



# PROTECTAHOME LTD BUILDING PRESERVATION

Targeting problems with the best solutions

Established 1980

Case Study : 027

## DRY ROT TREATMENT - REDROW HOMES, PEN Y FAL, ABERGAVENNY

### THE PROBLEM

The former Pen y Fal hospital on the outskirts of Abergavenny had fallen into considerable disrepair following its closure in 1996. This Grade II Listed Building originally founded in 1846 was to be fully refurbished and sympathetically converted into 63 prestigious apartments.

Parts of the building had deteriorated into a dangerous condition, some of the floors and ceilings had collapsed completely.

Protectahome were appointed to conduct a full Survey of the building and provide our report and recommendations. Our surveying team identified extensive moisture problems relating to Rising Damp and Penetrating Damp. In addition, structural roofing and flooring timbers were suffering from Woodworm Infestation and numerous Dry Rot outbreaks were found. Some of the Dry Rot outbreaks were very well established, affecting multiple floor levels and in areas, roofing timbers were being attacked.

### THE SOLUTION

Working with the main contractor our experienced Surveyors coordinated the necessary remedial works. The first element of the work was to stop further moisture ingress and promote the rapid drying of the structure.

Dry Rot has the ability to spread through building materials and behind wall plaster. Therefore it was necessary for us to track and trace the full extent of each outbreak. Once identified, Dry Rot treatment was applied to the structure by our technicians.

Dry Rot treatment enabled reinstatement works to progress and our experienced Surveyors worked with contractors on site to help ensure repairs and renewals were carried out in strict accordance with our specification of remedial works. Protectahome were applauded for our work which benefits from a long term Guarantee.



**UK ENQUIRY LINE**  
**0845 601 1980**

[www.protectahome.co.uk](http://www.protectahome.co.uk)

