

# Advice on Maintaining Your Shopfront in Peckham

## PECKHAM TOWNSCAPE HERITAGE INITIATIVE

A calendar of monthly 'to do's' are a vital part of maintaining your building. Try to address these as and when per month/year will save you time and money in the long run.

### January

- Get the building's electricity system checked over by a qualified electrician every 5 years.
- Clear areas between adjoining roofs and gutters of any ice and snow.
- Check the condition and safety of any ladders, personal protective equipment or any other kit used as part of regular maintenance.

### February

- Birdproof roofs and windows before nesting begins.
- Clear areas between adjoining roofs and gutters of any ice and snow.
- Monitor and markup any new cracks in render.
- Check there is no missing lead flashing.

### March

- Check gutters and downpipes to ensure no cracking has occurred due to frost.
- If your attic space has safe access check whether there is evidence of leaks or damage to the roof covering just after it has rained.
- Look for holes or splits in the lead flashing.

### April

- Check roofs for frost, snow and wind damage. Debris on the ground from broken slates or tiles can indicate a problem above.
- Clear any leaves and debris from gutters.
- Fit bird/leaf guards to the tops of soil pipes and rainwater outlets to prevent blockages.
- Repaint cast iron gutters.
- Check for splits and cracks in areas of flat or sloping sheet roofing.

### May

- If drains overflow in wet weather they should be cleaned with drain rods.
- Check that windows can open and ventilate building on dry, warm days.
- Lubricate window and door fittings, for example oiling hinges.
- Clear away vegetation from drains and gullies.

### June

- Replace missing window glazing putty.
- Repaint external walls every 3 to 7 years.
- Check timber for signs of rot including hard to access areas such as roof voids/under stairs.
- Service boiler and bleed air out radiators.

### July/August

- Check timber windows, shopfronts and doors for cracked and rotten wood. Repair and redecorate. Windows and doors should be repainted every 5 to 8 years.
- If the building has a lightning protection system ensure it is serviced every 5 years.

### September

- If your attic space has safe access and is boarded check for evidence of leaks during heavy rain. Look for light shining through gaps.
- Ensure that water tanks and exposed water pipes are protected from frost.
- Ensure that any airbricks or under floor ventilators are free from obstruction and clean.

### October

- Check bricks for any signs of damage such as eroded mortar joints, cracks/movement.
- Check if the heating system is working properly before it is winter.
- Clear leaves and debris from gutters.

### November

- Check roofs for damage, this can be done from a ground level with a set of binoculars. Look for debris on the ground such as broken roof tiles.

### December

- Gullies beneath rainwater pipes and drains should be cleaned out regularly. If drains overflow in wet weather they should be cleaned with drain rods.
- Ensure that any fire safety equipment is up to date on its service record.

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Regular maintenance of your building can save you from greater damage and expense when works are dealt with early on. It is important to inspect your building several times a year to avoid costly repairs in the future. For specific or difficult to reach tasks it is better to seek the help of a professional who specialises in old buildings. Ensure that you carry out building maintenance safely. Ladders, lofts and roofs are particularly hazardous. Do not undertake work at high level unless you are accompanied and have suitable equipment.

If in any doubt about safe access, particularly on roofs and attics, use a reputable builder for inspection works. Binoculars, mirrors and selfie sticks can be useful tools to help in the inspection of high up parts of your property. Working with your neighbouring properties owners will often provide cost effective maintenance and repairs, as there are often discounted rates to undertake basic maintenance across a number of properties, for example to clean guttering and downpipes.

The roof of a building is one of the most important parts to keep in good repair. Internal inspection of loft spaces can provide an indication of a faulty roof. Patches of damp can be a giveaway, however, this may not indicate where water is coming into the building. Broken slates on the ground or in gutters are an obvious sign of a damaged roof. Missing tiles are easily spotted and should be placed or repaired quickly as these protect vulnerable areas especially where roofs meet. Pay particular attention to where roofs and walls meet.

Windows are often described as the eyes of the building, and their importance should not be underestimated. Timber windows and doors are exposed to sun, frost, wind and rain and as such their maintenance is crucial. Areas of rot and decay can be replaced with timber sections and this is often more cost effective than new windows. Original windows can stick, due to expansion in damp weather, and from excessive repainting. Sanding down and draught proofing



can effectively sort these issues. Care is to be taken when sanding historic windows as lead paint may have been used. Advice should be taken prior to carrying works out.

Turn over the page to see :

- a building inspection check list to help you know what to look for when maintaining your building.
- what the different parts of your building are called to help you when discussing shopfronts and the front of a building with professionals.



# Building Inspection Check List

## Chimneys

- Any missing lead flashing?
- Any damaged/cracked/missing brickwork?
- Any damaged/cracked flaunching (the sloping fillet of cement or mortar embedding the base of a chimney pot into the top of the chimney stack)
- Any damage/cracking to the chimney pot?
- Is there a chimney cap missing?

Chimney cap  
Chimney pot  
Flaunching (sloped mortar)  
Chimney stack

Dormer

Roof tiles

## Roofs & Gutters

- Any slipped/missing/damaged tiles?
- Any moss/algae growth?
- Any white/green staining?
- Any missing/unfixed lead flashing
- Any staining on downpipe and brickwork?
- Any soil back splashes on the base of a wall?
- Are the gutters overflowing and/or is the downpipe leaking?
- Are the gullies blocked up?
- Is the roof gutter and downpipe missing?

Timber sash window

Mortar (a mixture that holds the bricks together)

Masonry paint work

## Brick/Render walls

- Any damp patches internally/externally?
- Is there blistering paintwork?
- Is there missing mortar between bricks?
- Any cracks in the bricks/render/mortar?



Image: 102 Peckham High Street after works in 2021

## Doors, Windows & Shopfronts

- Any damp patches internally/externally?
- Any flaked/peeling paint?
- Any soft/crumbling areas of wood?
- Any damaged glass?
- Any cracked lintels above doors?
- Any cracked lintels above windows?
- Any sticking sash windows?
- Any rotting windows?
- Any draughts?

## After High Winds/Extreme Weather

- Check building over for damage, this can be done from a ground level at a safe distance.
- Restrict people from walk below dangerous areas i.e. cordon off general public/residents/neighbours who could be put at risk.
- Review if repairs or replacements are required with a suitably trained professional.
- Do not touch gas or electrical supplies.
- For further advice contact the Health and Safety Executive, [www.hse.gov.uk](http://www.hse.gov.uk)

## Next Steps...

If you answer YES to any of these building inspection check list questions, you may have recognised some of the early signs of problems that can lead to further deterioration and it would be worth dealing with them quickly. This will help prevent further and more expensive problems concealed in other parts of the property.