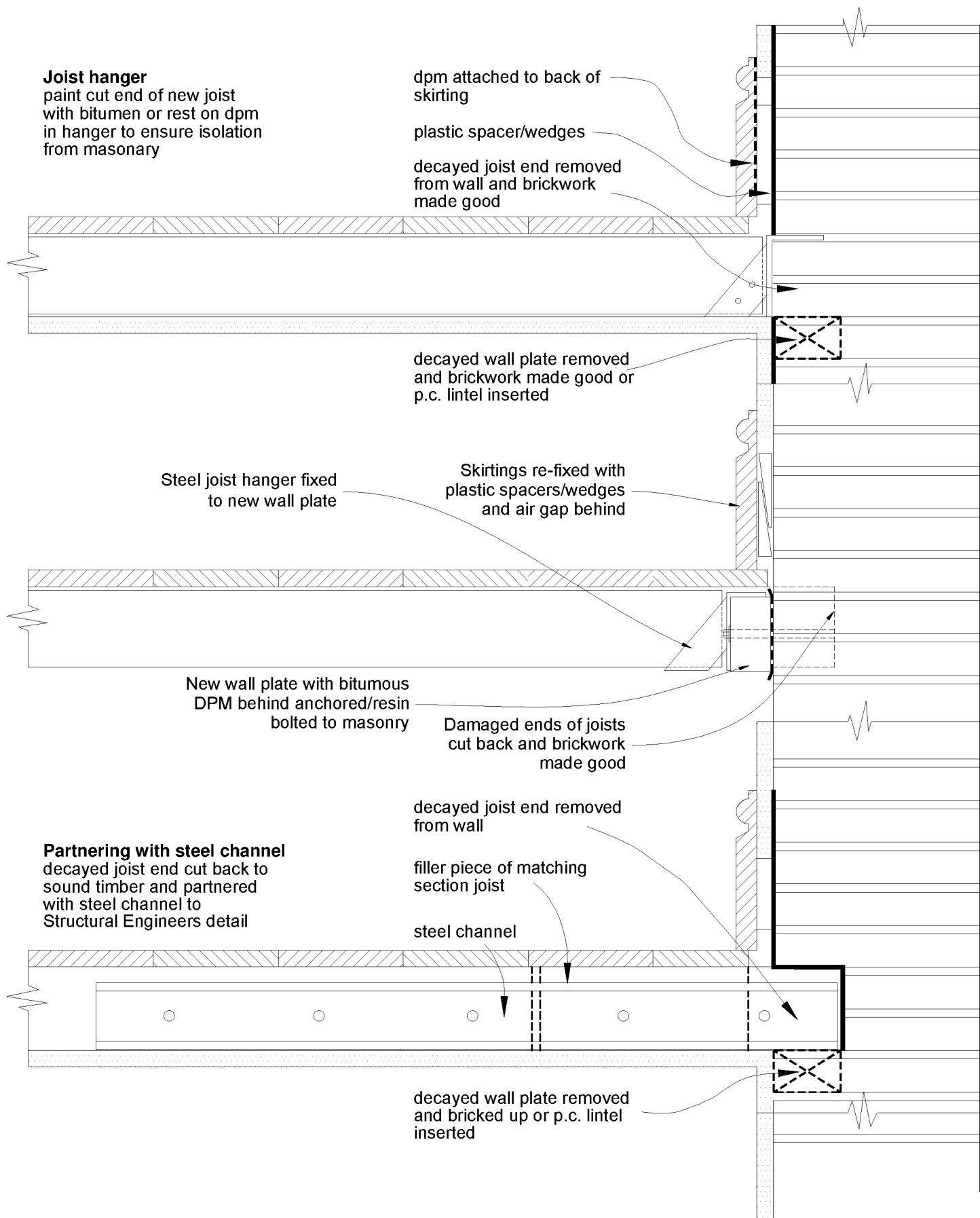
'Bower beam' - sections and plan

Indicative Only - Not for Construction

Hutton + Rostron Environmental Investigations Ltd, Netley House, Gomshall, Surrey, GU5 9QA

