

Design and Access Statement

Site: 7 Pyegrove, Glossop, Derbyshire, SK13 8RA

Proposal: Installation of a domestic electric vehicle (EV) charging point

1. Introduction

This statement supports an application for Listed Building Consent for the installation of a domestic EV charging point at 7 Pyegrove, a Grade II listed stone farmhouse. It sets out the design approach taken and addresses access considerations in accordance with the National Planning Policy Framework and local validation requirements.

2. Use

The proposal relates solely to the installation of an EV charging unit to serve the existing residential use of the property. There is no change of use associated with this proposal.

3. Amount

The proposal comprises a single wall-mounted EV charging unit and associated cabling. No other built development is proposed.

4. Layout

The charging unit is proposed to be sited in a discreet position at the property, selected specifically to minimise its visibility from public viewpoints and to avoid any impact on the principal elevations and historic character of the building. The layout has been informed by the need to keep the cable run as short and unobtrusive as possible, following existing service routes where practicable.

5. Scale

The unit is modest in scale, consistent with standard domestic EV charging equipment, and has been selected to be as visually unobtrusive as possible in the context of the listed building.

6. Landscaping

No landscaping works are proposed.

7. Appearance

The unit will be chosen in a recessive, neutral finish to reduce visual prominence against the historic fabric.

8. Access

The proposal does not affect pedestrian or vehicular access to the property. Existing means of access to the site, including the shared access lane, remain unchanged. The charging point

will be sited to allow safe and convenient use in connection with the existing parking arrangement at the property, without obstruction to shared access routes.

9. Conclusion

The proposed EV charging point has been designed to be discreet, reversible, and sympathetic to the special architectural and historic interest of 7 Pyegrove, in line with the principles set out in the accompanying Heritage Statement. The applicant considers the proposal to represent a well-considered, low-impact addition that supports the sustainable and practical use of the property without compromising its heritage significance.