

# **COMBE MILL**

## **Building Condition Report**

**August 2023**



# Building Condition Report - Combe Mill @ 2009



Image 4032

**Front view of Combe Mill**



Image 3996

**Side view of Combe Mill Yard**

# Building Condition Report - Combe Mill @ 2023



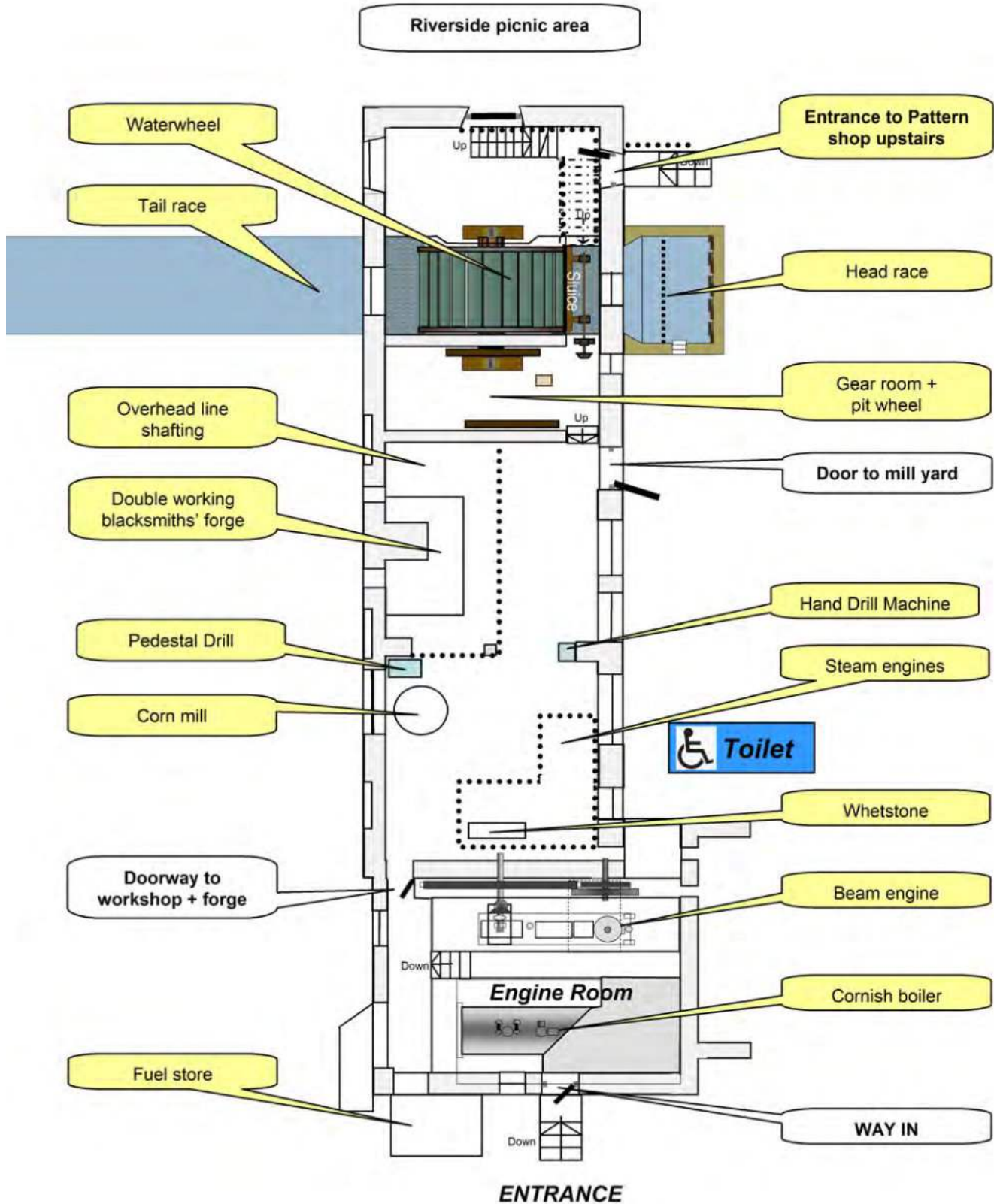
