



## ANDREW THOMAS ARCHITECTURAL CONSULTANTS

# DESIGN & ACCESS STATEMENT

**Client**            *Mr. T. Rogers*

**Project**           *Proposed extension*

**Address**          *Little Valley Cottage, Penfrane Farm, Herodsfoot,  
Liskeard. PL14 4QU*

**Job no.**            *3956*

**Date**               *February 2021*

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## **History**

Little Valley Cottage is a detached 2 bedroomed cottage. This proposal is to construct a 2 storey extension on the North East elevation to create an additional bedroom and living space.

## **Use**

Residential

## **Scale**

Profile is similar to existing with ridge height lower than the existing therefore making the extension subordinate.

## **Materials**

Walls existing	stone rendered and natural.
Walls proposed	block rendered
Windows and doors existing and proposed	natural timber
Roof existing and proposed	natural slate

## **Access**

Unchanged

## **Landscaping**

No change

## **Services**

Water	mains
Electricity	mains
Sewage	existing septic tank
Surface water	soakaways