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Roof Works - Maintenance & Repair Statement

Project: Repair and maintenance of roof

0338

Location: The Mill House, Mill Hill Lane, Shorne. Gravesend. DA12 3HA

Date: 21st March 2022



Revisions

P1

Issued to Gravesham Borough Council for Certificate of Lawfulness

15th April 2022

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1.00 Introduction

- 1.01 This Maintenance and Repair Statement is prepared to show works required to the roof and chimneys of the Mill House, Mill Hill Lane, Shorne. Gravesend. DA13 3HA a single dwelling house (Use Class C3).
- 1.02 The Mill House property has been recently purchased by new owners and the repair and maintenance works to the roof and chimneys are proposed following a lack of maintenance and damage in the recent storms in order to stop further decay to the fabric of the building.
- 1.03 To enable a detailed inspection of the roof a drone photographic survey of the house was carried out prior to the recent storms, together with a visual inspection by Mr Philip Edmonds of OJB Services, Maidstone, who have a track record of working on chimneys of historic buildings in the local area was carried out to provide a scope for the repair works.
- 1.04 This report provides an overview of the works to be carried out in order to seek confirmation, by way of a Lawful Development Certificate, that the planned essential works do not require permission/ approval because they are like-for-like maintenance repairs. It is noted that the Article 4 direction states;
- “The aim of the Direction is to prevent harmful changes and encourage careful repair of original features; therefore like-for-like repairs will not need permission / approval”.