**Front view of Combe Mill**

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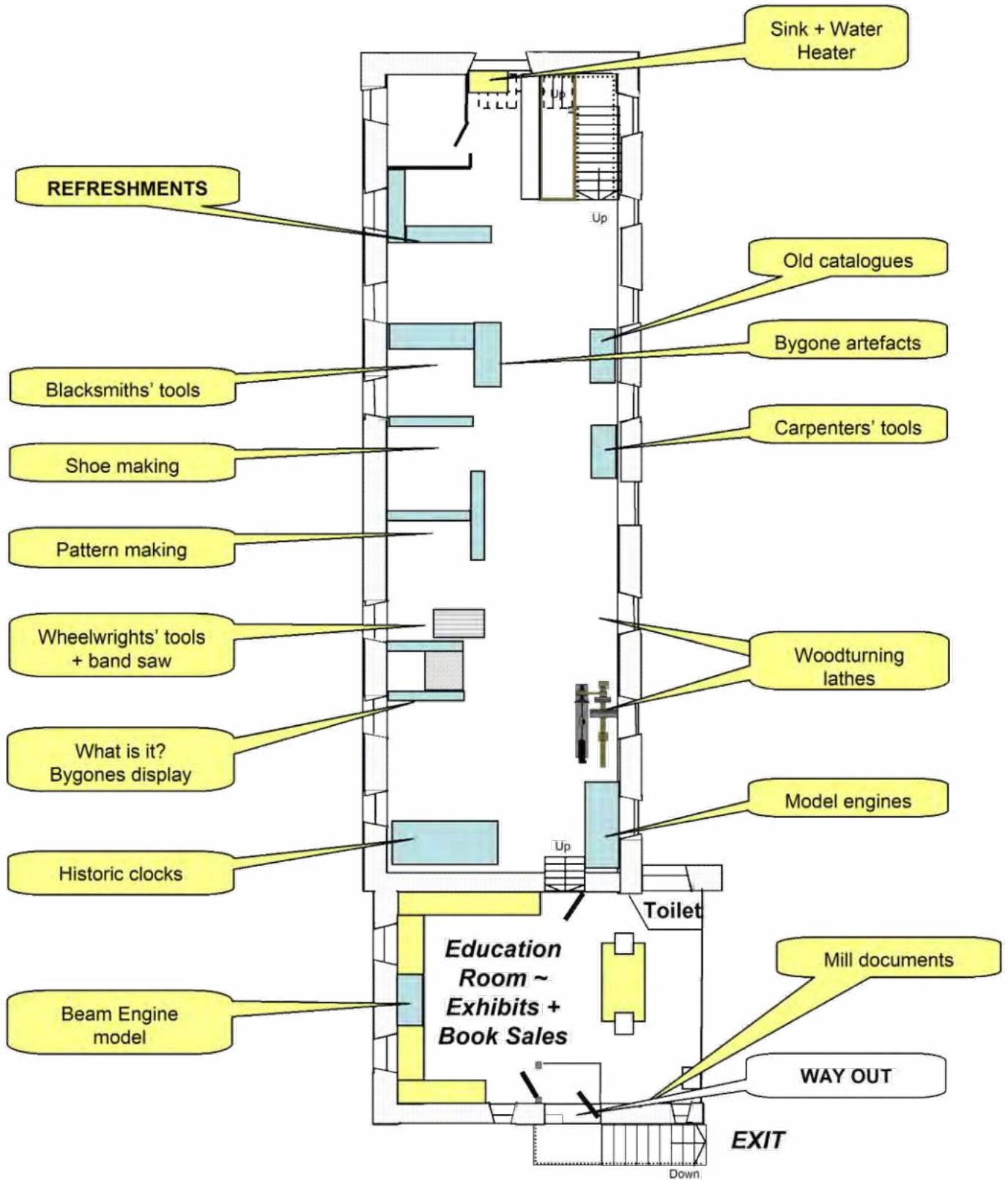
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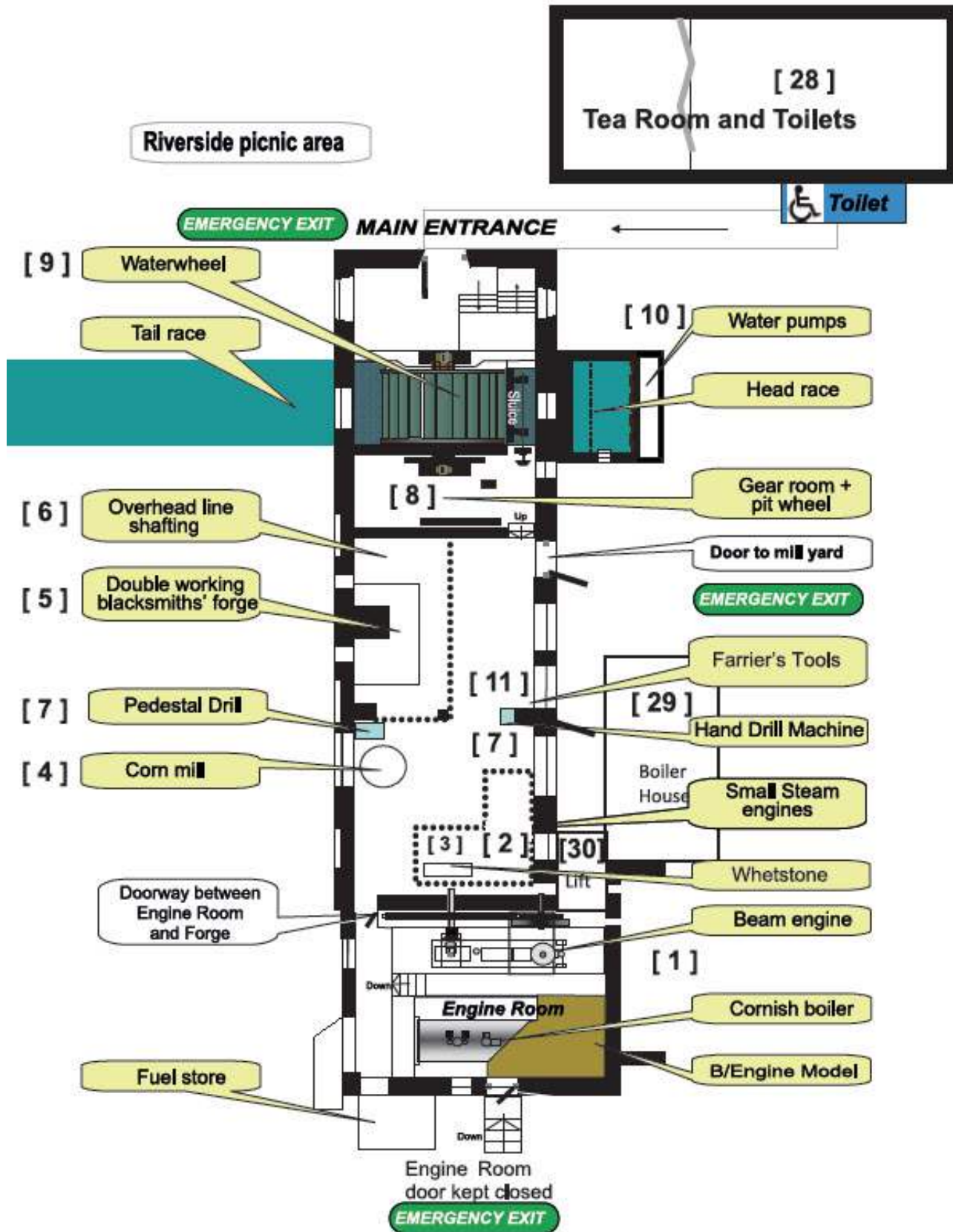
# Ground Floor Plan



## Upper Floor Plan



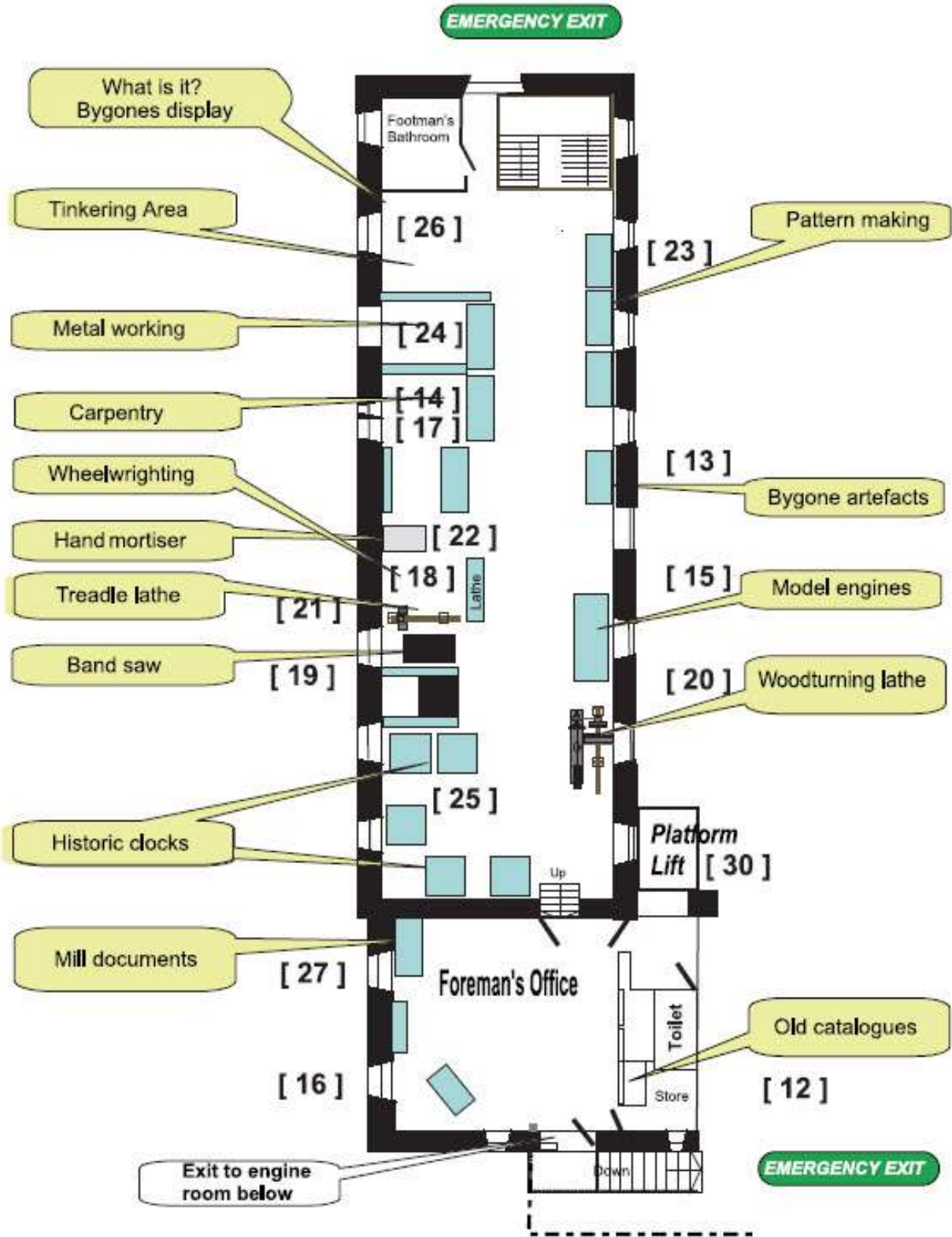
# Building Condition Report - Combe Mill @ 2023



