

From: Leslie May <leslie.may@dacarchitects.co.uk>
Sent: 12 May 2026 11:06:52 UTC+01:00
To: "Katherine Parkin" <katherine.parkin@gravesham.gov.uk>
Cc: "C Burgin" <c.burgin@gadshillschool.org>; "M Gray" <bursar@gadshillschool.org>; "Allan Cox" <allan.cox@gravesham.gov.uk>; "Rebecca Harrison" <rebecca.harrison@gravesham.gov.uk>
Subject: RE: Gads Hill School – Application Reference 20260308 - 5516
Attachments: D-04A reconstructed chimney stack as proposed.pdf

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12/05/26

Dear Katherine

RE: Gads Hill School – Application Reference 20260308 – 5516
Application for the partial approval of condition 3 (3 Repairs to garden walls) and (5. Gardener's Cottage Chimney) attached to planning reference number 20230281.

Further to our submitted application, our site meeting with the conservation officer and our updated status email below with regard to Gads Hill School.

I have now consulted with the structural engineer following our site meeting with Allan and have revised the chimney details in response to the conservation officers comments accordingly.

It is noted that a number of salvaged bricks have been safely stored on site and that we have managed to locate reclaimed bricks to match in with the existing chimney structure.

Please note these are held on site for inspection if required; but I have included a photograph of the selected bricks below:



The repairs to the low level garden wall as detailed have been generally agreed with Allan on site with the watchful eye of the structural engineer also, so believe that with the enclosed information that we should now be able to release the condition as submitted.

Any problems please let me know and I look forward to your further response.

Generally

I have copied all interested parties as Rebecca is also looking at some of the submitted applications and note that further research work is being undertaken with regard to the eastern boundary high retaining wall and we will return to you as soon as this is completed. We are also looking to open up part of the underlining of the helical stair to assess its structural integrity and we have tested this for asbestos with negative results and so an application to allow this investigative work to be undertaken will also be forthcoming.

I trust you find the above to be in order.

Kind Regards

Leslie

DAC Architects

From: Leslie May

Sent: Monday, April 20, 2026 6:29 PM

To: Katherine Parkin <katherine.parkin@gravesham.gov.uk>; Rebecca Harrison <rebecca.harrison@gravesham.gov.uk>; Allan Cox <allan.cox@gravesham.gov.uk>

Cc: C Burgin <c.burgin@gadshillschool.org>; Jonathan Rowland <jonathan.rowland@dacarchitects.co.uk>; M Gray <bursar@gadshillschool.org>

Subject: RE: Gads Hill School – DAC Architects, Status after site meeting 14.02.26 - 5516



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20/04/26

To Katherine Parkin, Rebecca Harrison and Allan Cox

Dear Katherine, Rebecca and Allan.

RE: Gads Hill School – DAC Architects, Listed Building Application Status after site meeting 14.02.26 - 5516

Further to our site meeting with the Allan, I write to set down our on-site discussions and agreement for the way forward and what further information is deemed to be required for our current applications.

It was good to meet with Allan on site and to discuss the schools plans and to also touch on some of the wider issues that we need to address within the school.

We also met with members of the Dickens Centre after the main meeting and it is noted that we have their support in addressing some of the more pressing maintenance issues and whom have confirmed will support us in accessing any required archive material we may need moving forward.

The current status is:

Parapet wall application 20260278

The double crease tile detail to the parapet wall be removed from the Crutches Lane side, but it could remain on the opposite side. This is designed to assist in directing rainwater away from the wall surface.

Allan confirmed that the corbelled brick detail was to remain. We will revise the details and resubmit these to you.

Chimney application 2026038

Due to the single brick construction that brick ties be introduced to the details noting the single brick joint at lower level. We will revise the details and resubmit to you.

Low level garden retaining wall application 2026038

It was noted that the wall has corrected itself; so the historic proposal to introduce buttresses has been abandoned. No comment on our current proposal and generally agreement for the repairs to the cracks to be proposed as detailed.

Eastern boundary retaining wall application 20260279

Allan acknowledged the risk of further collapse and the work the school has carried out to make the area safe. It was noted that it was likely that the lower level buttress wall was likely to be the original boundary wall line and that some investigation should be carried out to see if there was any data in this regard. It was noted that the upper boundary wall was not high enough to prevent the risk of falling and that building up this wall with brickwork may very well damage further the original boundary buttress wall. We will research this point further and return to you with any information we may be able to obtain.

We also had further discussions with Allan regarding some of the planned maintenance issues that we have identified and that we are working to resolve within the school and to keep you informed please note the following:

1. Soil pipe to contemporary entrance doors to mansion house – we are able to open up and investigate the problem and carry out repair as the pipe is leaking.
2. Asbestos door to basement kitchen and gun store – agreed to remove door; but requested that the door was replaced with a new replicated fire rated door, asbestos to be removed to approved site and recorded with appropriate certification, update asbestos register.
3. Library electrics – agreed for tiles above to be removed and electrical repair carried out; reinstate like for like, note crawl boards to be used and support harness, face masks and adequate lighting to be used as necessary.
4. Mansion House entrance screen and door – confirmed like for like repair to damaged existing doors noting that joinery screen was not historic and clearly a contemporary intervention when new lobby was formed circa 2000's.
5. Mansion house roof ridge tile repair [roof leaking] – confirmed acceptable, like for like repair, take numerous record photographs of works prior to, during and upon completion.
6. General painting and decorations – agreed that like for like decorations replicating existing colour palette would be acceptable.
7. The conservatory roof water leaks – noted lead repair work and requested that we look at the ridge detail and requested further information to be submitted. When ridge tiles are being repaired further record photographs to be taken and if further work proposed to back up with application.
8. The helical stair – noted the investigation works we propose and will await an application with appropriate details.
9. The floor strengthening works and ceiling repair to the first and second floor – noted that applications to formalise this work will be forthcoming.
10. We discussed the proposal to alter the escape philosophy and the alternative stair fire escape route. – noted applications to be forthcoming
11. Window refurbishment – there is need for general maintenance of the existing windows to the mansion house; this was discussed and we suggested that a specification for maybe 1 of the windows to be refurbished is submitted allowing this specification to be replicated across all windows that require maintenance work. This

will allow the school to plan and carry out maintenance work to the windows and prevent any further deterioration.

Please note for all like for like repairs; that they will be extensively photographed before, during and upon completion of the work for the record. If any anomaly or unexpected situation is discovered during the course of the work, then work will cease, the situation recorded and advice sought before proceeding further.

I will provide further details in response to the above and keep you updated as we progress.

Any problems please let me know.

Kind regards

L. D. May

Leslie D May
Director / Architect

for

DAC Architects

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Established in 1967

DAC Architects is a trading name for DAC Architectural Services Ltd
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