NOT TO SCALE

SD-201A



H+R

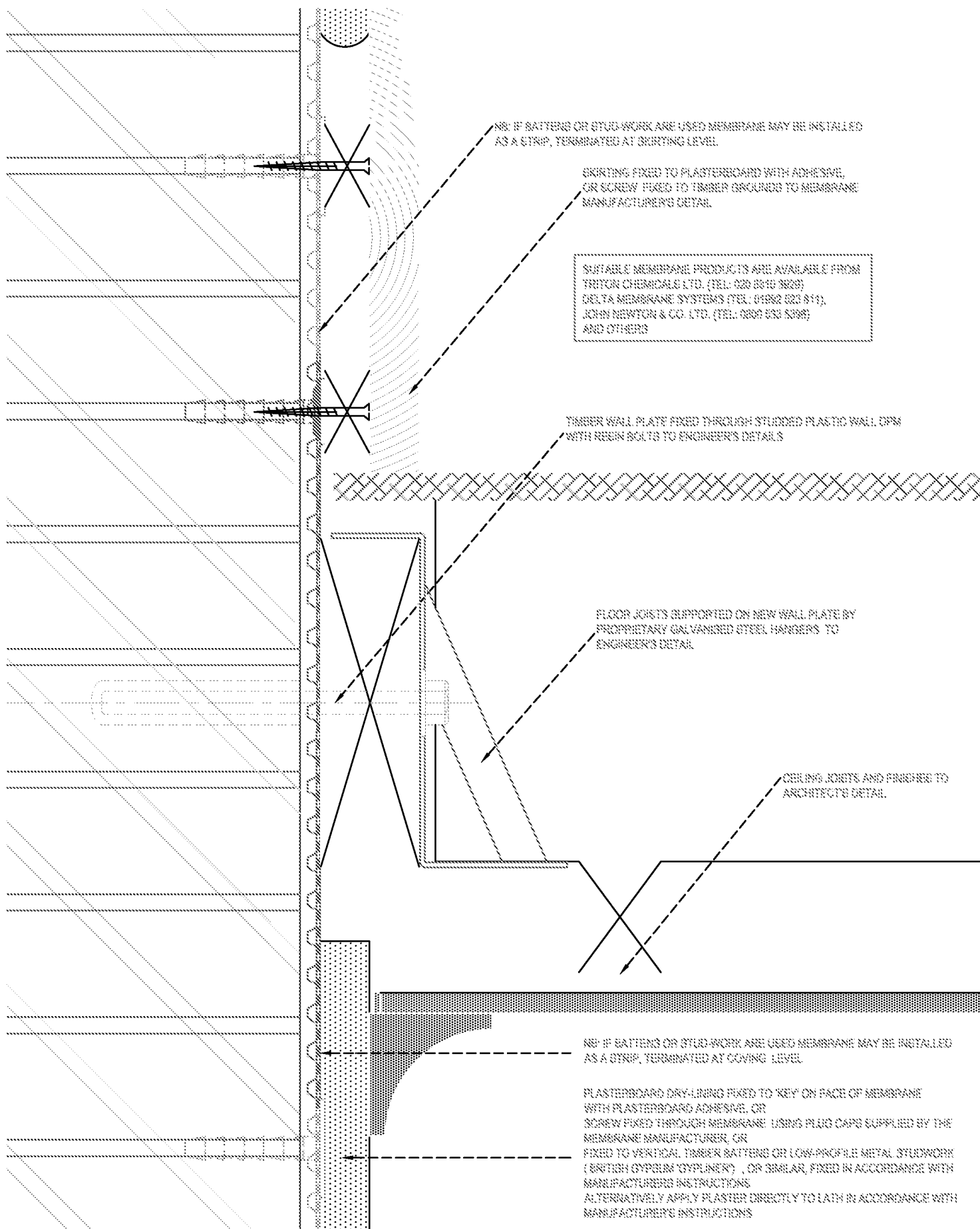
Joist end repair

Hanger / partnering - steel channel/timber detail - section
 Indicative Only - Not for Construction

Hutton + Beckett Environmental Investigations Ltd, Netley House, Camshell, Surrey, GU15 9QA