**Ground Floor Plan**



# Building Condition Report - Combe Mill @ 2023



Upper Floor Plan

# Building Condition Report - Combe Mill @ 2023

## Introduction

This report is a new photographic survey of Combe Mill building done in Summer 2023 and presented with reference to the previous survey done in 2009 to form the basis for the lease entered into with Blenheim Palace Estates.

The survey comprises two parts:

- Exterior condition and services status
- Interior condition

A summary of the condition is given at the beginning of each part of this document.

At the back of the document is a DVD containing all images and electronic copies of the report.

**PLEASE NOTE:** This photographic survey is not exhaustive but portrays the general state of Combe Mill in July 2023

Photographs by Colin Morris / Tony Simmons

Prepared for Combe Mill Society by Tony Simmons

# **MILL EXTERIOR**

# Building Condition Report - Combe Mill @ 2009

## Summary of Exterior Condition - 2009

The photographs illustrate the condition of the outside of the mill building. The images show:

- 1) Absence of rain guttering on roof
- 2) Cracks in walls and stone lintels
- 3) Gaps between stone window openings and wooden frames
- 4) Un-maintained or absent paintwork on all timber surfaces
- 5) Rotten wood in most window frames
- 6) Missing glass panes in some windows

## Summary of Exterior Condition - 2023

The photographs illustrate the condition of the outside of the mill building. The images show:

- 1) Addition of rain guttering on roof
- 2) Cracks repaired in majority of walls
- 3) Window frames and windows refurbished and replaced
- 4) Roof repaired with repaired wall plates and tiles
- 5) Oak bell turret remade and flat roof rebuilt
- 6) Addition of lift shaft and new boiler house
- 7) New power and lighting systems
- 8) New air source heating system
- 9) Addition of Tea Room and two storage sheds

# Building Condition Report - Combe Mill @ 2009

## Exterior Turret & Bell Tower - North



Image 1587

Exterior view of turret/bell tower



Image 4217

Crack in wall of turret



Image 4222

Damage to turret roof against chimney

## Front of Mill Building - North East



Image 4221A

Condition of corner of front wall



Image 4220A

Rotten timber in edge of front roof and cracks in rubble wall

# Building Condition Report - Combe Mill @ 2023

Image P524003.jpg



**Exterior view of turret/bell tower**

Image P524007.jpg



Image P524008.jpg



**Repaired turret roof against chimney**

Image P524004.jpg



**Repaired stonework at chimney base**

Image P524007.jpg



Image P524008.jpg



**Replaced rainwater tundish**

# Building Condition Report - Combe Mill @ 2009

## Front of Mill Building - continued



Image 4219

**Cracks in rubble wall below front window of Education Room**



**Education Room**



Image 4214

**Split wooden support upright of staircase**



Image 0896



Image 0898

**External door to Education Room - repainted 2008**



Image 4216

**Crumbling slab of staircase landing**



Image 4215

**External staircase to Education Room**

# Building Condition Report - Combe Mill @ 2023

Image P524011.jpg



Image P524010.jpg



Image P524009.jpg



Image P524015.jpg



**Repaired outside stairs landing**

Image P524014.jpg



Image P524012.jpg



**Rebuilt outside stairs railings**



# Building Condition Report - Combe Mill @ 2009

## Front of Mill Building - continued



Image 0895

**External door to Engine Room  
- repainted 2008**



Image 0652

**Old metal garage door affords protection to  
fuel store**

## Yard Wall of Mill - North West



Image 4223

**View into rear intersection of  
education room and main building**



Image 3834



Image 3835

**Typical state of windows - timber  
unpainted - large gaps around edges -  
poor glazing**

# Building Condition Report - Combe Mill @ 2023



Image P524016.jpg



Image 1403.jpg

**Recovered fuel store**



Image P524018.jpg

**Lift shaft in corner once occupied by WC**



Image P524019.jpg

**Boiler flue via lift shaft housing**

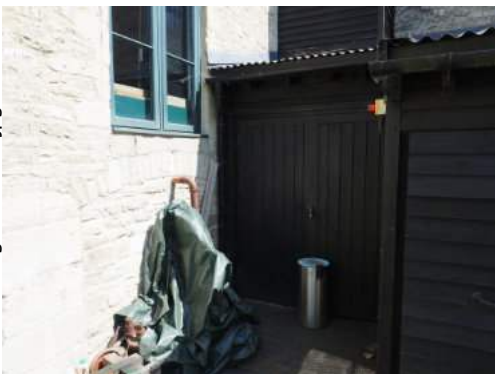


Image P524020.jpg

**Bottom of lift shaft housing oil storage and blowdown tank**



Image IMG\_1339.jpg

**Corridor to platform lift between mill building and new boiler house**



**Showing repaired crack in stonework**

# Building Condition Report - Combe Mill @ 2009

## Yard Wall - continued



Image 3732



Image 5258



Image 4234

### Typical state of rubble walls showing strengthening plates and cracks



Image 4225A



Image 4224A



Image 0919



Image 5259



Image 4233

### View of yard wall - loading bay door surrounds show loss of stonework and rotting timbers

# Building Condition Report - Combe Mill @ 2023

Image P524022.jpg



Image P524023.jpg



Image P524024.jpg



Image P524030.jpg



Image P524026.jpg



Image P524028.jpg



**View of yard wall - loading bay door repaired timber and stonework**

Image P524030.jpg



Image IMG\_1338.jpg



Image P524021.jpg



**Repaired ground floor windows**

**Yard Wall - continued**



Image 2918



Image 2919

**Typical state of rubble walls showing another strengthening plate and cracks**



Image 3729

**Small vent above rear forge door and associated cracks and distressed timber lintel**



Image 0557

**Workshop window to left of rear forge door with associated cracks and distressed timber lintel**



Image 0674

**Steps descend into waterwheel room**



Image 0445

**Head leat intake to the water wheel**

# Building Condition Report - Combe Mill @ 2023

Image P524034.jpg



Image P524035.jpg



Image P524029.jpg



Image P524030.jpg



**Repaired ground floor windows**

Image P5240032.jpg



Image IMG\_1336.jpg



**Headrace arch - slight indication of masonry crack being monitored**

# Building Condition Report - Combe Mill @ 2009

## Field Wall of Mill - South East

Image 3868



Image 3867



Image 3869



Image 3866



Image 3870



Image 1616



Series of images showing lack of guttering, broken stone window lintels and cracks in rubble wall

