

CUSTOM HOUSE, THE TERRACE, GRAVESEND, DA12 2BW

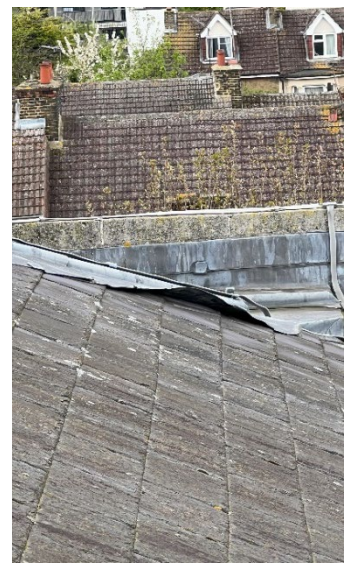
LEAD WORKS

This statement formally sets out the methodology of the repair works required to the existing lead flashing and guttering across the Custom House site.

MAIN HOUSE

The existing lead flashing and guttering to the main house is generally in a good condition, there is no visible areas of leakage that has been found. The minimal repair works will only be required in concentrated areas where noticeable lifting has taken place. This will be a simple fixing down and lapping process to tie in with the surrounding lead detailing.

The contractor will undertake a condition survey of all existing lead works across the main house, including general cleaning / clearing of debris build up. This will reinforce the general good condition and provide clarity of any minor remedial works required to specific areas.



Leadwork to hips, ridges, gutters and flat sections of main roof. Concentrated areas of leadwork have lifted and require being fixed back down.

Most of the main house roof is being left as existing, with minimal changes or requirement of remedial works due to the general good condition, however a small section of the roof is having some of the old plant removed. In these areas, the condition of the roof will need to be established once the plant is removed, to understand the build-up and whether any remedial works are required.

In areas of flat roof where it has a lead sheet covering, any plant removed from these areas will require making good to achieve a matching appearance to the other areas of the roof. Until removal of the plant has taken place it is unknown whether this has been fixed over existing lead sheet coverings or removed.



The images highlight areas of plant (white sheds) and a chimney stack being removed. Making good of all leadwork around these areas required.

OUTBUILDINGS

The approach to the outbuilding lead flashing and guttering are similar to the main house. The leadwork is generally in a good condition, no areas of failure are visible from initial inspection. A roof inspection, including cleaning and clearance of debris will be undertaken to establish the full amount of remedial works required.

Only two of the outbuilding roofs are being kept, with the middle section of outbuildings having extensions and new roof material added, therefore the leadwork is limited to the outbuilding nearest the main house and the outbuilding closest to the flood defence wall. Both of these roofs and leadwork are in good condition and will be maintained as such.



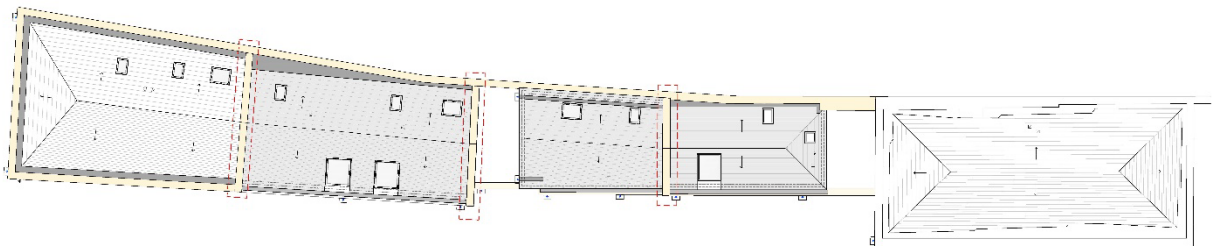
Outbuilding nearest the main house roof.



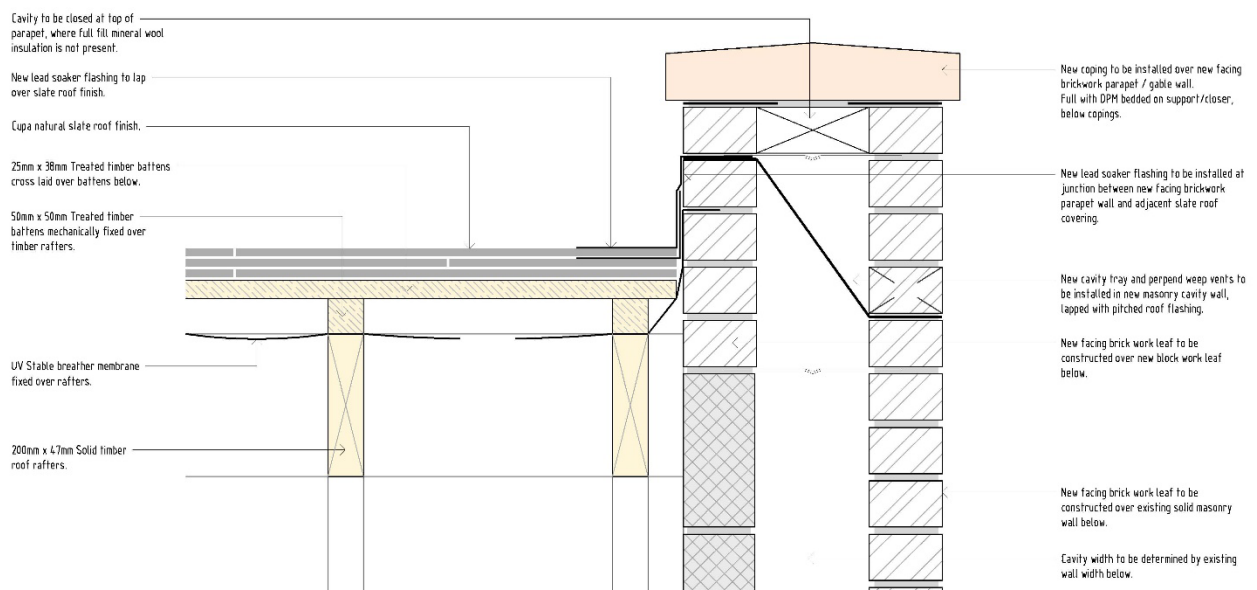
Outbuilding nearest the flood defence wall roof.

