

Design and Access Statement

59 High Street, Gravesend – Essential Repair Works

1. Introduction

This Design and Access Statement is submitted in support of our application for Listed Building Consent for essential repair works at 59 High Street, Gravesend, a Grade II listed property. The works involve repairs to the building's timber frame, roof, gutters, downpipes, external cladding, chimney, and parapet to address deterioration and prevent further damage.

2. Site Context

- The property is located on High Street, Gravesend, a busy commercial area with pedestrian and vehicular traffic.
- The front elevation faces the main high street and is highly visible.
- The rear of the property is on private ground with no public access.

3. Design Approach

The works are focused solely on repair and restoration, with no changes to the building's layout, structure, or overall appearance.

- Timber frame repairs will involve replacing decayed sections with like-for-like treated timber, ensuring structural integrity while maintaining historical accuracy.
- Damaged timber cladding will be replaced with fibre cement board cladding, painted to match the existing finish, improving durability while retaining the traditional aesthetic.
- Roof repairs will involve replacing damaged clay tiles, cleaning moss, and fixing defective lead flashings to prevent water ingress.
- Gutters and downpipes will be repaired or replaced in cast iron to match the original materials.
- The chimney and parapet will be repaired with lime mortar and lead flashing where required.
- Plastering and damp treatment will use breathable lime-based plaster to ensure long-term protection.

All materials have been carefully chosen to complement the building's existing character while enhancing longevity and weather resistance.

4. Access Considerations

- Scaffolding will be required at the front of the building, as the elevation faces the main high street. This will be erected safely to minimise disruption to pedestrians and neighbouring businesses.
- The rear of the property is on private ground, allowing work to be carried out with minimal impact on the public.

5. Justification for the Works

The proposed works are essential for the long-term preservation of this Grade II listed building. The repairs will prevent further deterioration while maintaining the historical and architectural character of the property. No alterations are being made to the building's footprint, use, or external design beyond necessary repairs.

6. Conclusion

This application seeks consent for essential repairs that will safeguard the structural integrity and historic character of 59 High Street, Gravesend. The proposed works will be carried out with sensitivity to the building's listed status, using appropriate materials and techniques. Scaffolding will be carefully managed to minimise disruption, and access to the rear will remain private.

We trust this provides the necessary detail for the application, but please let us know if any further information is required.

Regards,

Ravinder Bassi

BD Managing Ltd