

Design and Access Statement

1. Introduction

This Design and Access Statement accompanies an application for Listed Building Consent for the installation of a small domestic electric vehicle (EV) charger at **1 Old Stables, Meltham**.

The proposal is for an approximately **7kW untethered EV charger** to enable the property to accommodate an electric vehicle. The installation has been carefully considered to ensure that it provides a practical and safe charging facility whilst minimising any impact on the architectural and historic significance of the listed building.

2. Proposed Development

The proposed EV charger will be discreetly positioned on the side of the house, **behind the existing double gate**. In this location, the charger will not be visible from the road or from the principal elevation of the property.

The proposed position has also been selected because it does not obstruct or require alteration to any significant architectural or historic features of the building.

The charger will be installed adjacent to the existing electricity distribution board, within approximately **one metre** of it. This provides the most practical location for the installation and minimises the length of cabling and the extent of associated works required to the building. Consequently, the proposal represents the **least practical intervention** necessary to provide a suitable and safe EV charging facility.

An **untethered charger**, with a detachable charging cable, is proposed. This will further reduce the visual impact of the installation, as the cable can be removed and stored when the charger is not in use.

3. Design and Heritage Considerations

The design and siting of the proposed charger have been informed by the need to preserve the character and appearance of the listed building.

The installation is small in scale and will be located in a visually discreet position behind the existing gate. It will not interfere with the principal elevation, significant architectural features or the established appearance of the property when viewed from the public realm.

The location adjacent to the existing electricity distribution board also avoids unnecessary cabling and minimises physical intervention in the historic fabric. No alteration to significant architectural features is proposed.

The charger and associated installation will be capable of being **removed in the future**, if required. The proposal is therefore intended to be reversible, allowing the building to be returned to its previous condition without permanent alteration.

Overall, the proposal represents a proportionate and discreet intervention that balances the need to accommodate modern sustainable transport requirements with the conservation of the building's architectural and historic significance.

4. Access

The proposed charger will serve the existing domestic parking arrangements at the property. Its position behind the existing double gate will allow the charger to be accessed directly by the occupiers of the property and used to charge an electric vehicle without requiring any alteration to existing access arrangements.

The proposal will not obstruct the existing access, parking provision or circulation around the property. It will therefore have no adverse impact on the way the property or its parking facilities are currently accessed or used.

5. Impact on Neighbours

The proposed installation is entirely domestic in scale and will be contained within the existing property. Given its discreet location

behind the existing double gate, it will have no material visual impact on neighbouring properties.

The proposal will not result in any loss of parking, obstruction of access or other adverse effect on neighbouring properties.

6. Conclusion

The proposed installation of a small domestic EV charger at 1 Old Stables is a modest and carefully considered alteration to a listed building.

Its discreet position behind the existing double gate, together with its proximity to the existing electricity distribution board, ensures that visual and physical intervention is kept to an absolute minimum.

The use of an untethered charger further reduces its visual presence, while the installation remains capable of future removal.

The proposal will provide the occupiers with a practical means of charging an electric vehicle while preserving the character, appearance and architectural and historic significance of the listed building. It will not adversely affect neighbouring properties or existing access and parking arrangements.

For these reasons, the proposed development is considered to represent an appropriate, proportionate and reversible intervention that successfully accommodates a modern sustainable transport requirement whilst respecting the special interest of the listed building.