



JF / C1332

10th April 2025

**RE: REPAIR INVESTIGATION STRATEGY FOR GAD'S HILL PLACE, GRAVESEND
ROAD, HIGHAM, ROCHESTER, KENT ME3 7PA**

1. The highlighted rooms, as shown on the attached marked-up sketch should be emptied of contents or items moved away from walls etc. to allow the carpet or other floor finishes to be carefully lifted to allow access to the timber floorboards beneath. Phasing of the works should be done to cause minimum disturbance to the use of the building or the works carried out during school holidays.
2. Based on our inspections of 24th & 25th July 2022 and subsequent inspection of 18th November 2022 we recommend the following investigations are undertaken to allow inspection of the floor joists and sub-structure to allow a scheme to repair and correct the damage caused to the ground, 1st & 2nd floors. This should be read in conjunction with our sketch details.
 - a. Following the local removal of the floor coverings, the location of the ends of the existing floor boards and all screw and nail fixings should be identified and marked. The boards should also be marked to allow them to be replaced in their original positions.
 - b. Any areas where the floor boards appear to have been lifted previously should be prioritised over original undamaged areas of boarding. The boards should then be carefully lifted and set aside, cutting the boards at joist positions and only where necessary.
 - c. Removal of the floorboards is to allow access for the inspection of the floor joists and their supports, to help understand the cause of the permanent deflection of the floors and to allow a remedial repair and strengthening detail to be prepared and submitted for approval.
 - d. Incidental to the floor board removal will be the inspection of the ceilings, where possible, to assist with any remedial strengthening and re-supporting that could be carried out.

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- e. Following the inspection by the Structural Engineer, the floor boards should be carefully replaced as originally installed. The boards should be refixed permanently as repair works may not be carried out for some time or at all, depending on funding and findings of the investigations.
- f. Floor finishes and carpeting should then be replaced as previously.

Rev A 10-04-2025 JF