

Listed Building Application for site investigation work

Brief Heritage Statement

Gad's Hill School, Gravesend Road, Rochester ME3 7PA

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Situated in the village of Higham in Gravesham borough, Gad's Hill Place is a three-storey plus basement, double-bay fronted mansion built in 1779 by Thomas Stevens, a former mayor of Rochester. Currently used as a school building for Gad's Hill School, the mansion occupies a 9.25 acre site along the A226, Gravesend Road.

The mansion is a site of national and international historic and cultural significance because Charles Dickens lived at Gad's Hill Place from 1857 until his death in 1870. While living at Gad's Hill Place Dickens wrote some of his most important works including Great Expectations, Our Mutual Friend, A Tale of Two Cities and the unfinished Mystery of Edwin Drood.

The building is Grade I Listed.

A condition survey was carried out on behalf of Gad's Hill School in July and August 2022 by Camilla Prizeman, director at Clay Architecture Ltd, and James Foley, associate at consulting structural engineers firm Alan Baxter Partnership.

The principal issue raised by the survey is that, in its current role as a school building, the mansion is severely overused, with students imposing loads on the building that it was never designed or built for. The floors, ceilings and central staircase are generally in a poor condition and will deteriorate further if not dealt with by the end of 2027.

This therefore is a Listed Building Application for urgent structural investigations to be carried out to enable the inspection of floor joists and sub-structure and enable the consultant team to develop a proposal to repair and correct the damage the caused to the ground, 1st and 2nd floors over the years.

Listed Building Consent 20230281 was granted to carry out the repair works to other parts of the house and we have been in discussion with case officer Katherine Parker and conservation officer Alan Cox about related issues which were subject to a pre-planning application..

As part of this listed building application we enclose:

- Relevant plans extracted from the architects Condition Survey of 2022 (included in this document)
- The structural engineer's repair investigation strategy and methodology
- The structural engineer's sketches of where investigations will be carried out

We have not included photographs because the classrooms are fully furnished with carpets and other finishes covering the floorboards—photographs of the rooms in their current state will not reveal much until the coverings are removed just before investigations begin.

We are happy to take and share photographs before investigations begin.

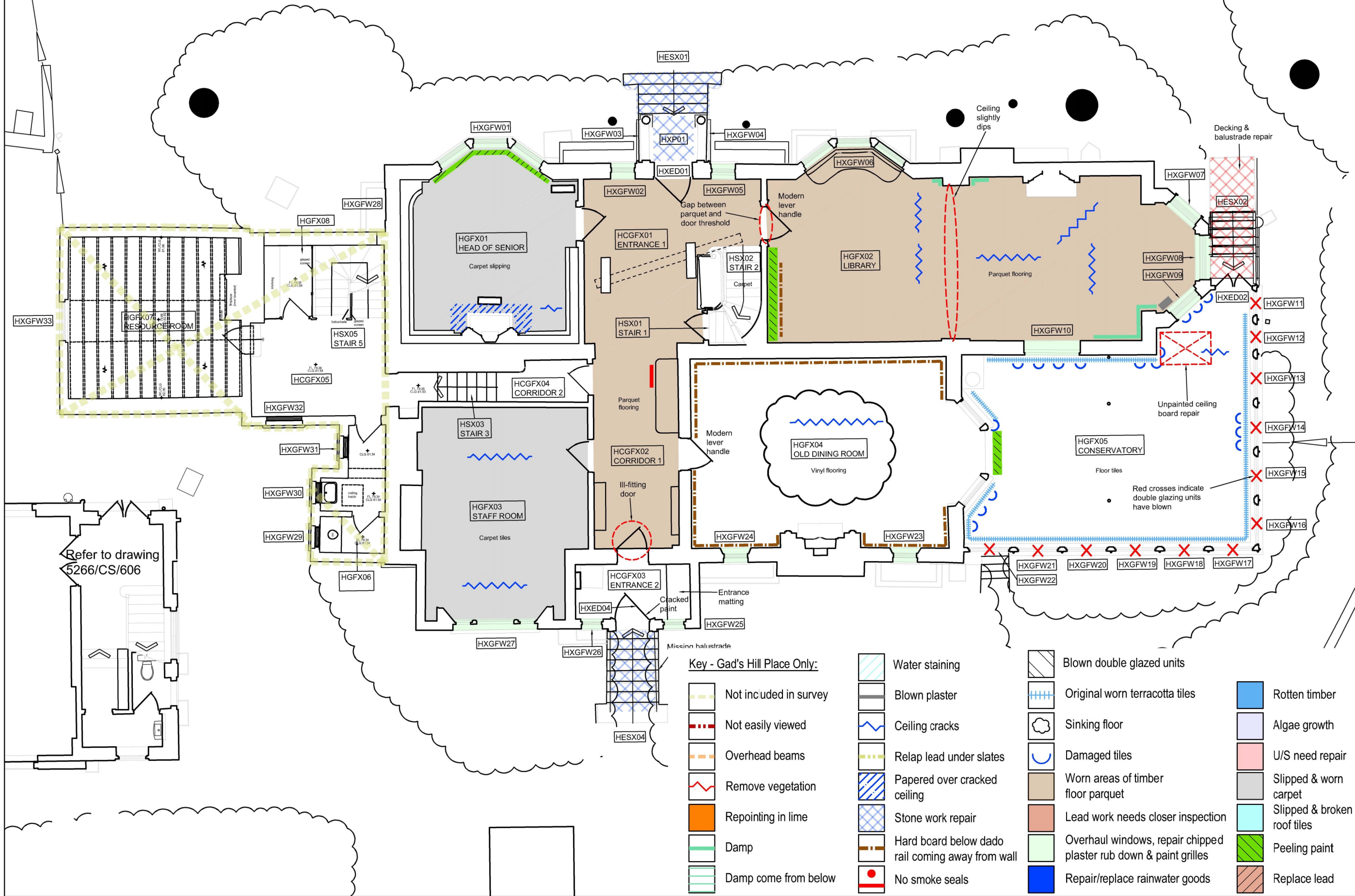
We plan to carry out the investigations during the school's summer break in 2025, and would be grateful for listed building approval to enable us to keep to the timeline.