NOT TO SCALE

SD-201B



H+R

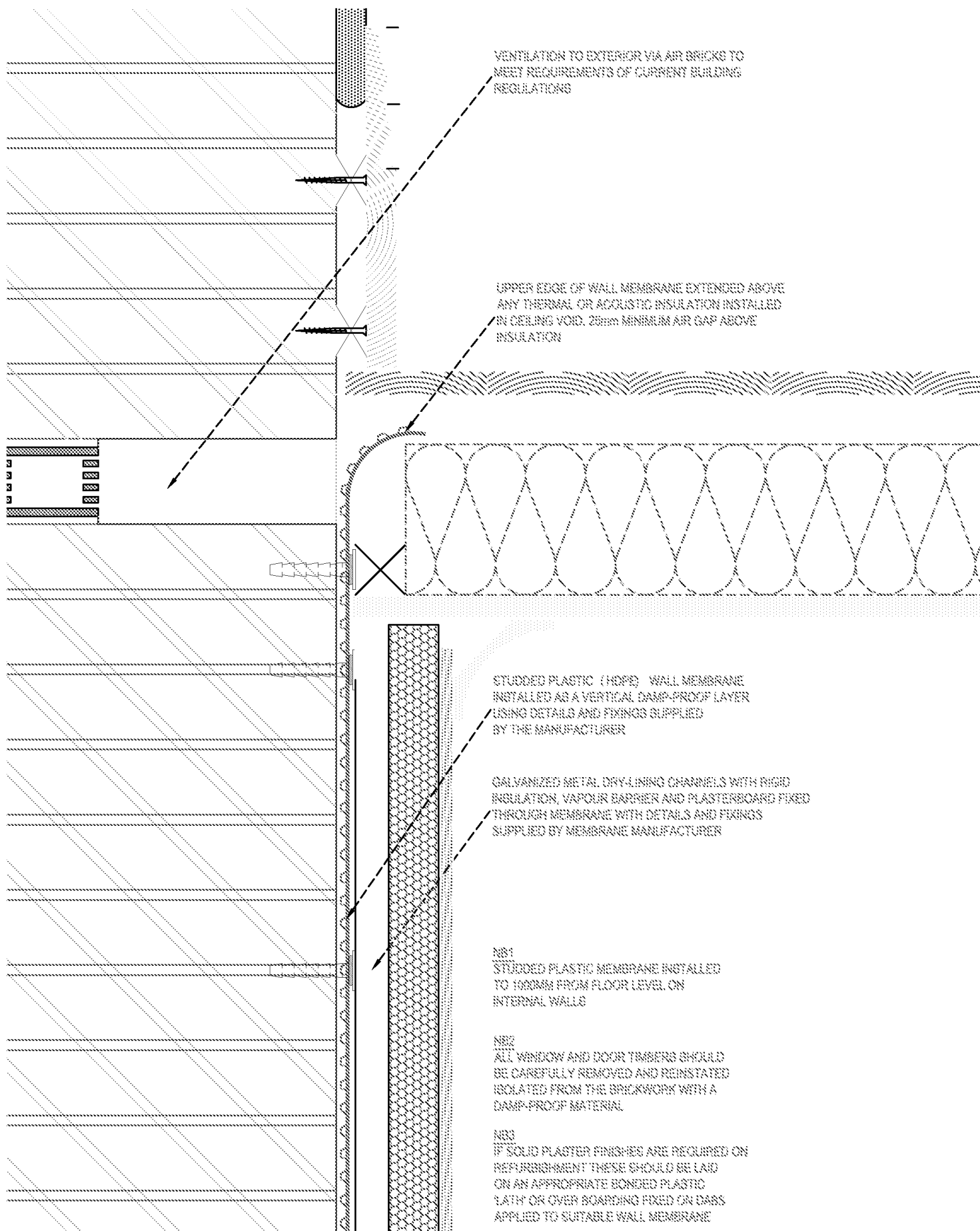
Ventilated dry lining

Vertical DPM to isolate joist end from damp wall

Indicative Only - Not for Construction

NOT TO SCALE

SD-202B



H+R

Ventilated dry lining

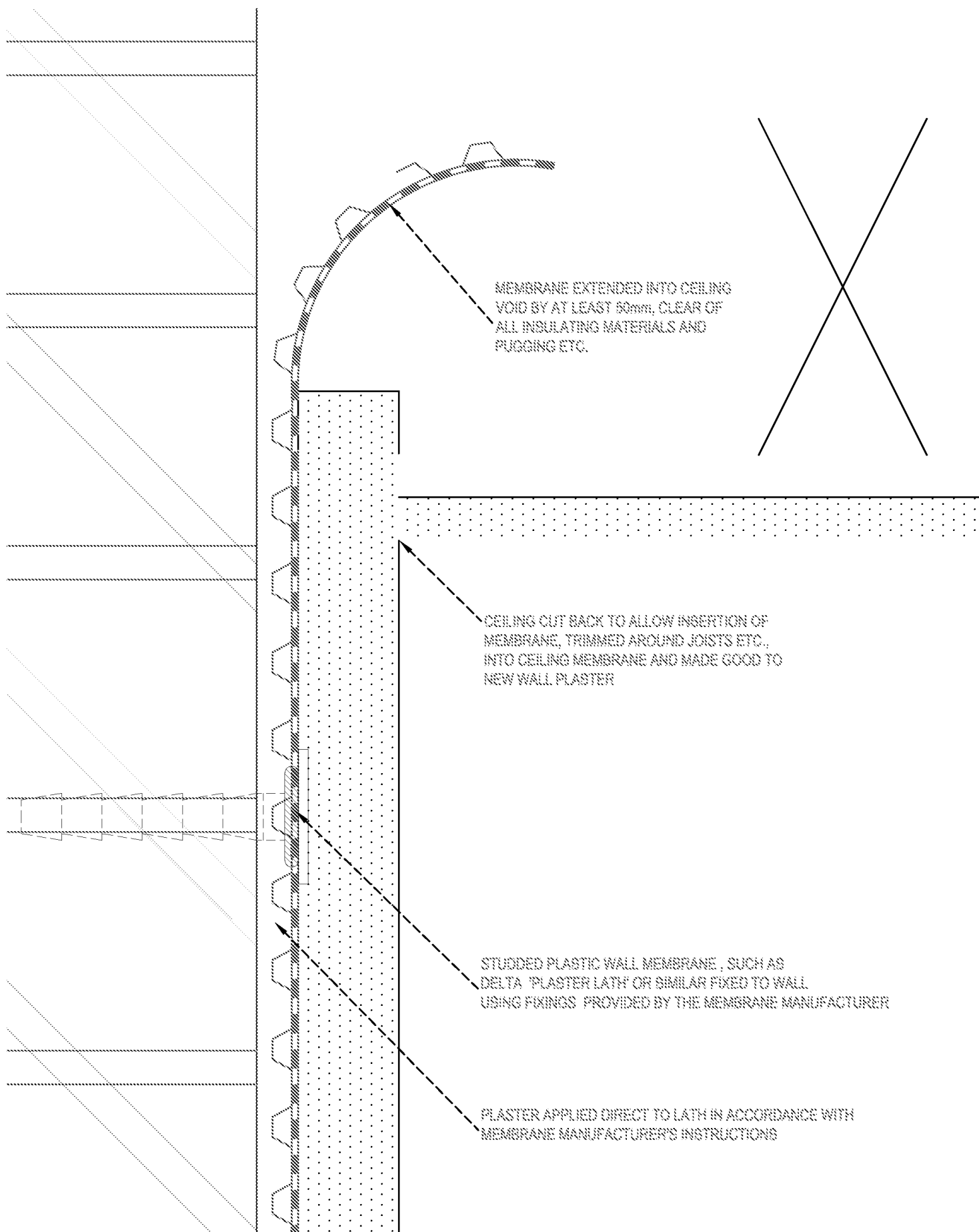
Basement - solid floor - ceiling void - thermal insulation

Indicative Only - Not for Construction

Hutton + Rostron Environmental Investigations Ltd, Netley House, Gomshall, Surrey, GU5 9QA

NOT TO SCALE

SD-303A



Ventilated dry lining

Full height studded plastic membrane extended into ceiling void, solid plaster finish

