

## REPORT OF BUILDING PROJECTS OFFICER

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### **SUBJECT : CAREW MILL – NEW ROOF**

#### Purpose of Report

To request approval to proceed with work to replace the roof at Carew Mill, estimated cost of work c £65,000.

#### Introduction/Background

Carew Mill is a former working tidal mill within the Carew Castle site, the Authority holds a full repairing lease with c. 70 years remaining.

Over recent years the roof slates have deteriorated along with the nails / battens and the roof has started leaking. Following several unsuccessful patch repairs it has reached the stage where a new roof covering is required.

#### Historic Value

Carew Mill is a Grade II\* listed building, the only tidal mill in Wales. First mentioned in 1541 the present building dates from c.1840. The three floors retain the complete set of machinery to a remarkable degree of preservation, comprising the bin, stone and meal floors from top to bottom. The mill ceased production in 1937, by which time structural damage had occurred due to the vibration caused by producing bone meal.

Various restorations have taken place, including in 1972 when the Carew Estate repaired the machinery and inserted tie-bars. Further repairs were undertaken by this Authority after it took the lease of the mill in 1983, including replacement of all the windows and various structural works. The existing roof is a standard construction of slates nailed onto battens, probably dating from the late 19<sup>th</sup> century.

#### Tourism Importance

Carew Tidal Mill and Castle welcome c.37,000 visitors per annum. Its visitors can experience an insight into the milling process, tidal power and the use of renewable energy. As well as three floors of milling machinery visitors can also enjoy audio commentary, children's activity tables and hands on interactive displays on each floor plus an exhibition on the history of milling.

#### Maintenance programme

The roof structure and covering have been closely monitored under the annual maintenance programme, over recent years the roof has deteriorated considerably

and during this time minor leaks have been sealed on an ad-hoc basis at considerable expense as access to the roof is problematic due to its considerable height and lack of access to the West facing elevation.

More recently the leaks through the roof have increased and water ingress has become a potential problem to the internal structure of the building. In order to prevent further damage and preserve the structure internally it is recommended that the roof is replaced immediately.

The new roof would if maintained adequately is likely to have a life span of up to 100 years which importantly will take this Authority past its lease term liability.

### Consents

This work is classed as repair i.e. a like for like replacement so does not require formal Planning or Listed building consent.

### Biodiversity implications/Sustainability appraisal

Bats have been recorded regularly using the Carew Mill Building. Bats are protected under the Conservation of Habitats and Species Regulations 2010 (as amended), therefore a licensed bat consultant has been engaged to undertake the necessary survey work over the summer period. If the presence of bats is confirmed, the same consultant will be employed to complete a method statement and licence application to enable the work to proceed as agreed.

### Financial considerations

Enquiries for grant funding have been made to the Heritage Lottery Fund, Cadw (Historic Buildings Grant) and to the Aggregates Levy Fund; to date the applications have proved unsuccessful. If external funding does not become available it is proposed to fund the project from the Authority Capital Receipt Reserve which currently stands at £247,000.

## **RECOMMENDATION**

Members are asked to approve this capital project.

*(For further information, please contact Andrew Muskett Building Projects Officer on 01646 624891)*