	Page
5266/CS/614 Existing Ground Floor Plan	11
5266/CS/615 Existing First Floor Plan	12
5266/CS/616 Existing Second Floor Plan	13

1
614

GAD'S HILL PLACE (H) EXISTING GROUND FLOOR PLAN
1:100

0 1 2 3 4 5m



Refer to drawing
5266/CS/606

Key - Gad's Hill Place Only:

- Not included in survey
- Not easily viewed
- Overhead beams
- Remove vegetation
- Repointing in lime
- Damp
- Damp come from below

- Water staining
- Blown plaster
- Ceiling cracks
- Relap lead under slates
- Papered over cracked ceiling
- Stone work repair
- Hard board below dado rail coming away from wall
- No smoke seals

- Blown double glazed units
- Original worn terracotta tiles
- Sinking floor
- Damaged tiles
- Worn areas of timber floor parquet
- Lead work needs closer inspection
- Overhaul windows, repair chipped plaster rub down & paint grilles
- Repair/replace rainwater goods

- Rotten timber
- Algae growth
- U/S need repair
- Slipped & worn carpet
- Slipped & broken roof tiles
- Peeling paint
- Replace lead

Rev. Date By Notes

Client
Gad's Hill School

Project
Gad's Hill School
Proposal for Senior School & Creative Arts Hub

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Great Lines Studios, Marlborough Road, Gillingham, Kent ME7 5HB

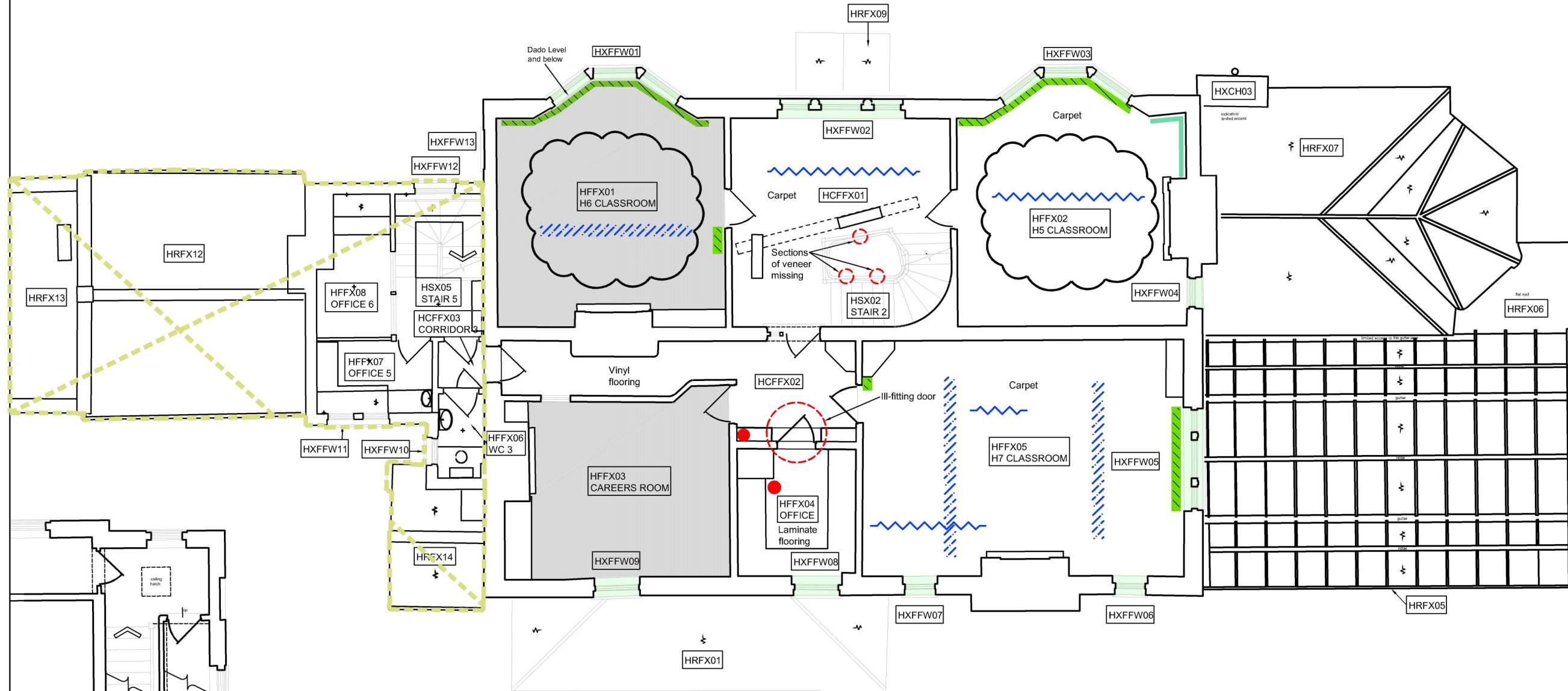
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Title
Gad's Hill Place (H)
Existing Ground Floor Plan
Drawing No. 5266/CS/614

