

Ref. 1820

Date. 2<sup>nd</sup> March 2020

**FAO- Mr A M Jones**  
**Old Hall Cottage**  
**Wood House Lane**  
**Marchwiel**  
**Wrexham**  
**LL13 0ST**

Dear Mr Jones-

**Re: Burton Buildings- 30 Bridge Street, Wrexham LL13 7HP**  
**Walls (Ground floor) Paint to Cellar (Lower ground floor) and**

Further to our non-intrusive inspection at the above on the 27<sup>th</sup> February 2020, please find the following-

- 1. Weather-**
  - a) Cold with wintry showers- approximately 6 degrees Celsius.
- 2. Introduction/scope of inspection-**
  - a) To carry out a non-intrusive (visual) inspection of the ground floor main outer and internal walls at the above premises following concerns of water ingress and extensive damp.  
Provide options to remove paint from walls to the underlying cellars.  
To provide comments and recommendations.
  - b) The premises are a three-storey substantial traditionally constructed mix of commercial and residential units built in 1896. Two commercial units occupy the ground floor whilst four residential flats are located to the upper floors. Cellars are located to the lower ground floor storey. The premises are constructed from ornate solid brick walls under pitched slated roofs with timber fenestration and joinery. We were informed the premises are Grade II listed.
  - c) Improvement works have been partially completed to the right-hand side ground and lower ground spaces.
- 3. Observations and defects seen-**
  - a) The main outer and internal walls have primarily been lined internally with plasterboard- two layers.
  - b) The outside of the walls have either been pointed in a cement-based mortar or coated in a cement-based render.
  - c) Significant moisture ingress/damp identified to these areas- a moisture meter was used and this produced elevated readings.

**Bowen Son  
and Watson**

*with* **Kent Jones**

Knowledge | Expertise | Integrity

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**4. Recommendations-****a) Walls-both internal and external**

Remove all drylining and external cement-based render as necessary.

Allow the walls to dry.

Monitor moisture content following removal of existing linings with a calibrated meter until reduced to a satisfactory level.

Prepare walls by creating a 'key' for new render and plaster.

Apply Diasen Diathonite Evolution plaster/render as per manufacturers specification and following technical visit from Technical Sales Manager from Diasen including a breathable waterproofing agents/primer- such as Diasen Aquabond.

Apply Diasen Agracem coloured externally or Argacem HP on both Internal and External areas as a finish.

See following links and enclosed specification sheets.

Liaise with-

Neil Turner- Technical Sales Manager

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<https://www.diasen.com/sp/home-en.3sp>

<https://www.diasen.com/sp/en/p/aquabond.3sp>

<https://www.diasen.com/sp/en/p/diathonite-evolution.3sp>

<https://www.diasen.com/sp/en/p/argacem-hp.3sp>

<https://www.diasen.com/sp/en/p/argacem-coloured.3sp>

**b) Walls-cellar**

Paint to be removed via one or a mix of the following options-

- Nontoxic biodegradable multiple paint removal such as Tavec 201 or Tavic Heavy Duty Paint Stripper
- Steam stripping such as Torik- monitor works during process
- Sand blasting- monitor progress of works to ensure bricks are not damaged
- Bead blasting using ice- ensure sufficient drainage is in place

See following links and enclosed specification sheets.

<https://tensid.com/wp-content/uploads/2015/09/Tavec-201.pdf>

<https://tensid.com/product-list/torik-stone-cleaning-system-product-information/>

**c) Ventilation-**

Introduce both passive and Mechanical Extraction Ventilation to reduce humidity and moisture accumulations within cellar spaces

**5. Conclusions-**

- a) Undertake enabling works to commence drying out of walls as soon as practicably possible.
- b) Liaise with Conservation Officer.
- c) Liaise with any tenants within the building and adjoining landowners
- d) Ensure Listed Building Consent and Building Regulations are sought prior to commencement of any practical works.
- e) Ensure the Construction, Design and Management Regulations 2015 are being satisfied.

Please don't hesitate to contact us at the above to discuss further.

Yours sincerely,



**Mike Palmer BSc (Hons) CBuildE, FCABE, FCIQB, MRICS, CMAPS**  
Chartered Building Surveyor, Registered Expert Witness and Valuer  
For and on behalf of Bowen, Son and Watson with Kent Jones  
enc.

**Photographs as per site inspection-**



Fig 1- detached and degraded drylining



Fig 2- elevated moisture meter readings



Fig 3- elevated moisture meter readings



Fig 4- elevated moisture meter readings



Fig 5- elevated moisture meter readings



Fig 6- elevated moisture meter readings



Fig 7- external and internal walls



Fig 8- pier to external wall



Fig 9- junction between walls



Fig 10- junction between walls



Fig 11- frontage and side



Fig 12- side denoting previous outline of building



Fig 13- cement based render



Fig 14- frontage and area to side

#### **Assumptions and limitations-**

1. Visual non-intrusive inspection only
2. Services-for the purposes of this commission, no inspections were made of the service media.
3. External areas and grounds-only cursory observations were conducted.
4. Local Environment-  
We are not aware that the area is affected by any significant detrimental environmental matters or the ground conditions are extraordinary.