

CUSTOM HOUSE, THE TERRACE, GRAVESEND, DA12 2BW

BRICK WALL AND TIMBER GATES REPAIR WORK TO FRONT OF CUSTOM HOUSE

This statement formally sets out the methodology details of all repair works to the external brick wall and timber gates in front of Custom House that front The Terrace. This method statement includes the details of the new brick pier that is being constructed as part of the widened entrance to the site.

TIMBER GATES

There are two timber gates that front The Terrace, one single gate and a double gate providing private access into individual courtyards.



View of Custom House from The Terrace. Two timber gates painted blue visible.

Single Timber Gate

The single timber gate which will form the private access to unit 5 appears in reasonable condition with only minor repair works visible to the posts and bottom section of the gate.



Single timber gate.

Initial repair works will start by cleaning of the wooden gate to remove any buildup of dirt. While cleaning, the gate will be inspected for any further signs of damage such as cracks, decay and hinge suitability.

Following the cleaning and inspection process, a sequence of remedial works will take place, listed below;

- Gate to be sanded down, smoothing any rough surfaces and working this into any areas of chipped paintwork.
- Protective wood coating to be applied to timber gate to prolong lifespan and reduce risk of rot.
- Timber gate to be painted in blue colour to match existing.
- All existing ironmongery to be checked and remedial works to take place where required to provide a secure and functioning access gate.
- Existing access / lock system to be removed as broken, and to be replaced with new metal latch and lock system to provide security to private access.

Double Timber Gate

The double gate which will provide the private access to unit 4 has more visible wear and tear to the paintwork than the single gate. One side of the gate is also visibly lower than the other. The double gates have an external bar with padlocks to keep the gates together and fixed shut. The main frame posts appear in good condition and require minimal remedial works.



External view of double timber gates fronting The Terrace.

Initial repair works will start by cleaning of the wooden gates to remove any buildup of dirt. While cleaning, the gates will be inspected for any further signs of damage such as cracks, decay and hinge suitability.

Following the cleaning and inspection process, a sequence of remedial works will take place, listed below;

- Gates to be sanded down, smoothing any rough surfaces and working this into any area of chipped paintwork.
- Protective wood coating is to be applied to timber gates to prolong lifespan and reduce the risk of rotting.
- Existing metal bar to be removed, areas of fixings to be made good.
- Timber gates to be painted in blue colour to match existing.
- All existing ironmongery to be checked and remedial works to take place where required to provide a secure and functioning access gate.
- Gates to be rehung / hinge altered to align the two gates and make them level.
- New metal latch and lock system to be installed, creating a secure and usable private access into unit 4.

EXTERNAL BRICK WALL

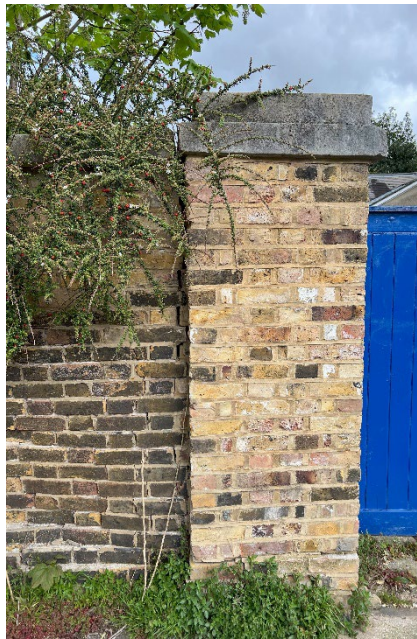
As can be seen from images of the brick wall to the front of Custom House there appears to have been some repair works undertaken previously as one of the brick piers and some of the wall adjacent appear to be lighter than that of the original brickwork, which is more weathered.

The original areas of wall, although heavily weathered appears to be in better condition than the repair work that has been done previously. Some areas of brickwork are damaged, and the mortar has eroded.

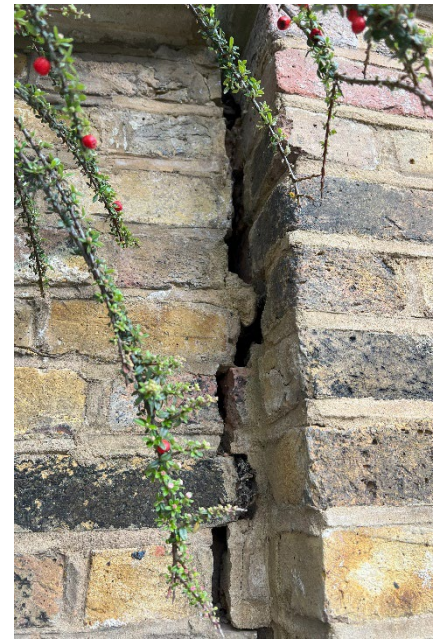
The section of wall between the proposed new brick pier and the first timber gate has dense vegetation growing over it and will need further inspection on clearance.



*Damaged existing brick wall.
Visible cracking to newer brick pier.*



*Visibly dented and damage wall.
Cracks and missing brick in places.*



Large cracks between wall and pier.

Sequence of remedial works listed below;

- Clear vegetation around wall.
- Inspect full extent of damage to wall following vegetation clearance. In areas where significant cracking and settlement issues appear, instruct a structural engineer to undertake a detailed survey pertaining to the structural stability of the wall prior to any further remedial works.
- Providing it has been established that the wall is structurally sound and any movement has stopped the cracked/detached areas will need tying together with horizontal support.
- Any cracked or broken brickwork to be cut out and replaced with matching brickwork bedded in lime mortar to match existing.
- Brickwork to be repointed in matching mortar.
- Areas of old mortar that requires repointing to have old mortar joints raked out. After removal of existing mortar, joints to be thoroughly cleaned and wetted immediately before filling. Mortar joint finish to be as per existing appearance of wall.
- All work and making good of wall to be finished to match the existing original wall in respect of material, colour, texture, profile, including existing bond and pointing.

NEW BRICK PIER

A new brick pier is being formed at the entrance to the site from the road. An existing pier and small section of wall is to be demolished in this area to widen the entrance opening. The new pier will abut an external wall and pier junction.

The existing brick pier and wall section being demolished are to be carefully taken down, sorting and stacking the undamaged bricks to be re-used to repair the existing areas of wall that need repairing or to form the new brick pier. The existing Portland stone coping will be removed, cleaned and reused for the new brick pier.

Detail of new brick pier shown below:

