RTP

Our ref: P160071/RT/KW

CHARTERED BUILDING SURVEYORS

Your ref:

RTP Surveyors
12 Arwenack Street
Falmouth, Cornwall TR11 3JD

T 01326 318599
E falmouth@rtpsurveyors.co.uk
www.rtpsurveyors.co.uk

Regulated by RICS

Office also at Bodmin

Ms L Jackson
Jackson Planning Ltd
Fox Barn
Lower Chute
Andover
SP11 9DU

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Dear Lisa

Re: The Woolpack Battery, The Garrison, Isles of Scilly

I understand that questions have been raised by the Environmental Officer following an inspection of the premises with regard to the risk of radon and also damp penetration which has in the past affected the above property.

I will address each of these elements individually.

1. Radon

   I question whether the issue of radon is relevant on the basis that the use of the building is not in question. The premises were used by the Isle of Scilly Wildlife Trust as a hostel for many years and I believe that was when the previous alterations were carried out. In addition, there is a forced mechanical ventilation system throughout the building which provides full circulation of air and will prevent the depressurisation of the building which minimises the risk of any radon occurrence.

   Radon as a gas is heavier than air and it is depressurisation of a building which can draw it up through the floor and into the premises. This is overcome by providing suitable ventilation within premises.

   Further to this, the introduction of any physical radon barrier would be significantly destructive to the historical elements of the property.

2. Damp Penetration

The principle construction of the property is one of cavity construction. Our drawings indicate the existence of brick inner skins and a cavity in behind. Ventilation of these cavities is achieved through the various ventilation ducts in and around the property.

There are some isolated areas of damp penetration occurring which will be addressed as part of the refurbishment works. These are notably in the vicinity of the extraction duct which serves the Leaders Room, Room 6, along with further evidence of damp penetration within the store area off Room 1. These will be addressed during the course of the works.

Other areas of damp penetration are due dampness penetrating from an exterior position within the well area adjacent to the stairs. This is notably with regard to Room 8 and in particular window reference W5 and also Room 7 and window reference W3. These areas will also be dealt with.

The areas of damp penetration referred to above are isolated areas where a lack of maintenance has resulted in the damp penetration, but the principle form of construction, as can be seen from drawing 160071/03 is of a cavity construction thereby providing a resistance to direct damp penetration.

There will no doubt be an incidence of condensation currently present within the premises as the ventilation system is turned off and there is no heating present. As earlier identified the ventilation system will be operational and there will also be a heating system, therefore the best possible resistance to condensation will be provided.

I hope these explanations satisfy the Environmental Officer's concerns, but if there is anything further I may provide then please do not hesitate to contact.

Yours sincerely

Richard Thomas BSc MRICS
For RTP Surveyors Limited
Chartered Building Surveyors

Email: richard@rtpsurveyors.co.uk
Direct line: 01326 213074