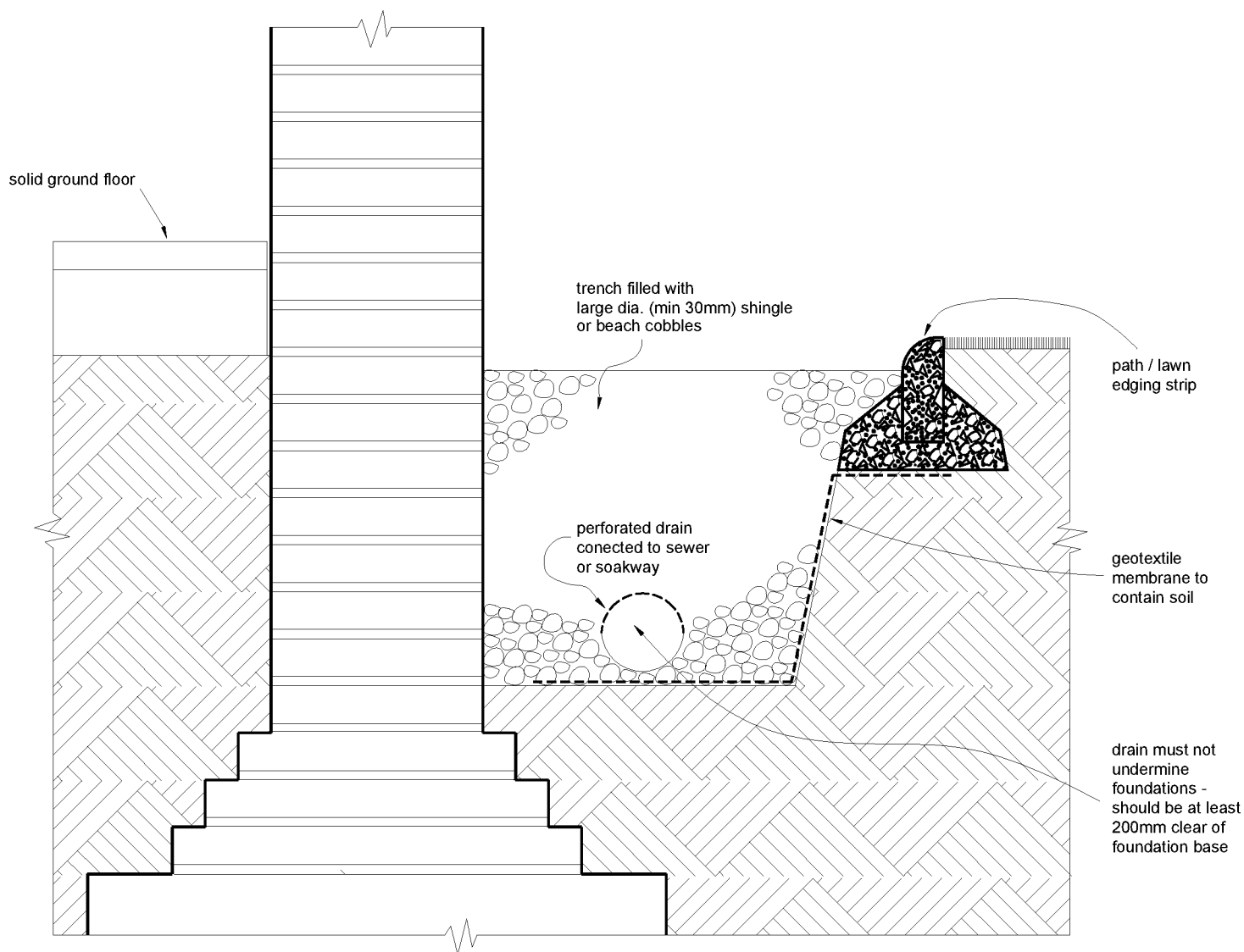
Indicative Only - Not for Construction

H+R

Hutton + Boston, Environmental Investigations Ltd, Netley House, Gomshall, Surrey, GU5 9QA

NOT TO SCALE

SD-303H



H+R

French drain

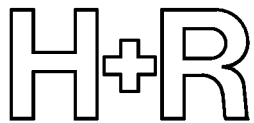
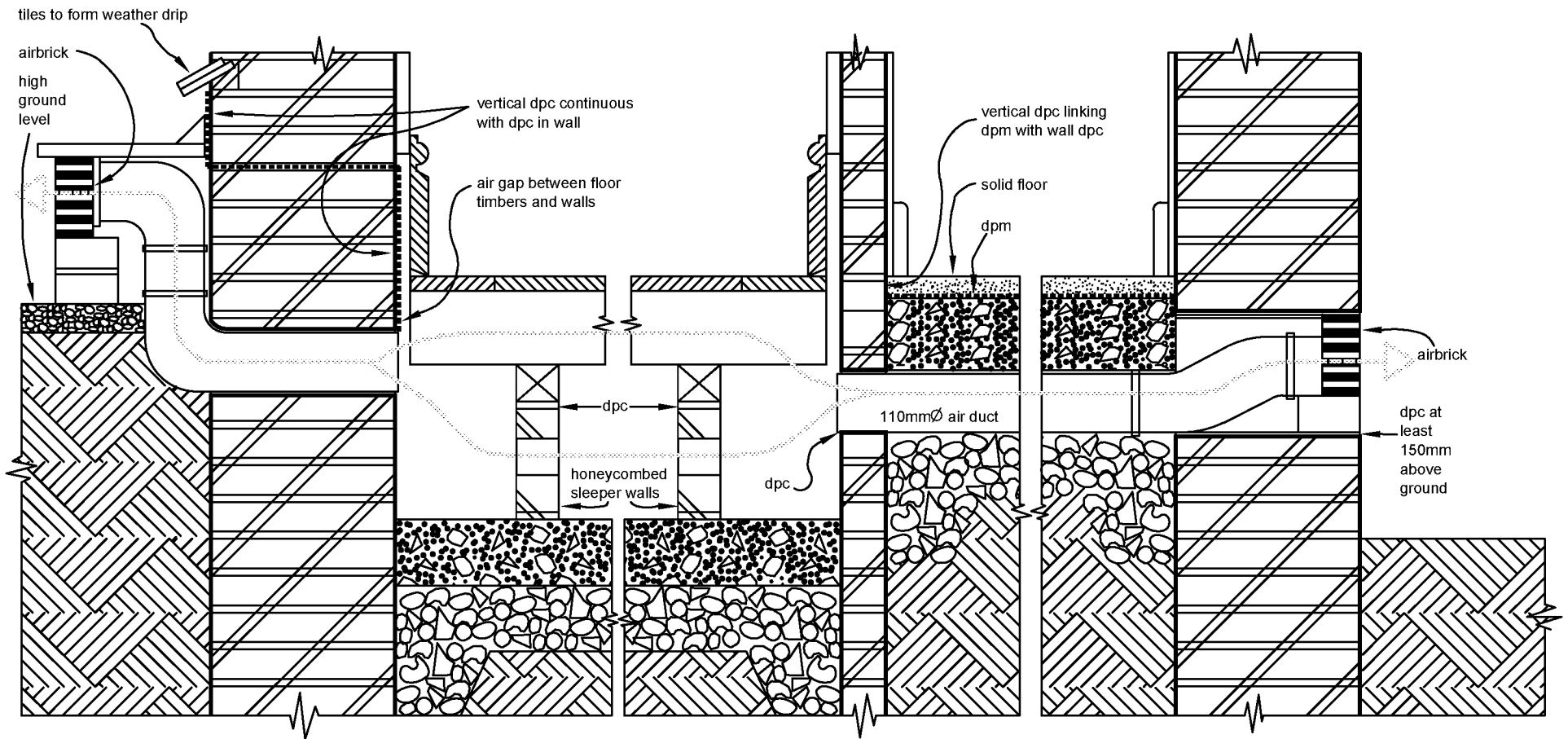
General detail for adaption to use