# Building Condition Report - Combe Mill @ 2023

Image P5240035.jpg



Image P5240036.jpg



Image P5240038.jpg



Image P5240052.jpg



Image P5240039.jpg



**Series of images showing added guttering, repaired stone window lintels and repairs to rubble wall  
Chimney height raised to above roof crest to stop smoke in forge**



# Building Condition Report - Combe Mill @ 2009

## Field Wall of Mill - continued

Image 3871



Image 3872



Image 3873



Image 3874



Image 3875



Image 3876



**Further images showing lack of guttering, broken stone window lintels and cracks in rubble wall**

Image 3882



Image 6865



# Building Condition Report - Combe Mill @ 2023

Image P5240037.jpg



**Repaired window of waterwheel room**

Image P5240044.jpg



Image P5240045.jpg



**Repaired window of waterwheel showing stonework damage on keystone**

Image P6280201.jpg



**Field view of Mill showing tile coverage and absence of old slates on left hand face. All windows are new.**

# Building Condition Report - Combe Mill @ 2009

## Field Wall of Mill - continued

Image 3878



Image 3879



Image 3883



Image 3880



Image 4238



**Undulating line of roof**

Image 3884



Image 3885



# Building Condition Report - Combe Mill @ 2023

Image P5240051.jpg



Image P5240042.jpg



Image P5240050.jpg



Image P5240044.jpg



Image P5240046.jpg



## Repaired lintel and sills

# Building Condition Report - Combe Mill @ 2009

## River End Wall - South West

Image 3853



Image 3860



Image 3854



Image 4236



Image 4235



**NOTE**  
proximity of tree branches to end wall of mill

Image 3858



# Building Condition Report - Combe Mill @ 2023

Image P5240056.jpg



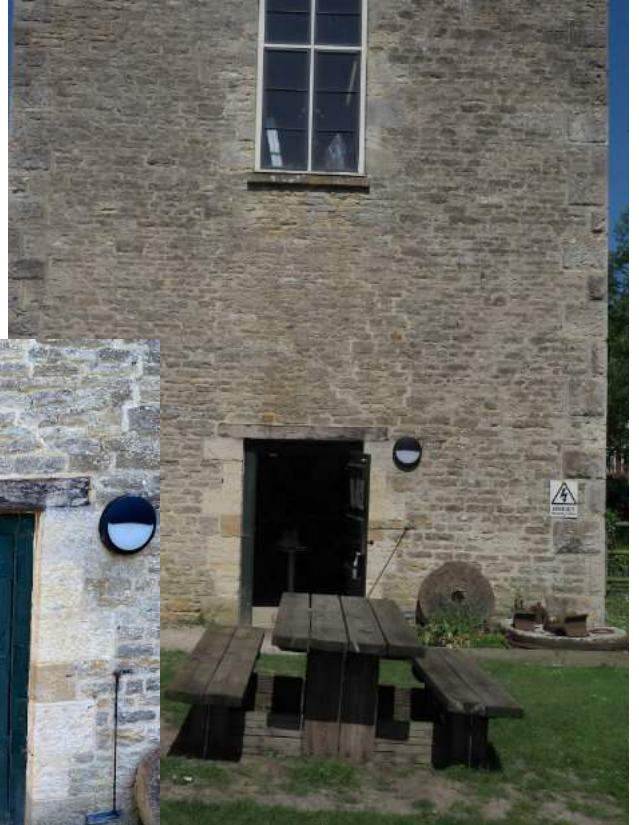
Image P5240058.jpg



Image P5240059.jpg



Image P5240061.jpg

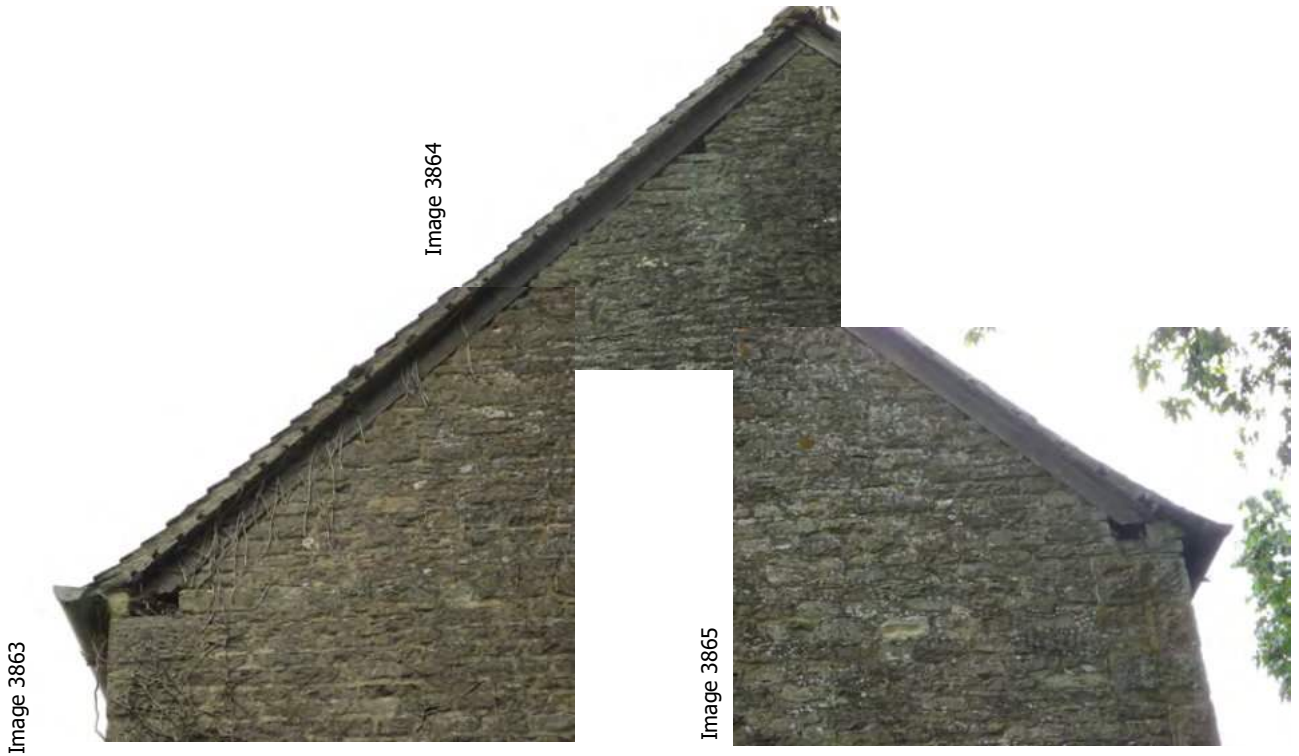


Image\_1335.jpg



# Building Condition Report - Combe Mill @ 2009

## River End Wall - continued



# Building Condition Report - Combe Mill @ 2023

Image P5240057.jpg





# Building Condition Report - Combe Mill @ 2023



Image P5240064.jpg



Image \_1204.jpg



Image P5240057.jpg

# Building Condition Report - Combe Mill @ 2009

## Outside



Image 0205



Image 1920

**Lean-to boiler house with disabled toilet nearest to camera**



Image 4241

**State of the inside of the 'old' toilet - clear plastic roof was partially replaced after being damaged during site redevelopment but is not water tight.**



Image 4232A

**View of picnic area and shed housing stationary (barn) engines**

**NEW  
STRUCTURES**

## **New structures built since 2009 survey**

- Tea Room
- Storage Shed 1
- Storage Shed 2
- Ticket Office

## Tea Room



**Tea Room is supported on piling to be above average flood levels  
It comprises two WC, electrical cupboard, servery and seating area.**



Image\_1147 .jpg

# Building Condition Report - Combe Mill @ 2023

Image \_1550.jpg



Image \_1373.jpg



Folding glazed doors to decking area.

Image \_1372.jpg



Serving Area

Image \_1184.jpg



Lift up serving flap

Image \_1375.jpg



Inside WC

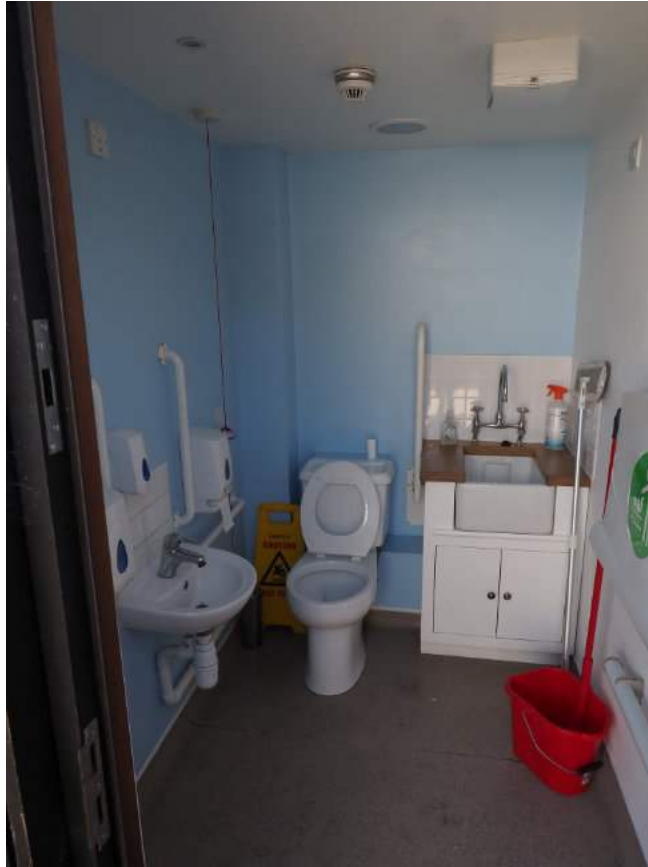
Image \_1181.jpg



Decking area with sun blind extended

**Tea Room - access WC**

Image P5240063.jpg



