

Design and Access Statement

Proposal: Installation of one Ohme ePod electric vehicle charger on the modern timber-clad side elevation of Chestnut Tree Cottage.

Scope of Works:

- Charger surface-mounted using non-invasive fixings into modern cladding only
- Cable run at low level along base of wall, then vertically to charger
- Cable enters property through existing service void
- No works to thatch, masonry, or historic fabric
- Installation fully reversible

Summary: A minimal, low-impact, reversible installation on a non-historic elevation.

Key Points:

- Located on a **secondary, modern timber-clad elevation**
- **Not visible** from Pedlars Lane or public viewpoints
- Principal elevation remains **unaffected**
- Fixings into **modern materials only**
- Installation is **fully reversible**
- No harm to the building's significance or setting

Policy Compliance:

- NPPF paragraphs 199–208
- NHDC Local Plan Policy SP11
- Section 66, Planning (Listed Buildings and Conservation Areas) Act 1990