July 2009 - Indicative Only - Not for Construction

Hutton & Beeton Environmental Investigations Ltd, Netley House, Camshell, Surrey, GU15 9QA

NOT TO SCALE

SD-401D



Floor void ventilation - ducted air

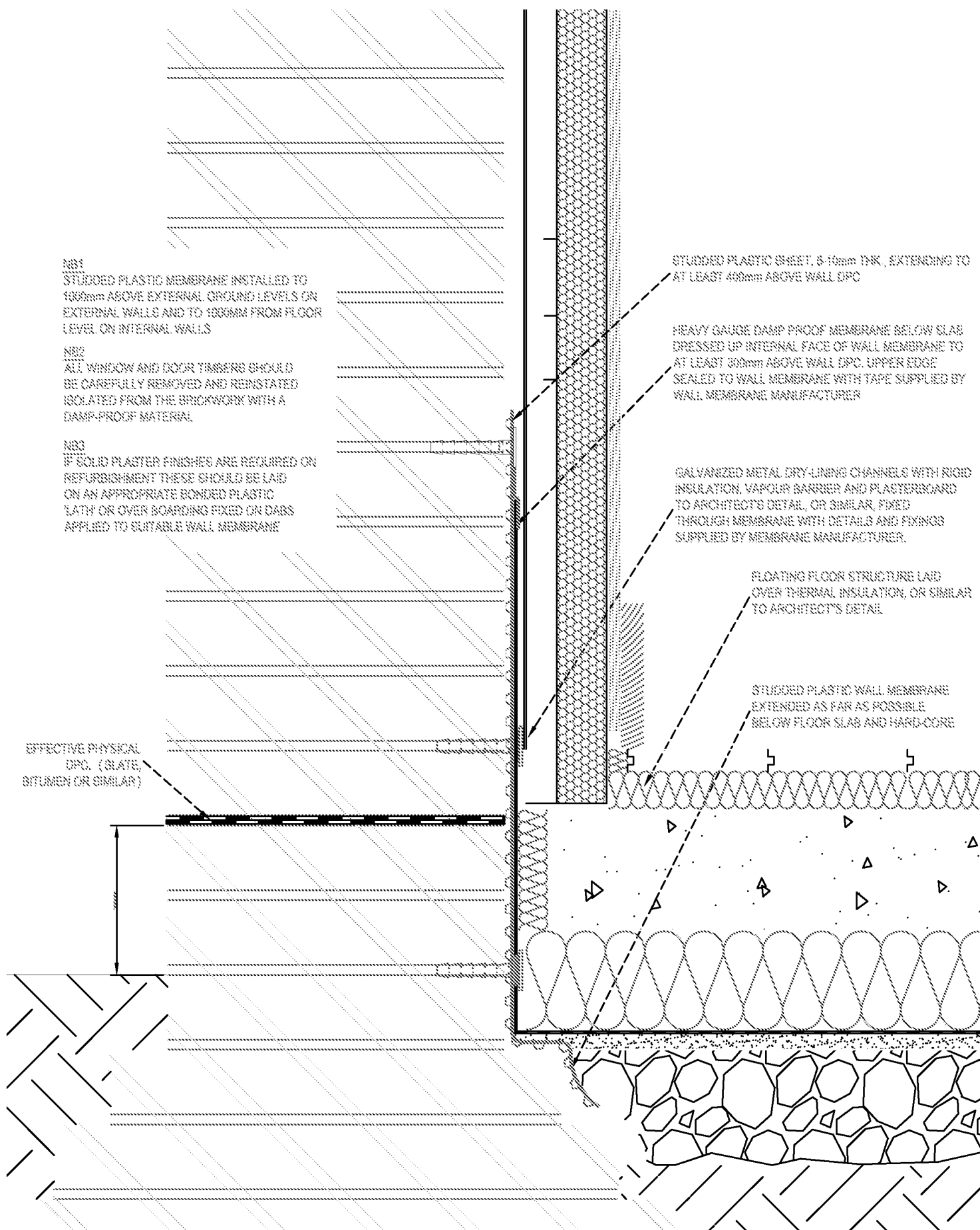
Timber suspended ground floor

June 2000 - Indicative Only - Not for Construction

Hutton + Rostron Environmental Investigations Ltd, Netley House, Gomshall, Surrey, GU5 9QA