**Interior of Access WC reached from outside the tea room**

## Storage Shed 1



**Timber shed clad to match tea room. Tar paper lined, insulated and ply clad**  
**Supplied with power and lighting from spur off tea room distribution board**





## Storage Shed 2



**Timber shed tar-paper lined, insulated and plywood clad.**

**Supplied with power and lighting from spur off tea room distribution board.**

**Shed is divided 80:20 with a small portion at the river end for storage of educational field trip apparatus.**

**The land on which this shed is sited is subject to an additional lease from Blenheim Estate that runs for the duration of the lease on the Mill.**

## Ticket Office

**Timber shed with lift up serving hatch and end door for access.**

**Supported by a concrete slab which can be seen to rise and fall due to ground freezing from buried heat source piping that serves the Old Sawmill building.**



# Building Condition Report - Combe Mill @ 2023

## Changes to Mill since 2009

Wall plates refurbished

Roof tiles repaired

Building stonework cracks made good and damaged masonry replaced

Bell turret rebuilt

New steel beams inserted in Foreman's Office

Attic boarded for storage

Fuel store roofed to storage

Corridor to neighbouring cottage re-roofed

Window frames refurbished

Windows replaced

Rainwater furniture added

Platform lift installed to all floors

Electrical Power and lighting system replaced

Fire and smoke alarm installed

Intruder alarm system installed but not used

Air Source Heat Pump heating installed

Waste connected to site Klargestar

Headrace re-fenced

Mains water re-routed to enter Mill site via Boiler house

Foreman's Office original floor and ceiling exposed; walls and ceiling made good with lime plaster

Height of forge chimney raised above roof line to improve forge draught.

Tea Room building added

Two timber storage sheds added

New boiler house built and steam piping improved

Front staircase to Mill repaired

# Building Condition Report - Combe Mill @ 2009

## Services - 2009

**Gas** - no supply

**Electricity** - three phase overhead feed into Waterwheel Room terminating in old distribution board [A] of which only one 'way' is in use for the mill. The electricity is metered remotely at this point.

From this board a three phase cable feeds an old distribution board [B] mounted on the yard side wall of the workshop.

This distribution board feeds the oil-fired steam boiler control panel directly. Another feed supplies a modern distribution board [C] in the boiler room that serves ring main and lighting for the boiler room and the disabled toilet.

Board [B] also feeds a further MCB box [D] on the field wall of the workshop. This box feeds ground floor and upstairs 13A ring mains and lighting circuits.

**Mains Water** - mains water enters the building from the direction of the next door cottages via a stop valve near the front of the Cornish boiler. The supply is not adequate for the building. Filling the steam boiler causes sink taps to be starved of supply. More importantly, filling the beam engine cold well causes the steam boiler feed to be starved.

**Foul Drain** - the upstairs toilet and disabled toilet are connected to the new site Klargester system.

**Surface water** - rain water run off from the front of the Mill emerges from a large pipe from the wall of the old sawmill inside the lean-to boiler house. The Mill is very prone to the ingress of surface water run off during heavy rain through all ground floor doorways. The waterwheel room often floods when the river rises after heavy rain.



