

Dry Rot Eradication JD Wetherspoons, Pwllheli, North Wales

Client: Commercial Property Developer

Completed: 2013

Case Study No: 232

- Full Investigation and Treatment
- Commercial Property Repairs
- Long Term Guarantee



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The Project:

To refurbish and develop a previously unused commercial building into a new Wetherspoons pub in the North Wales town of Pwllheli.



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Wetherspoons, Pwllheli - The Problem

National pub chain, JD Wetherspoons commissioned the development of a new site, the Pen Cob, on Station Road, Pwllheli in Gwynedd.

The building, which is approximately 80 years old, is a four storey mid-terraced property. Originally a Bon Marche shop, it had been empty for several years.

Extensive water ingress in the past had resulted in a number of the ceilings collapsing, this exposed virulent attacks of Dry Rot (*Serpula lacrymans*). Dry Rot had spread through the building and floor levels, making it imperative that comprehensive treatment works take place prior to further conversion works.



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Wetherspoons, Pwllheli - The Solution

Protectahome were invited to create a remedial strategy to deal with the Dry Rot attack.

Dry Rot has the ability to grow through masonry and behind plaster enabling this destructive fungus to spread rapidly if given the right conditions. In order to track and trace the full extent of the attack, Protectahome's specialist operatives were on site for 15 days removing plaster and timber on affected levels.

Following a detailed survey, our CSRT* qualified surveyor prepared a specification of work that included for full Dry Rot treatment. Timber lintels were replaced with concrete lintels where appropriate and a repair plan was created for all flooring and joinery timbers that would be in contact with, or adjacent to the treated areas.

Protectahome's work was completed on time and within budget thus allowing the wider development to proceed on schedule and the Pen Cob to open its doors, as planned, in December 2013.

** Certificated Surveyor in Remedial Treatments - Property Care Association.*



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