**DESIGN AND ACCESS STATEMENT March 2025 updated June 2025**

**33 High St, Great Paxton, Saint Neots PE19 6RF**

This Design and Access Statement supports a planning/ Listed Building Application submitted by Mr James Noble for a EV charger at the above property.

**1.00 USE**

The existing use of the property is unaffected by the proposal and will remain as residential.

**2.00 AMOUNT**

No floor area is created. The new EV charger will be located to the rear of the property on the garage.

**3.00 SCALE**

The scale is unaffected.

**4.00 APPEARANCE**

The existing property is finished with painted white render and a mixture of clay pantile roof tiles and a thatched roof (see photo below).

**Photo 1 - The main dwelling viewed from the rear**





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**Photo 2 – Showing the position of the new EV charger on the rear of the garage**



**Photo 3– Showing the gravel margin where the cable route from the front to the rear will be located**





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**Photo 4 – Showing the existing electric conduit to the front**

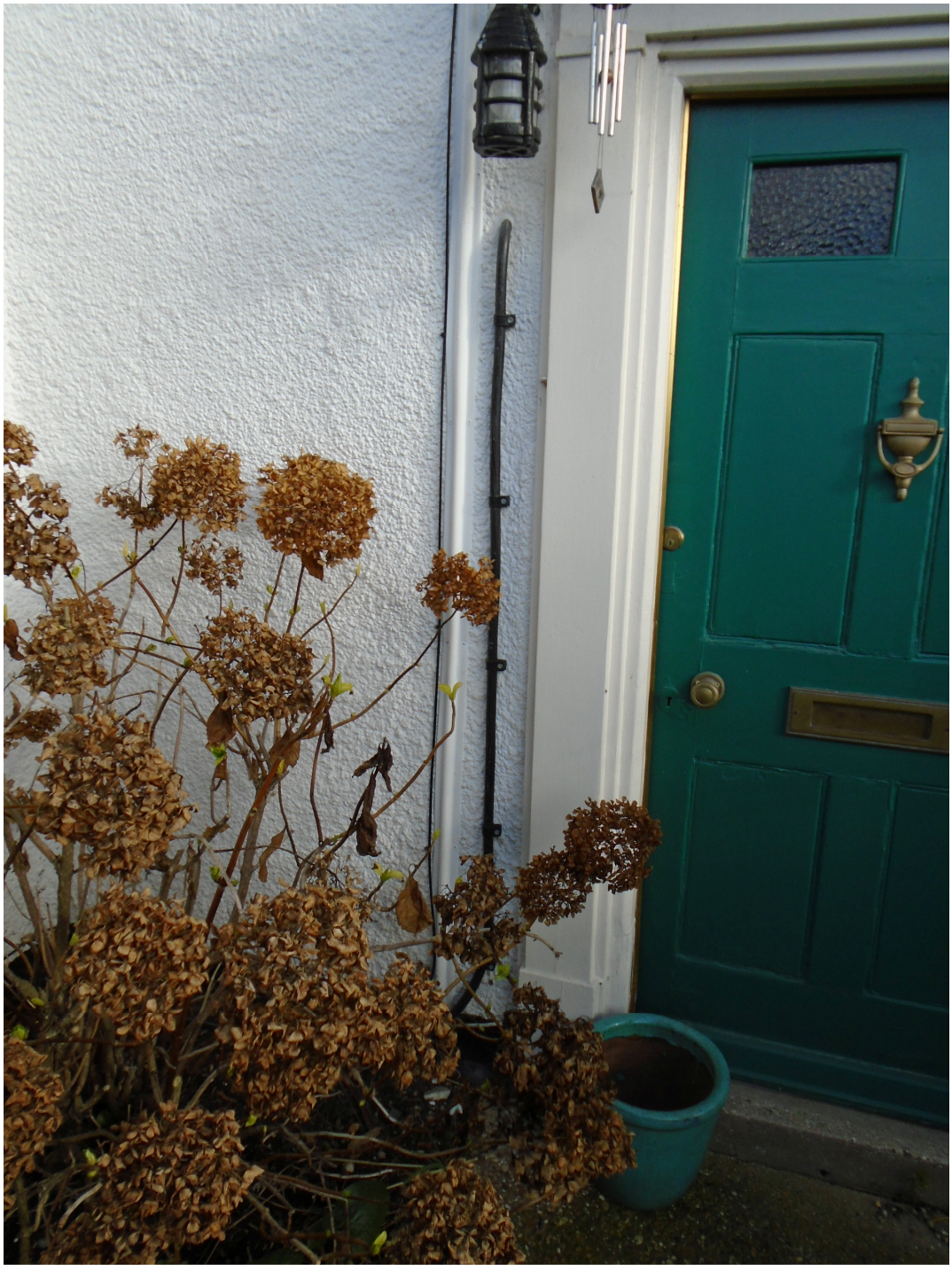



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**Photo 5 – Showing the house viewed from the front**



**5.00 THE PROPOSAL/ METHOD STATEMENT**

The works include a new EV charger to the rear elevation (see photo 6 below showing a generic image, the installed type mat vary but be similar in scale), a cable route from the front to the rear at ground level in a gravel margin and a new conduit adjacent to the existing conduit at the front.



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**Photo 6 – Showing the Octopus EV charger**




**6.00 LANDSCAPING**

No landscaping works are proposed other than the cable route in a gravel margin around the perimeter of the house at ground level.

**7.00 VEHICLE AND TRANSPORT LINKS**

The existing vehicular and pedestrian access are unaffected by the proposal.

**8.00 PLANNING HISTORY**

There is an approval for a garage conversion (ref 22/01043/HHFUL) dated 2nd September 2022 which has been implemented.

**9.00 STATUTORY APPROVALS**

Building Regulations approval will be required for the works.



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