Scale 1:100 @ A3 size
Date 23/01/23
Drawn GEN
Authorised KG
Revision A



0 1 2 3 4 5m



Refer to drawing
5266/CS/607

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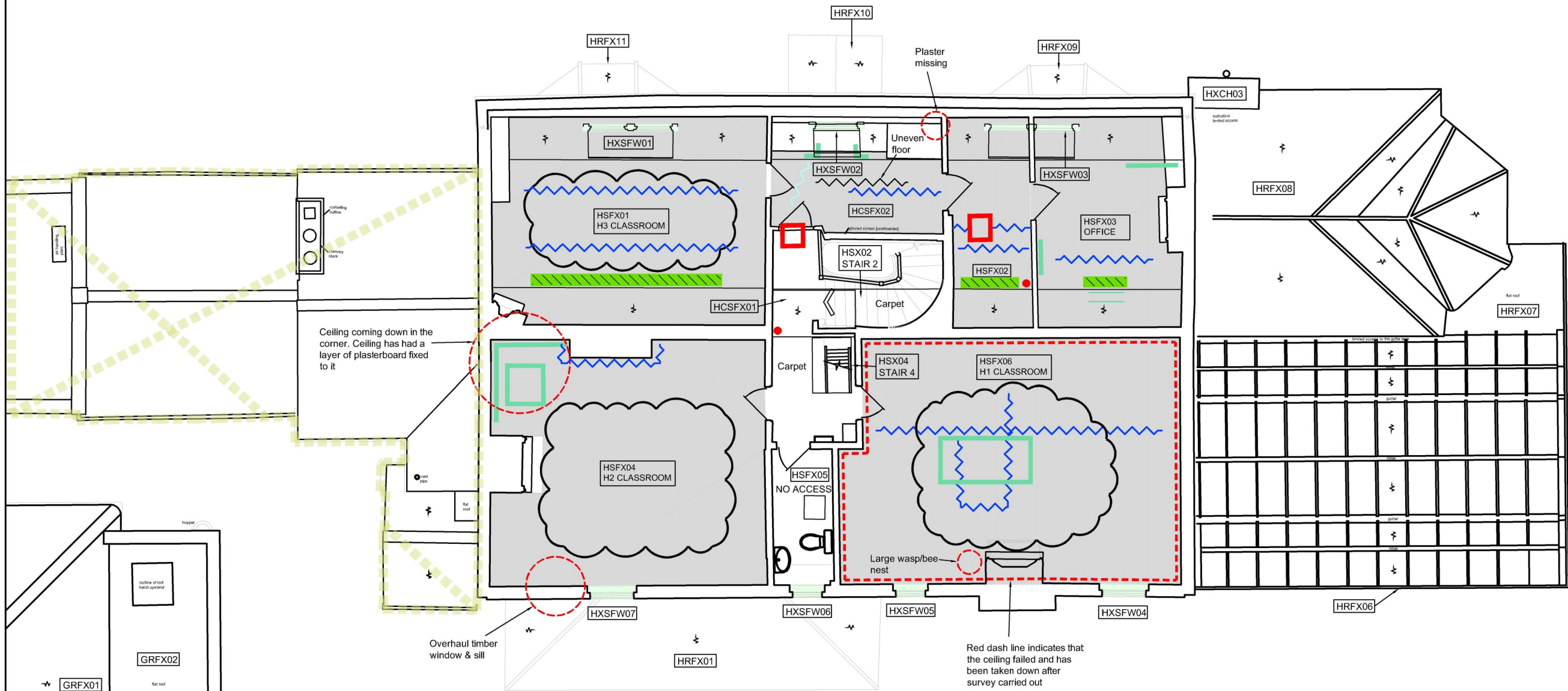
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Gad's Hill Place (H)
Existing First Floor Plan
Drawing No. 5266/CS/615

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