

## TIMBER TREATMENT – COWBRIDGE GRAMMAR SCHOOL

Case Study: 205

### THE PROBLEM

Cowbridge Grammar School was founded in 1608 by Sir John Stradling, and moved to its present site in 1617. It was owned by Jesus College, Oxford from 1685 – 1918 and during this time it was renowned for its classical tuition. The school became a comprehensive school in 1974 and is now housed in a brand new multi million pound state of the art 21<sup>st</sup> Century building.

The old Cowbridge Grammar School building was subsequently converted into luxury apartments in South Wales' most sought after market town.

Shortly after the renovation had been completed, the owners of one of the ground floor apartments contacted Protectahome to investigate a "springy" suspended timber floor in the reception room.

### THE SOLUTION

Accompanied by our trained preservation operatives, our Surveyor directed opening up of the floor to facilitate a detailed sub floor inspection. A dramatic and extensive outbreak of dry rot (*Serpula lacrymans*) was found to be affecting subfloor timbers.

The cause of the outbreak was attributed to non existent sub floor ventilation; foil faced insulation and chipboard flooring in the renovated floor acting as a vapour barrier; and rain water ingress due to a defective external storm water gully.

The timber floor was completely removed due to the severity of the dry rot attack. External defects were remedied, the sub floor void was then thoroughly cleaned and sterilised by our technicians using a masonry fungicide prior to a new traditional concrete floor being laid.

After the new floor slab had dried out, English Oak floorboards were overlaid. This impressive and desirable apartment is now fully restored and back in daily use by the owners.