NOT TO SCALE

SD-402B



H+R

Vertical damp-proof membrane for ground floor walls

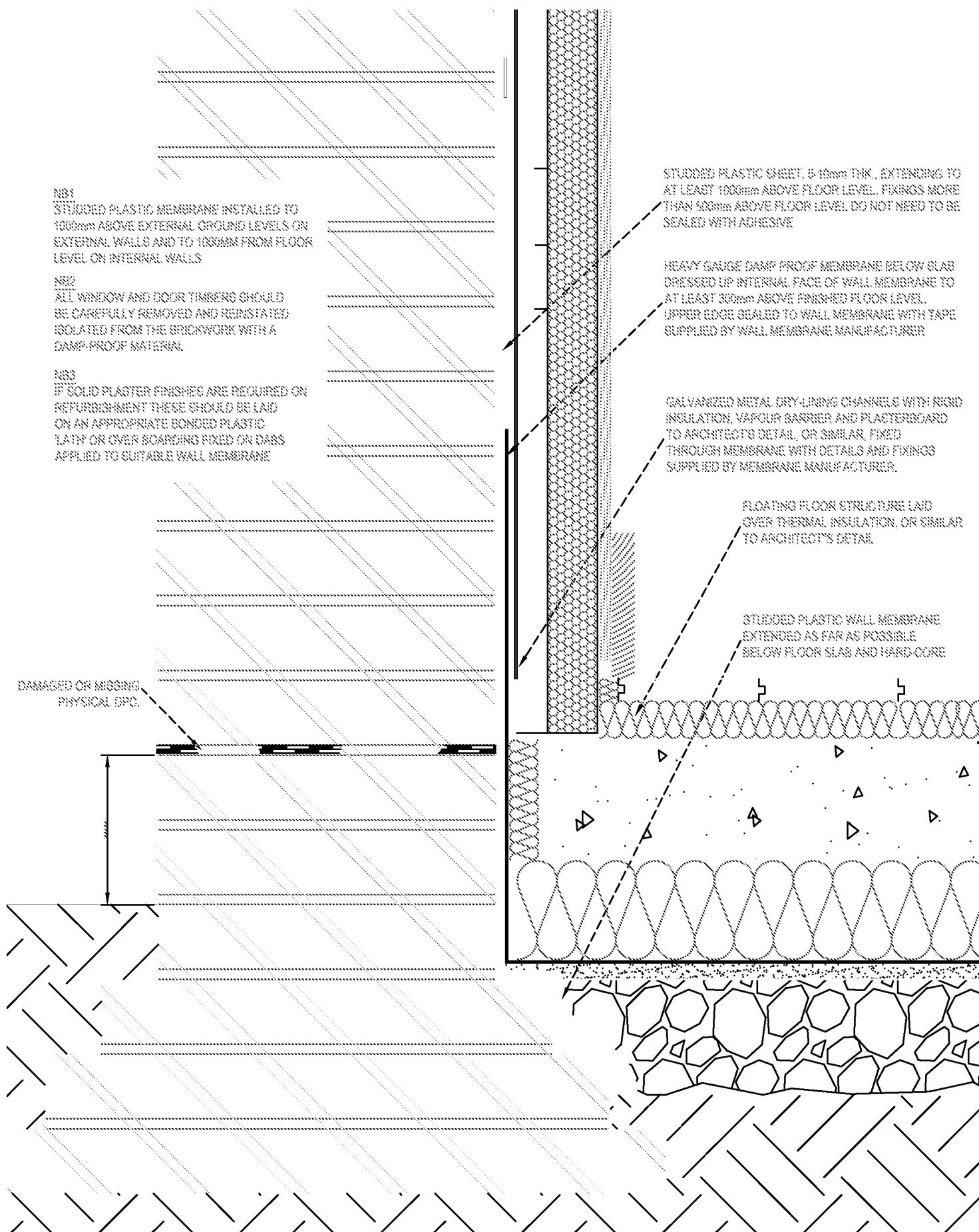
Solid floor (new) with free draining ground

June 2010 - Indicative Only - Not for Construction

Hutton + Rostron, Environmental Investigations Ltd, Netley House, Gomshall, Surrey, GU5 9QA

NOT TO SCALE

SD-403C



H+R

Vertical damp-proof membrane for ground floor walls
Solid floor (new) with free draining ground, no wall DPC
June 2010 - Indicative Only - Not for Construction

Hutton + Rostron Environmental Investigations Ltd, Netley House, Gomshall, Surrey, GU5 9QA

NOT TO SCALE

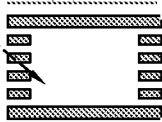
SD-403F

NR1
STUDDED PLASTIC MEMBRANE INSTALLED TO 100mm ABOVE EXTERNAL GROUND LEVELS OR 100mm ABOVE INTERNAL FLOORS, WHICHEVER IS THE HIGHER

NR2
ALL WINDOW AND DOOR TIMBERS SHOULD BE CAREFULLY REMOVED AND REINSTATED ISOLATED FROM THE BRICKWORK WITH A DAMP-PROOF MATERIAL.

NR3
IF SOLID PLASTER FINISHES ARE REQUIRED ON REFURBISHMENT THESE SHOULD BE LAID ON AN APPROPRIATE BONDED PLASTIC LATH OR OVER BOARDING FIXED ON DABS APPLIED TO SUITABLE WALL MEMBRANE

AIR BRICK TO EXTERIOR.
VENTILATED AREA MINIMUM
1800 sq. mm PER METRE OF
EXTERNAL WALL, OR 600 sq. mm
PER SQ.M OF FLOOR AREA,
WHICHEVER IS GREATER