Board A - incoming 3 phase



Board B - 3 phase distribution



Board C - boiler house and disabled toilet



Board D - Mill ring main  
+ lighting mcbs

# Building Condition Report - Combe Mill @ 2023

Image P6280208.jpg



**White switchbox upper left - main power incomer isolator**

**Cold water pipe heat tracing controllers - top right of photo**

**Fire and Smoke alarm system - middle right**

Image P6280204.jpg



# Building Condition Report - Combe Mill @ 2023

## Services - 2023

**Gas** - no supply

**Electricity** - three phase overhead feed into Waterwheel Room terminating in old distribution board of which only one 'way' is in use for the mill. The electricity is metered remotely at this point.

From this board a three phase cable feeds a new isolation panel from which the three phase is routed upstairs into the Footmans Bathroom above.

From the new main distribution board the supply is distributed to four other distribution boards:

- Upstairs and downstairs of main building
- Boiler house
- Tea Room

From these sub boards is distributed lighting and lower supplies.

**Mains Water** - mains water enters the mill via the Boilerhouse where a meter is installed and readings given to Blenheim each month.

The supply is still barely adequate for the building. Filling the steam boiler causes sink taps to be starved of supply. More importantly, filling the beam engine cold well causes the steam boiler feed to be starved.

**Foul Drain** - the upstairs toilet and disabled toilet are connected to the new site Klargestor system.

**Surface water** - rain water run-off from the front of the Mill emerges from a large pipe from the wall of the old sawmill and routed underground to the site drain.

The boiler house has its own drain.

The waterwheel room often floods when the river rises after heavy rain.

# Building Condition Report - Combe Mill @ 2023

Image \_1347.jpg



Image \_1346.jpg



**Distribution board in Boilerhouse**

Image \_1345.jpg



**Air source heat pump controls on boilerhouse wall**

Image \_1376.jpg



Image \_1378.jpg



Image \_1379.jpg



**Distribution board in Tea Room - feeding river pump and two storage sheds**

Image \_1398.jpg



**Main Mill distribution centre in Footmans' Bathroom on Second Floor**

Image \_1399.jpg



**Control box upper left - intruder alarm (not used)**

# **MILL INTERIOR**

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# Building Condition Report - Combe Mill @ 2009

## **Interior Condition of the Mill 2009 - downstairs**

The photographs illustrate the condition of the downstairs of the mill building. The images show:

- 1) Internal wood paintwork unpainted for decades
- 2) Lime wash in engine room last applied in 1970s
- 3) Uneven floor surfaces in workshop and waterwheel rooms
- 4) Forge chimney brickwork, as it enters stack, loose in places
- 5) Wall surface on inside face of tail race arch in poor condition

## **Interior Condition of the Mill - upstairs**

The photographs illustrate the condition of the upstairs in the mill building. The images generally show:

- 1) Building interior woodwork unpainted.
- 2) Gaps around window frames
- 3) Badly secured glass panes, some missing.
- 4) At least two small holes in roof on 'field' side allowing ingress of rainwater.
- 5) Badly rotten timbers above ceilings of toilet and education room against chimney (now concealed behind new plasterboard)
- 6) Turret and bell-tower timbers in delicate state.
- 7) Several beams exhibiting signs of woodworm infestation - some may be active.

# Building Condition Report - Combe Mill @ 2023

## **Interior Condition of the Mill 2023 - downstairs**

The photographs illustrate the condition of the downstairs of the mill building. The images show:

- 1) Majority of wall cracks made good
- 2) Window sills replaced throughout
- 3) Electrical distribution moved upstairs
- 4) Fire and Smoke Alarm control box located in waterwheel room

## **Interior Condition of the Mill - upstairs**

The photographs illustrate the condition of the upstairs in the mill building. The images generally show:

- 1) Building interior woodwork repaired and painted.
- 2) New metal period window frames
- 3) Roof now watertight
- 4) Foreman's Office floor and ceiling exposed and made good
- 5) Split oak beam supported by steel beams and concealed by wooden cladding
- 6) Kitchenette and WC added adjacent Foreman's Office
- 7) Storage cupboard created underneath bell turret
- 8) Electrical distribution boards now in Footmans Bathroom.

# MILL DOWNSTAIRS

## **Downstairs**

The images are grouped as follows:

- # Engine room
- # Workshop & Forge
- # Waterwheel gear room
- # Waterwheel room

## **Downstairs**

The images are grouped as follows:

- # Engine room
- # Workshop & Forge
- # Waterwheel gear room
- # Waterwheel room

# Building Condition Report - Combe Mill @ 2009

## Engine Room



Image 3509

**Timber ceiling in passage way alongside fuel store**



Image 0571

**View into passage from front of Cornish boiler**



Image 1110

**View past engine governor of side window**



Image 4029

**Right angle bevel gearing that once worked the waterwheel sluice from inside the old sawmill**



Image 4242



Image 4239



Image 2487



Image 2748

**State of Engine Room window showing ill fitting metal frame and repaired window sill**



Image 0570

**Ceiling above Cornish boiler**

# Building Condition Report - Combe Mill @ 2023

Image P6140123.jpg



Image P6140124.jpg



View into passage from front of Cornish boiler

Image\_1342.jpg



Crack in brickwork supporting beam

Image P6140136.jpg



Timber ceiling in passage way alongside fuel store

Image P6140128.jpg



Image P6140129.jpg



Image\_1343.jpg



Image P6140130.jpg



Pull down projector screen opposite Cornish Boiler

Image P6140129.jpg



Image P6140128.jpg



# Building Condition Report - Combe Mill @ 2009

## Engine Room - continued



Image 1114



Image 2598



Image 1115

Views showing condition of engine room ceiling



Image 2692

View of wooden steps descending from top of Cornish boiler



Image 2693

View at base of steps towards forge



Image 0457

Chimney damper operating cable



Image 3510

View of beam engine from doorway to forge looking towards entrance door to engine room



Image 0454

Front of Cornish boiler with fuel store door behind



Image 2948

View from engine room at small front window



Image 3633

View from front of Cornish boiler towards beam engine

# Building Condition Report - Combe Mill @ 2023

Image P6140131.jpg



Electrical trunking (galvanised) run at ceiling level

Image P6140132.jpg



Image P6140134.jpg



Image P6140135.jpg



Image P6140138.jpg



Image P6140133.jpg



Steam pipe lagging replaced with fibre and metal cladding dispensed with.

