

DESIGN AND ACCESS STATEMENT

14 Uttoxeter Road, Lower Tean

1. Introduction

This statement accompanies the application for a rear extension at 14 Uttoxeter Road, Lower Tean. It explains the design approach and confirms that the proposal has been developed with regard to the character of the Grade II listed building and its setting.

2. Site Context

The property forms part of a Grade II listed terrace. The principal architectural significance lies in the traditional front elevation and the group's contribution to the streetscape. The proposed works are confined to the rear of the property.

3. Design

The proposal provides improved kitchen accommodation through a rear extension and associated alterations. The design has been developed to remain sympathetic to the existing dwelling. The scale, proportions and external materials have been selected to complement the character of the listed building and are shown on the submitted drawings.

4. Appearance and Materials

External materials will be chosen to harmonise with the existing building, including matching brickwork and other appropriate finishes in accordance with the approved plans. Existing architectural features on the principal elevation remain unaffected.

5. Heritage Considerations

The proposal has been designed to preserve the special architectural and historic interest of the listed building. Development is confined to the less sensitive rear of the property and does not alter the principal frontage or diminish the contribution the building makes to the listed terrace.

6. Access

Existing pedestrian access to the dwelling will remain unchanged. The proposal does not alter access arrangements to or within the site and does not affect the public highway.

7. Conclusion

The proposal represents a sympathetic alteration that improves the functionality of the dwelling while respecting the significance of the Grade II listed building. It is considered to be an appropriate form of development that preserves the character of the heritage asset.