

Design and Access Statement

14 Uttoxeter Road, Lower Tean, ST10 4LJ

1. Introduction

This Design and Access Statement has been prepared in support of a planning application for a two-storey rear extension at 14 Uttoxeter Road, Lower Tean. The property is a Grade II listed dwelling, and the proposal has been designed with careful consideration of its historic and architectural significance.

2. Design Approach

The proposed extension is located to the rear of the property, ensuring that the principal elevation and the character of the street scene remain unaffected. The scale, form and proportions of the extension are intentionally subservient to the original building, allowing the historic dwelling to remain visually dominant.

The design aims to complement the existing structure rather than compete with it, providing additional internal accommodation while respecting the original form and layout of the house.

3. Materials

Materials will be selected to match or closely reflect the existing building in terms of appearance and finish where appropriate. This approach ensures visual continuity and helps preserve the character and appearance of the listed property.

4. Impact on Heritage Significance

The proposal avoids alterations to key architectural features of the listed building and retains the historic fabric of the main structure. By locating the extension to the rear and maintaining a sympathetic design, the development is considered to preserve the special architectural and historic interest of the Grade II listed dwelling while enabling suitable modern family living.

5. Access

The proposal does not alter existing access arrangements to the site. Safe and convenient access to the property will be maintained, and no changes are proposed that would affect neighbouring properties or public access.

End of Statement