Image P6140136.jpg



Image P6140138.jpg



Image P6140139.jpg



Image P6140137.jpg





# Building Condition Report - Combe Mill @ 2009

## Workshop & Forge

Image 0229



Image 0230



Image 0231

Composite photo of forge area with line shafting overhead

Image 0233



Image 0453



Views showing ceiling beams in forge/workshop

Image 5262



Image 3595



Condition of workshop floor in area of forge

# Building Condition Report - Combe Mill @ 2023

Image P6140140.jpg



**Flexible metal extract ducts removed together with electric extract fan housed in hood**

Image P6140141.jpg



Image P6140143.jpg



**Steam pipework re-routed and lagged with fibre.**

Image P6140142.jpg



Image P6140149.jpg

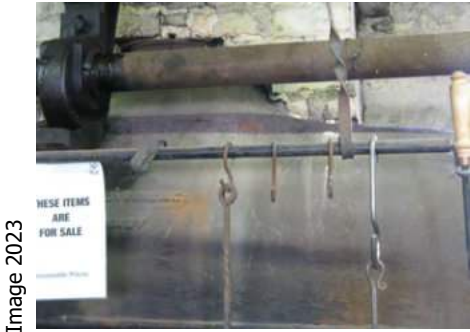


Image P6140146.jpg



# Building Condition Report - Combe Mill @ 2009

## Workshop & Forge - continued



Views showing forge hood/flue entering chimney



View up forge chimney



Spark resistant safety barriers across forge area erected February 2008



General views of forge/workshop



Forge door to yard



Prop beam in workshop

# Building Condition Report - Combe Mill @ 2023

Image P6280176.jpg



Image P6280177.jpg



Image P6280178.jpg



Image P6280181.jpg



Image P6280179.jpg



Image P6280180.jpg



Image P6280184.jpg



Image\_1340.jpg



# Building Condition Report - Combe Mill, Long Hanborough @ 2009

## Waterwheel Gear Room



Image 0237



Image 2608



Image 2638

Photographs showing complex beam arrangements within water wheel gear room



Image 2639



Image 2640

**NOTE:** As at July 2009 the waterwheel is being restored so that it turns reliably.

The pit wheel was re-toothed in hornbeam in 2004. The second main wheel is un-restored.



Image 4017



Image 4010



Image 4008

Window of water wheel gear room



Image 4023



Image 4022

Unrestored second gear and lay-shaft

# Building Condition Report - Combe Mill @ 2023

Image P6140158.jpg



Image P6280207.jpg



Image P6280205.jpg



**New cold water pipes lagged and heat traced**

Image P6140152.jpg



Image P6140156.jpg



Image P6140150.jpg



Image P6140155.jpg



**Air to forge now delivered from electric blower in gear room.**

Image\_1402.jpg



# Building Condition Report - Combe Mill @ 2009

## Waterwheel Room



Image 0700



Image 2674



Image 2675



Image 2546

Photographs showing various views of the waterwheel room



Image 4000



Image 00881



Image 3984



Image 3982



Image 3976

# Building Condition Report - Combe Mill @ 2023

Image P6280206.jpg



Image P6140161.jpg



Image P6140155.jpg



Image P6280208.jpg



Image P6140159.jpg



Image P6140160.jpg



**Waterwheel gudgeon bearings re-wedged and steel banded**



# Building Condition Report - Combe Mill @ 2009

## Waterwheel Room - continued



Image 3980



Image 3981



Image 3978



Image 4183

**Vertical crack in wall above window**



Image 4184

**Vertical crack in wall above end door rising through floor above**

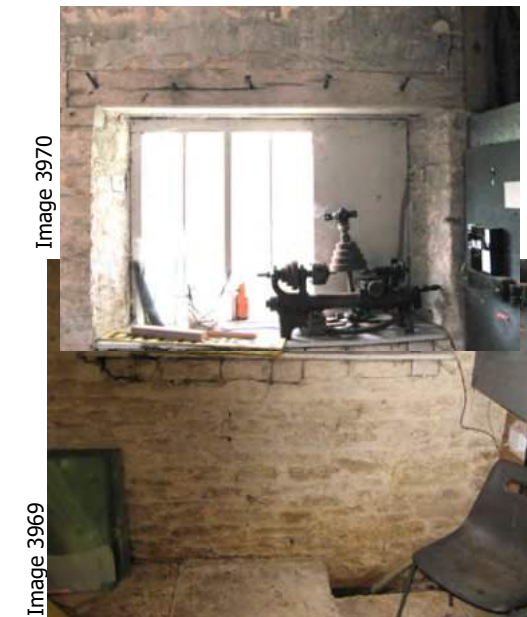


Image 3970

Image 3969



Image 4240

**Inside view of SW end door**

# Building Condition Report - Combe Mill @ 2023

Image P6140159.jpg



**Stonework crack above door repaired**

Image\_1330 .jpg



**Stonework crack above window repaired**

Image P6280206.jpg



Image \_1328.jpg



Image P6140159.jpg

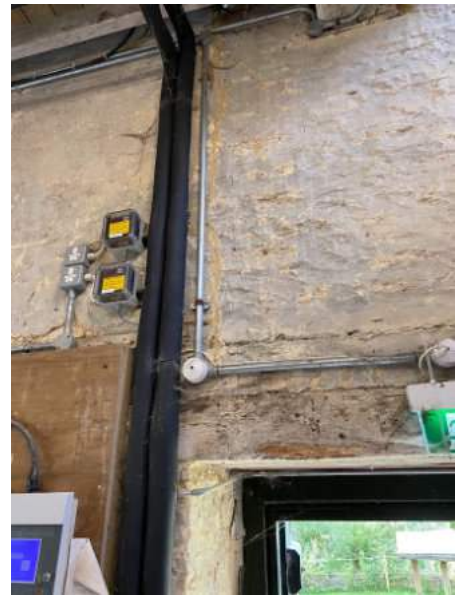


Image P6140067.jpg



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# MILL UPSTAIRS

## **Upstairs**

The images are set out as follows:

- # Stairwell to upper floor
- # Pattern Shop (upper floor)
- # Education Room
- # Toilet