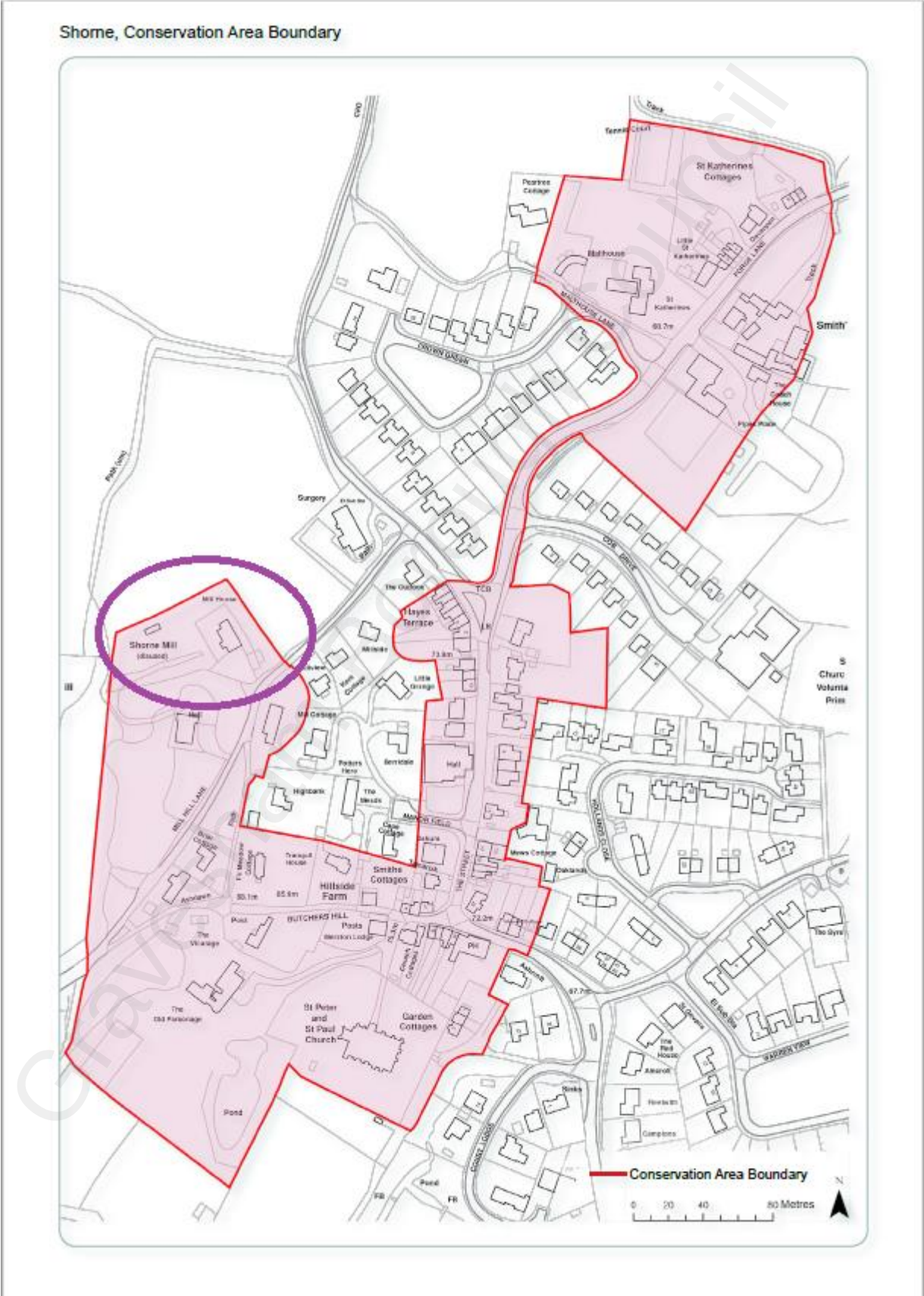
2.00 Site Context and Planning History

- 2.01 The Mill House is a 2-storey detached residential property with adjacent out building and derelict mill in the garden, located on the western edge of the village boundary on the west side of Mill Lane.
- 2.02 The property is located on the west side of the village of Shorne, a settlement to the south-east of Gravesend, the property is on high ground with views north towards the Thames Estuary and a disused gravel pit to the south.
- 2.03 The plot enjoys a large garden and surrounding woodland to the north and west and beyond are arable fields. A scout hut is located on Parish land to the south and the village surgery is located further north along Mill Lane. On the opposite east side of Mill Lane, the rural grain of the village starts.
- 2.04 The property is located within the Shorne Conservation Area
- 2.05 The property is not statutory listed but is noted as making a positive contribution to the Conservation Area.
- 2.06 The house is part of an Article 4 Direction dated 12th November 2010.

- 2.07 The plot consists of a two-storey house which has historically had a number of additions and alterations over its lifetime, a two-storey out-building adjacent to the house and a derelict mill base within the garden. The house is on a north-west / south-east axis with a double gable facing the road, the out-building sits between the house and road.
- 2.08 The house has a double pile gable roof with a cat-slide roofed end extension on the north west side and substantial porch on the south east side. Chimney stacks stand at three of the four gables. The roof slopes are finished in plain tile and the house is generally rendered and painted to most elevations, with the exception of some tile hanging. Windows and doors are timber, painted. The chimneys are predominately brick except the stack facing the road, which is predominately rendered, all chimneys are brick above the roof line.
- 2.09 Previously planning applications and notifications have been made for the following on the site;
 Ref No: 20220234 – Notification of Proposed Works to Trees in a Conservation Area (consented)
 Ref No: 20171174 – Conversion of out-building (withdrawn)
- 2.10 Site Location Plan of Mill House, Mill Lane. Shorne with boundary edged in red



2.11 Shorne Conservation Area Boundary Map with The Mill House site circled



2.14 The Mill House from above with the three chimneys numbered



2.14 The Mill House (looking North-West) to elevation facing Mill Hill Lane. Chimney 1 in foreground, Chimney 2 rear left and Chimney 3 rear right



2.15 Chimney 1 - Front



2.16 Chimney 1 – Rear showing bedded tile flashing detail



2.16 Chimney 2 – Front



2.17 Chimney 2 - Rear showing bedded tile flashing detail



2.17 Chimney 3 – Side



2.17 Chimney 3 – Rear showing bedded tile flashing detail



3.00 Proposed maintenance and repair

- 3.01 The proposed maintenance and repair addresses a number of issues where the current chimneys and roof fall short of being fit for purpose.
- 3.02 Chimney stacks 1 and 2 are suffering from neglect and from the photos can clearly be seen as unstable from the corbelling upwards as are the pots with cracked and missing mortar. Chimney 3 has been re-built at some point, but the pots have become unstable in the recent storms. (Photos taken prior to the storms).
- 2.03 The flashing detail between chimney stack and roof tile is a cut roof tile bedded on mortar, this detail has a short life expectancy of 10 years with the mortar prone to cracking from movement caused by weathering. The detail is out of normal view and as such difficult to see and maintain. By replacing with traditional lead flashing the life expectancy is increased to a minimum of 50 years and in doing so reduces the risk of water ingress to the roof structure below.
- 3.04 Following a lack of maintenance over the preceding decades and the recent storms the proposal involves works to three chimneys and roofs as follows;
- i. Carefully removed chimney pots setting aside for reinstallation
 - ii. Take down chimney brick work to roof level to Chimney 1 and Chimney 2
 - iii. Re-use bricks from both Chimney 1 & 2 to re-build Chimney 2 complete with corbelled brickwork and tile creasing detail, new flaunching to bed original pots (replace 1 cracked pot with reclaimed matching pot). Mortar colour and joint style to match existing.
 - iv. Re-build Chimney 1 above line of existing render in reclaimed matching brickwork to same height complete with corbelled brickwork and tile creasing detail, new flaunching to bed original pots. Mortar colour and joint style to match existing.
 - v. To reset chimney pots on Chimney 3 due to movement
 - vi. To provide vents to all reset chimney pots to stop bird and insect invasion
 - vii. To remove tile flashing detail between roofs and chimney stacks and replace with code 4 lead flashing dressed into stacks and beneath tiled roofs with lead soakers to provide long lasting weather tight detail
 - viii. Remove redundant satellite cable and dish and tv aerals and wiring and leave one tv aerial
 - ix. Provide solid fuel chimney cowl to 1 existing pot to Chimney 1

4.00 Conclusion

- 4.01 The planned works are essential maintenance and repair of a building utilising existing materials where possible, using reclaimed materials to match existing where additional materials are required, and reinstating to match existing in size, style and detail.
- 4.02 The works proposed are to maintain the structure of the property and prevent further decay by keeping the building water and weather tight
- 4.03 The works proposed will be carried out by skilled trades people who are knowledgeable of historic buildings

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