

# PRESERVATION TREATMENTS

DAMP AND TIMBER SPECIALISTS SINCE 1972



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10069.1/DM/KA

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22<sup>nd</sup> December 2020

Attn: Mr M. Simpson

Dear Mr Simpson,

**Re: Damp-proofing to Lower Ground Floor at 29 Wilton Crescent, London, SW1X 8SA**

Further to recent conversations and email communication, we re-visited this property on 22<sup>nd</sup> December 2020 to take and record readings on walls previously identified as suffering from dampness, to a greater, or lesser degree.

At the time of our re-inspection, the weather was dry and mild.

To take and record readings, which we have indicated on the attached plan No. 10069.1, we used a Protimeter MMS2 in conductance mode. The moisture percentages recorded on the attached plan, at the area they were taken, are surface readings, which are shown as a Wood Moisture Equivalent (WME).

Generally, readings up to 15% (WME) are accepted as being within the "Dry" range, where we would not be suggesting treatment, or as seems to be the case here, re-treatment of walls. As discussed with you and mentioned in our original report, we believe that previous remedial damp proofing works have been undertaken; and for many areas, the hard, dense render applied to the walls is functioning without signs of a breakdown. In those areas, readings taken on our initial visit on 26<sup>th</sup> November 2020, which are not shown on the attached plan, were within that "Dry" range.

We have also taken a number of photographs which show areas of the existing render and plaster, which is not original, breaking down and likely to be suffering from the effects of hygroscopic salt contamination. It is possible to see in the photographs that there is a dense, hard render on the walls with a skim/setting plaster and in some cases, there is also evidence of lightweight "bonding" plaster on the walls. Bonding plasters are unsuitable where walls have been, or are, suffering from any form of dampness. As previously stated, we feel it is inevitable that some walls affected with high damp readings will need to be re-rendered /plastered.

All observations, recommendations, terms and conditions in our previous correspondence remain.

If we may be of further assistance, please do not hesitate to contact us.

Yours sincerely,

David Morton CSRT CSSW  
Senior Surveyor  
p.p. PRESERVATION TREATMENTS LIMITED

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