

04 September 2023

Ms Katherine Vintiner  
Principal  
Hampton Court House  
Hampton Court Road  
Richmond-upon Thames  
LONDON  
KT8 9BS

Our Ref: DLD/2377

Dear Ms Vintiner

**DRAMA ROOM - DRY ROT IN ROOF  
HAMPTON COURT HOUSE**

I refer to my visual structural inspection of the roof timbers forming the roof structure enclosing the Drama Room on 30<sup>th</sup> August 2023. My preliminary findings are as follows:

***Findings – Refer to attached photographs.***

1. Decayed wall plates and rafter feet sitting on the perimeter wall adjacent to the taller external wall (north-east). *See photos 1-3*
2. Decayed wall plate close to the main roof hip supports (north end). *See photo 4.*
3. Deteriorated roof coverings forming rainwater gutter above area of dry rot infestation. *See photos 5-6.*

***Conclusions***

There is extensive evidence of dry rot decay in the inspected timbers. The dry rot is longstanding, which has significantly undermined the structural integrity of the roof, where inspected. Urgent remedial works are required.

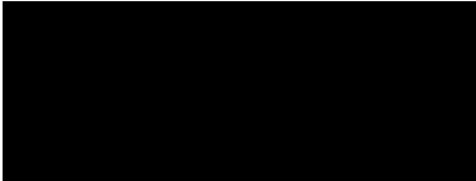
***Recommendations***

Further investigation works are required to determine the extent of the dry rot in the roof structure. The following immediate course of action is recommended: -

- A. Expose the remaining lengths of timber wall plate between the top of the supporting wall and under the roof gutter line. Include for removing the plaster board from the sloping ceiling to check the condition of the timber rafters.
- B. Commission a full timber treatment survey from a specialist company. Local companies include Tapco Home Dry, Timber Preservations Ltd, Timkon Co Ltd who may assist with this. Implement recommended repairs including structural strengthening/replacement of the worst affected timbers.
- C. Water test the roof gutter located above the damaged area, check for leaks and for any obvious defects in the waterproof coverings – allow for roof repairs.

I recommend that a further structural appraisal be carried out on the roof once the above recommendations are implemented. In the meantime, it is not recommended to use the room for any classroom activities until it is considered safe to do so.

Yours sincerely



Declan Duffy BSc(Hons) CEng MStructE MICE MIEI  
Chartered Civil & Structural Engineer  
Director

Encl: Photos

## Photos



*Photo 1*  
*Inspection hole locations*



*Photo 2*  
*Close-up of decayed timbers*

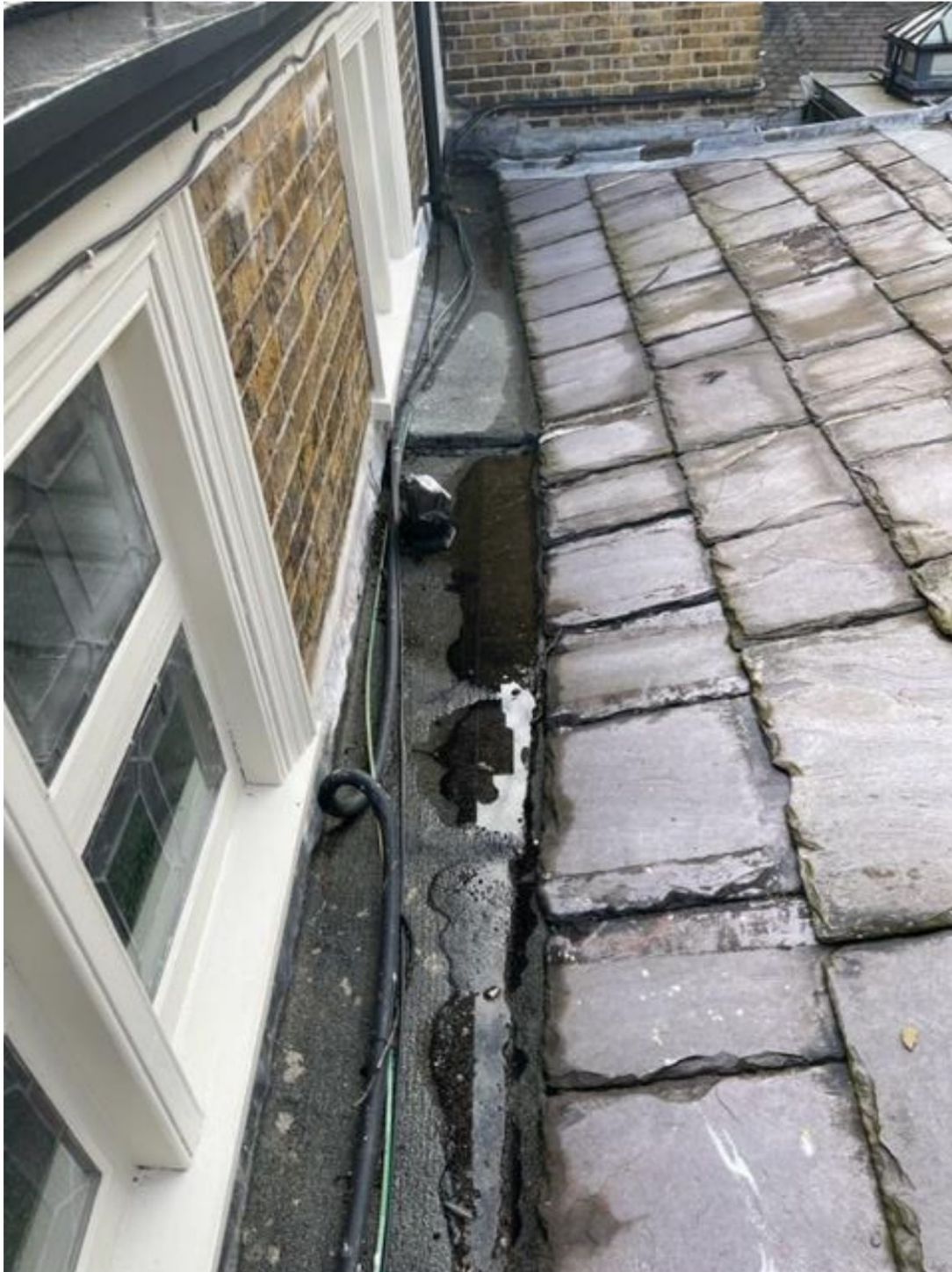


Decayed wall plate and rafter feet.

*Photo 3*  
*Close-up of decayed timbers*



*Photo 4*  
*Area for further investigation*



*Photo 5*

*Rainwater gutter above defective roof timbers*

*Note: Patch repairs and different waterproofing materials*



*Photo 6*  
*Rainwater gutter above defective roof timbers*