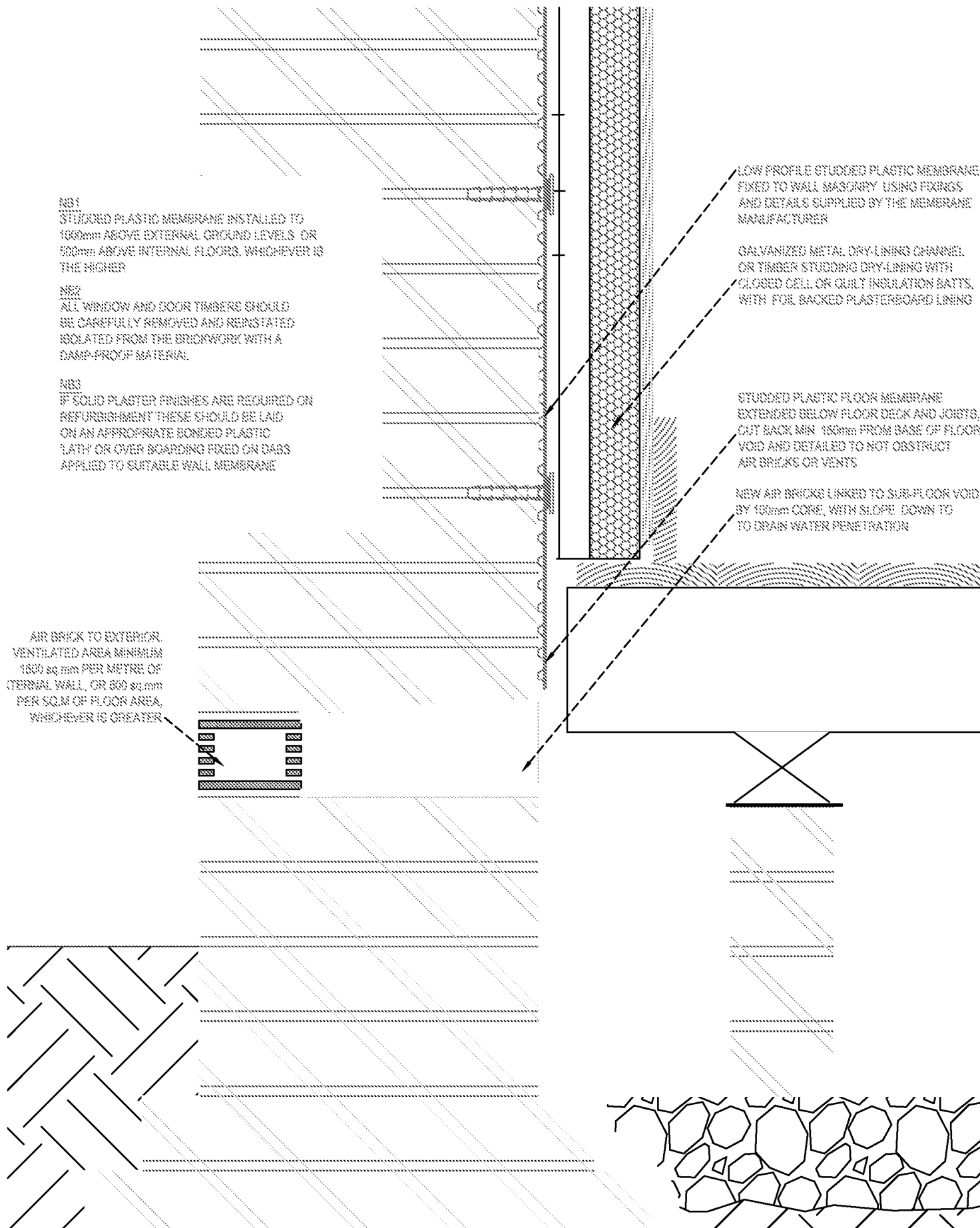


LOW PROFILE STUDDED PLASTIC MEMBRANE
FIXED TO WALL MASONRY USING FIXINGS
AND DETAILS SUPPLIED BY THE MEMBRANE
MANUFACTURER

GALVANIZED METAL DRY-LINING CHANNEL
OR TIMBER STUDDING DRY-LINING WITH
CLOSED CELL OR QUILT INSULATION BATTS,
WITH FOIL BACKED PLASTERBOARD LINING

STUDDED PLASTIC FLOOR MEMBRANE
EXTENDED BELOW FLOOR DECK AND JOISTS,
CUT BACK MIN. 150mm FROM BASE OF FLOOR
VOID AND DETAILED TO NOT OBSTRUCT
AIR BRICKS OR VENTS

