

Design and Access Statement – 7 Blanch Croft Melbourne Derby DE73 8GG

This Design and Access Statement accompanies an application for minor external alterations to a Grade II listed property. The proposals are limited to changing the paint colour of the existing doors, installing a combined parcel and letter box on the front gate and a deadlock to the front door. No structural alterations are proposed, and the works are intended to improve the day-to-day functionality of the property while preserving its special architectural and historic interest.

The proposed repainting of the doors is a modest visual change only. The intention is to use a traditional, muted colour appropriate to the age and character of the building and its setting, with a finish suitable for historic joinery. The parcel and letter box will be fixed to the gate rather than the principal historic fabric of the building itself. It will be of a simple, understated design and finish so that it does not appear visually intrusive or compete with the character of the listed property.

The proposals will provide a practical improvement by allowing secure delivery of letters and small parcels at the site boundary, reducing missed deliveries and avoiding unnecessary impact on the main entrance door. The works are considered to result in no harm to the significance of the heritage asset. Overall, the changes are proportionate, reversible, and respectful of the character and appearance of the Grade II listed property.

Dated: 9th June 2026

Ms L Poyser