# Building Condition Report - Combe Mill @ 2009

## Stair well to upper floor



Image 0676



Image 3998

**View of staircase from ground floor**



Image 4224

**View back down staircase - before handrails were fitted**



Image 3997



Image 3996



Image 3968



Image 4225



Image 2015

**Stonework beneath staircase window sill - replaced in 2008**



Image 4189



Image 4221



Image 4188

**Wall and window sill at top of stair way**

# Building Condition Report - Combe Mill @ 2023

Image P6140067.jpg



**Old wooden staircase replaced with steel**

Image P6140066.jpg

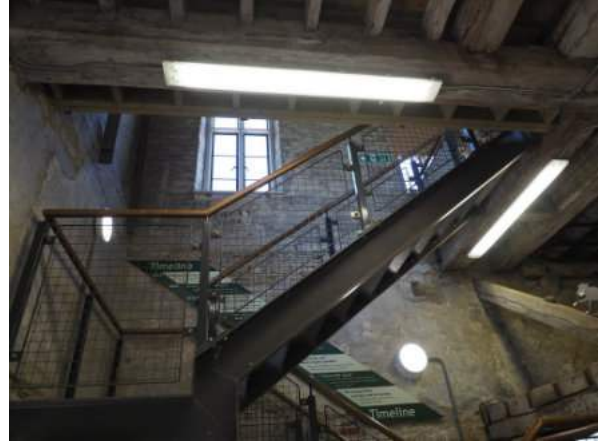


Image P6140069.jpg



Image P6140074.jpg



**All wall plate timbers repaired and rafters partnered with new timber where needed**

Image P6140075.jpg



Image P6140073.jpg



# Building Condition Report - Combe Mill @ 2009

## Pattern Shop upper floor



Image 4232

**Old timber embedded in stonework**

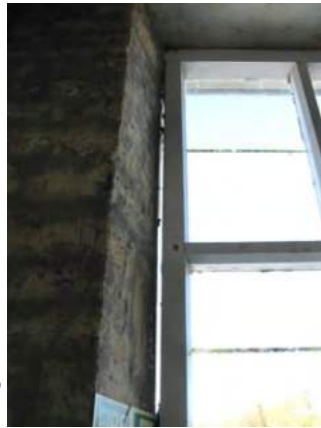


Image 3125

**Gaps and rot around timber window frames**



Image 4191



Image 4231

**Blocked aperture in wall of Pattern Shop**



Image 3871

**Broken glass pane - typical**



Image 1244

**Weed growing on outside of rotten window sill**



Image 4190

**Window sill replaced with cement in the past and state of stonework surround - in refreshment area**



Image 4192

**Partly repaired window sill with rotten window frame visible**

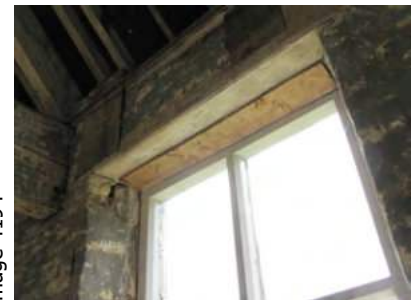


Image 4194

**Another window with wood patches concealing the state of lintel woodwork**



Image 4197

**Another window lintel with signs of wood rot**



Image 4199

**Window sill behind historic clock display repaired with cement**



Image 2649

**Above window showing roof construction where once a dormer light existed - this is the case for each alternate window bay**

# Building Condition Report - Combe Mill @ 2023

Image P6140077.jpg



Image P6140092.jpg



Image P6140079.jpg



**Old roof slates replaced with tiles in this quarter of roof**

Image P6140078.jpg

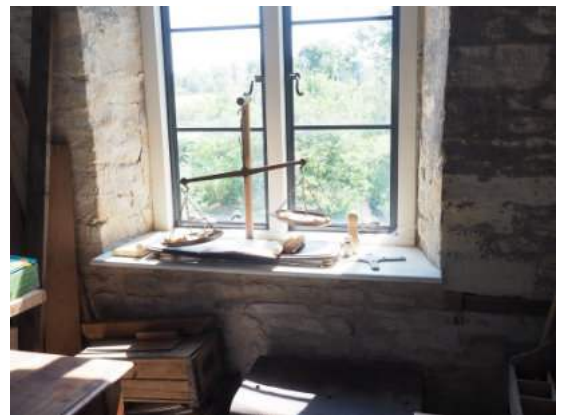


Image P6140084.jpg

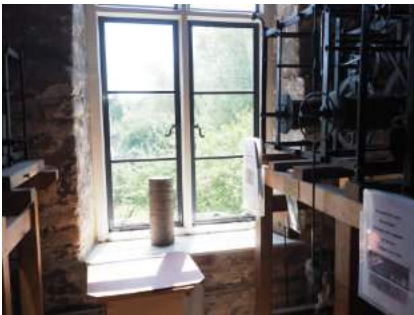


Image P6140093.jpg



Image P6140088.jpg



**Stonework below window sills repaired throughout where necessary**

Image P6140082.jpg





# Building Condition Report - Combe Mill @ 2009

## Pattern Shop - continued



Image 1526



Image 1527



Image 2165

Various views of roof beams



Image 2654



Image 2170



Image 2167

Roof beam arrangement around forge chimney



Image 2653



Image 2664

Sunshine through one of the holes in the roof



Image 2667

Showing transition between two styles of roofing

# Building Condition Report - Combe Mill @ 2023

Image P6140080.jpg



Image P6140096.jpg



Image P6140083.jpg



Image P6140095.jpg



Image P6140082.jpg



Timber wall plates repaired or replaced

Rafters scarfed with new wood

Roof slates removed and tiles redistributed to event colour match - new tiles used on lower rows

# Building Condition Report - Combe Mill @ 2009

## Education Room



Image 2960

State of wood rot adjacent old sawmill before re-plastering in June 2009



Image 2439

View into education room from 'corridor' - the two vertical black columns support the structurally weakened main beam that carries the turret



Image 2438

View into toilet along education room 'corridor'



Image 6825

Steps from Pattern Shop up into Education Room



Image 6826

## Toilet



Image 2977

State of toilet ceiling before re-plastering in June 2009



Image 3114A

Typical damp patches around toilet window plus deteriorated paint to obscure the window



Image 3113

# Building Condition Report - Combe Mill @ 2023

Image \_1392.jpg



**New kitchenette/ bookshelves installed under steel beam**

Image \_1393.jpg



Image P6140099.jpg



**Stairs to Foreman's Office replaced**

Image P6140100.jpg



Image P6140102.jpg



Image \_1394.jpg



**Lift landing on second floor - was a window opening**

Image P6140122.jpg



Image \_1113.jpg



**Remaining leaded window retained and refurbished.**

# Building Condition Report - Combe Mill @ 2009

## Turret/Bell Tower

Image 2950



**View into bell tower through hatch with left hand ceiling plaster awaiting replacement**

Image 2962



**Inner ceiling laths of bell tower viewed through turret hatch**

Image 2958



**Another view up into bell tower through hatch**

Image 1775



**View through hatch of turret window**

Image 1776



**Framing of bell tower viewed through hatch**

# Building Condition Report - Combe Mill @ 2023

Image \_1388.jpg



**WC installed behind kitchenette**

Image \_1389.jpg



Image \_1390.jpg



**Views into Foreman's Office from upstairs lift lobby**

Image \_1391.jpg



Image P6140098.jpg



Image P6140105.jpg



**Key press mounted in bell turret store room**

Image P6140103.jpg



**View up to trap door to access bell**

Image P6140109.jpg



Image P6140112.jpg



**Views up to trap door to boarded attic**

# Building Condition Report - Combe Mill @ 2009

## Education Room roof space

Image 1778



Image 1783



Image 3016



Image 3012



Image 3015



**Views of the Education Room roof space. There is a false modern ceiling overlaying the original lath and plaster one. Light was seen coming through a pin-hole in the roof - there was no sign of water damage.**

# Building Condition Report - Combe Mill @ 2023

## Roof space reinforced, insulated and boarded

Image P6140112.jpg



Image P6140113.jpg



Image P6140114.jpg



Image P6140115.jpg



Image P6140116.jpg



Image P6140117.jpg



Image P6140119.jpg



Image P6140120.jpg



Image P6140118.jpg





## **Summary of actions arising from survey**

1. Clear weeds blocking rainwater tundish at upper front of Mill
2. Replace faded 'Combe Mill' nameplate above front door
3. Stop damp inside the fuel store that is damaging stored items
4. Re-route rainwater drainage in front of engine room entrance slope away from the fuel store
5. Re-paint cream gloss woodwork on sill of double door of pattern shop
6. Monitor small crack above head race arch
7. Repair stonework of head race retaining walls
8. Repair bowed timber retaining wall of head race - Landlord resp?
9. Monitor crack in curved wall opposite Cornish Boiler
10. Replace oak wedges holding metal waterwheel to axle tree
11. Monitor timber beams in attic for woodworm activity