NEW AIR BRICKS LINKED TO SUB-FLOOR VOID
BY 100mm CORE, WITH SLOPE DOWN TO
TO DRAIN WATER PENETRATION



H+R

Ventilated dry lining for ground floors

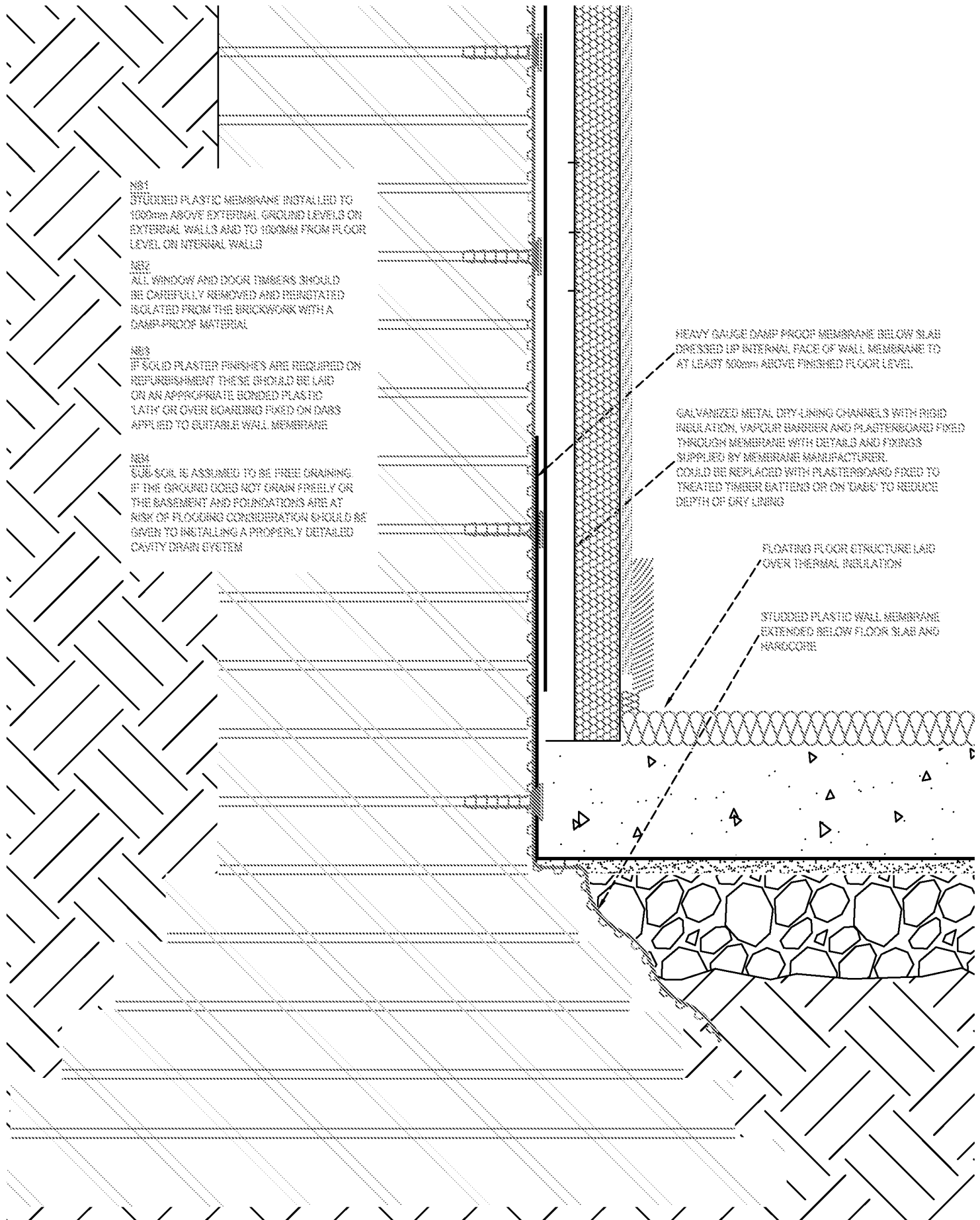
Timber suspended ground floor

June 2010 - Indicative Only - Not for Construction

Hutton + Rostron Environmental Investigations Ltd, Netley House, Gomshall, Surrey, GU5 9QA

NOT TO SCALE

SD-403G



H+R

Vetical damp-proof membrane

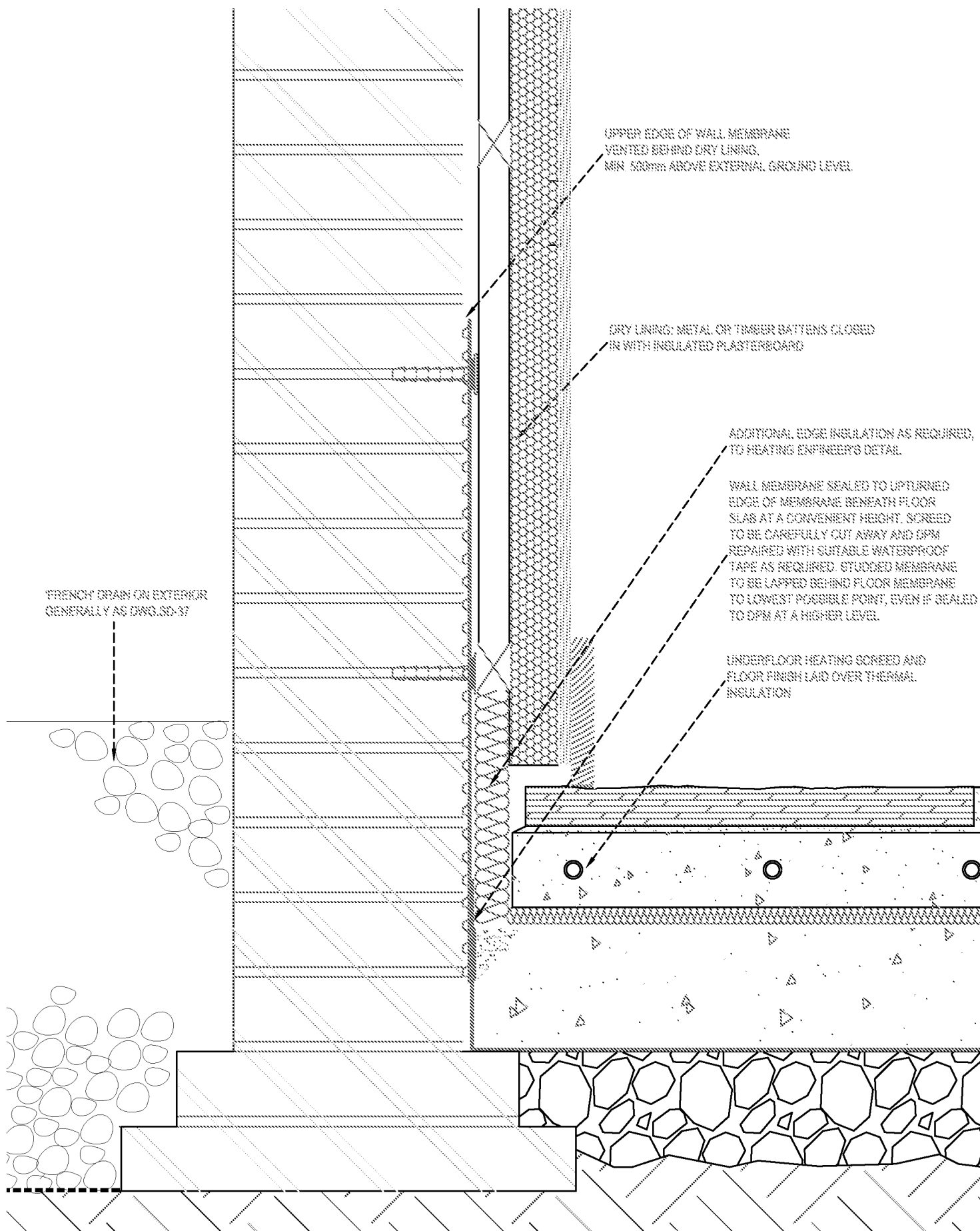
Basement - solid floor (new) with free draining ground

July 2008 - Indicative Only - Not for Construction

Hutton + Rostron Environmental Investigations Ltd, Netley House, Gomshall, Surrey, GU5 9QA

NOT TO SCALE

SD-503A



H+R

Remedial Vertical DPM

Earth retaining wall - solid floor (existing) with dry lining

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Hutton + Rostron Environmental Investigations Ltd, Netley House, Gomshall, Surrey, GU5 9QA

NOT TO SCALE

SD-503D