New Extensions to Outbuildings

The new extensions to the outbuildings are separated by brick party walls and parapets, in keeping with the existing outbuilding aesthetic. These brick parapet locations will be the only location of new lead flashing across the site. See detail and locations below.



Outbuilding roof plan – Red dash highlights brick parapets with new lead flashing.



Outbuilding new parapet party wall detail.

WORKSHOP

Existing leadwork to roof ridge to remain with any localised repair work undertaken where required. Once larger addition to workshop is demolished, no other leadwork present on building.

BOATHOUSE

The boathouse has a lead flashing to the chimney and roof section, which will remain and be locally repaired where required, however appears in good condition and no visible defects.

A small lead roof sits above the first-floor balcony. This is to remain, to be cleaned and inspected for any defects. Repair works will be undertaken as necessary to the leadwork, keeping the appearance as existing.

The leadwork to the balcony floor is to be removed. The current structure and finish are not suitable for a working balcony. A new detail has been provided to improve the structure and finish, making the balcony space usable. A lead capping is proposed to the balcony parapet.



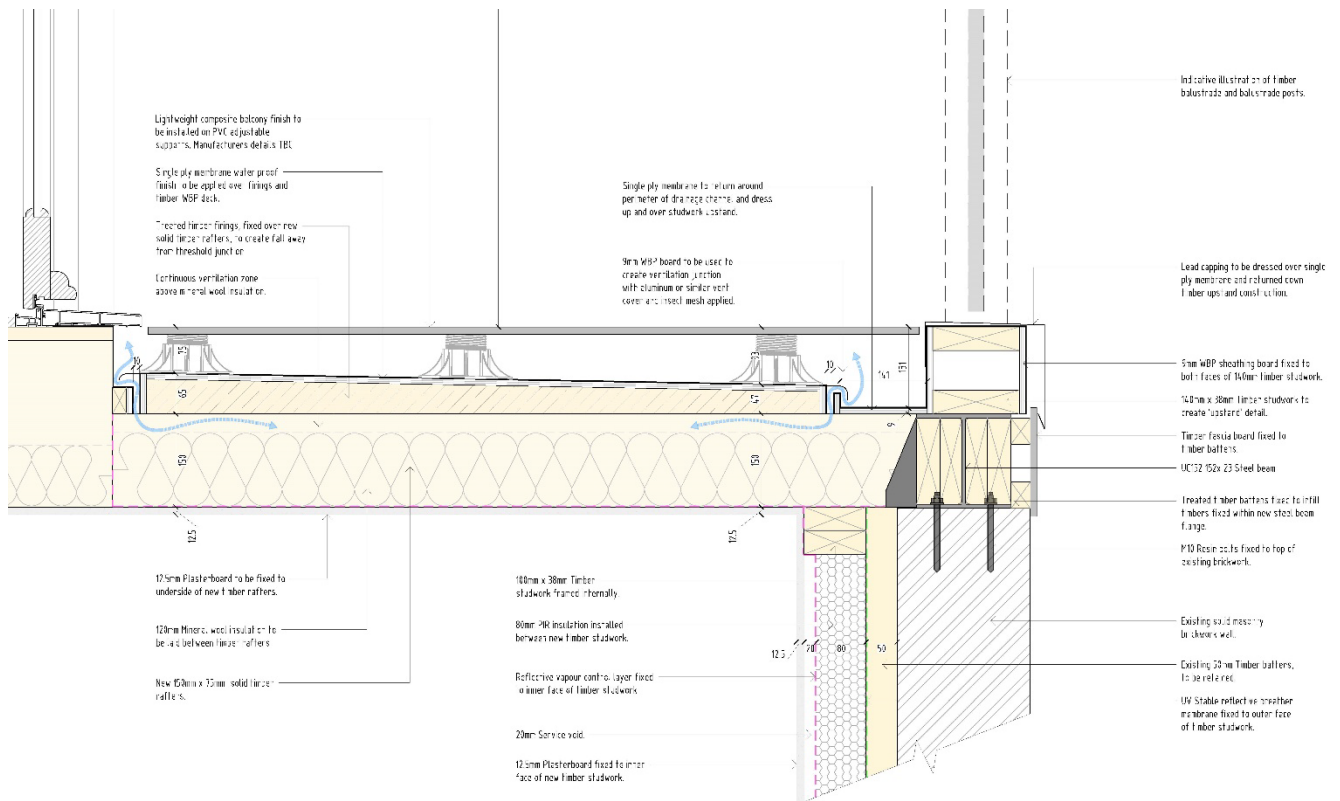
Lead flashing to chimney junction.



Lead roof over balcony.



Lead floor finish to balcony.



New boathouse balcony floor and capping detail.