

Design and Access Statement

Site	Jeskyns Court, Jeskyns Road, Cobham, Gravesend, DA12 3AL
Application	Listed Building Consent - ceiling removal and like-for-like reinstatement
Applicant	Raymond Ellis
Agent	Home Safe Property Services Limited
Reference	PP-15254293 / DSS 72232236

1. Proposal

The proposal is the careful removal and reinstatement of approximately 36 m2 of water-damaged internal lath and plaster ceiling at Jeskyns Court. The works are internal and are confined to affected ceiling areas.

2. Design approach

The design approach is conservation-led and like-for-like. Existing sound fabric will be retained where possible. Failed ceiling fabric will be removed carefully and reinstated using new timber laths and lime-based plaster, with the completed ceiling finished to match the existing form and appearance.

The works do not introduce a new architectural feature, extension, opening, layout change or external alteration. The purpose is repair and reinstatement following water damage.

3. Amount and scale

The affected ceiling area has been reported as approximately 36 m2. No increase in floor area, height, volume or building footprint is proposed.

4. Appearance and materials

Existing: painted lath and plaster ceiling. Proposed: like-for-like lath and plaster reinstatement using new laths and lime-based plaster, with final finish to match the existing ceiling. Any further material or finish requirements specified by the Local Planning Authority will be followed.

5. Access

There is no proposed change to pedestrian, vehicle or inclusive access arrangements. The application relates solely to internal repair works.

6. Heritage considerations

Jeskyns Court is Grade II listed. The works are designed to minimise loss of historic fabric, retain sound material and reinstate the damaged ceiling in a traditional and visually compatible manner.

7. Works status

No unauthorised ceiling removal works have commenced. Listed Building Consent is being sought before the repair works proceed.