



# ANDREW THOMAS ARCHITECTURAL CONSULTANTS

## DESIGN & ACCESS STATEMENT

**Client** *Mr. and Mrs. H. Knapman*

**Project** *Proposed conversion of redundant barn to dwelling and installation of septic tank.*

**Address** *Bodrawl Farm, St. Pinnock, Liskeard. PL13 4QT*

**Job no.** *3949*

**Date** *June 2021*

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## History

The barn at Bodrawl Farm is a substantial detached redundant stone barn in good structural condition accessed via a private farm lane owned by my client. This application is to convert the barn into residential accommodation.

## Use

Present use redundant barn  
Proposed use dwelling.

## Scale

No change – no extensions required.

## Materials

Roof	slate
Walls	natural stone
Windows and doors	timber

## Landscaping

The site is bounded by hedges and natural banks which will be unchanged other than that the garden will be landscaped as a domestic garden.

## Access

No change. The barn is accessed by a farm track and outside the barn is parking for 3 cars with turning in the lane.

## Services

Electricity	mains
Surface water	soakaway
Sewage	new septic tank
Water	mains

## Appendix

1. AHT Design's drawings 3949/1/2
2. Foul Drainage Assessment Form
3. Structural Inspection Report
4. Habitat Survey
5. Contaminated Land Report