

River Barn 3, Old Portreath Rd, Bridge, Redruth. TR16 4QG **Design & Access statement.**

Introduction

River Barn 3 akin to River Barn PA20/03939 is a redundant agricultural barn, with change of use and conversion to class B1 use, together with ample associated parking within its curtilage. This is putting a redundant building to very good use.

Amount

The site is approximately 1359m² approx.

The existing barn occupies 490m² approx.

Layout

A location plan is provided river barn (formally Laity farm barns) high lighted in red can be accessed of the B3300 Old Portreath Rd.

The plot at present occupies redundant barns.

Scale

<u>Statistics</u>	<u>Existing</u>	<u>Proposed</u>
Plot Size	None	1359 m ² approx.
Barn Size	490 m ² approx.	490 m ² approx.
Parking	None	869 m ² approx.

Landscaping

After construction the grounds will be landscaped to enhance the area.

Appearance

The proposed renovation strikes a sensitive balance retaining the existing agricultural character of the barn whilst creating a useful building for the future.

Materials have been chosen carefully so as to respect the local character.

Access

The property allows for wheel chair access . The Socket outlets and switches Are disability friendly where possible. The design has taken into account the customers needs. Vehicular access is available off the B3300 Old Portreath Road.