



ANDREW THOMAS ARCHITECTURAL CONSULTANTS

DESIGN & ACCESS STATEMENT

Client *Mr. P. Worswick and Mr. M. West*

Project *Change of Use of Part of The Old Ferry Inn
to Dwelling – Variation to Approval
PA22/07129*

Address *The Old Ferry Inn, Bodinnick. PL23 1LX*

Job no. *4106*

Date *June 2023*



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History

The Old Ferry Inn has a bar/restaurant with outside seating together with 12 letting rooms with ensuite. The inn is split into 2 sections, the older stone part adjacent to the road and a newer section linked to the older section set elevated behind the old part to the North. Planning Permission to change the use of the newer section (annex) was granted in December 2023 PA23/07129. This application is to make minor non-material changes to that application i.e. installation of solar panels (which have been previously Approved for The Covey next door, 3 Juliet balconies within existing openings, installation of flue and minor amendments to location of entrance door.

Use

Existing – trading inn with letting rooms bar and restaurant.

Proposed – to change the use of part of the inn to a dwelling previously Approved December 2022 with minor amendments.

Justification Statement

Unchanged from previous application.

Scale

No change from original Approval apart from items listed above.

Materials

No change apart from new flue, solar panels and glazed Juliets. Solar panel details attached.

Access

Unchanged

Landscaping

No alterations are required, there are existing on the lower level a terrace totalling approximately 30sq.m. and a rear terrace area accessed from the first floor totalling approximately 48sq.m. with an additional triangular area to the East.

Services

Water	mains
Sewage	mains
Surface water	existing combined system
Electricity	mains



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HERITAGE STATEMENT

The Old ferry Inn sits within the Conservation Area of Bodinnick and is not listed.

The annex which is part of the inn was granted Planning Permission for change of use to dwelling in December 2022 - PA22/07129. This application is to make minor non-material changes to that application i.e. installation of solar panels (which have been previously Approved for The Covey next door, 3 Juliet balconies within existing openings, installation of flue and minor amendments to location of entrance door.

We would maintain these alterations would have a neutral effect on the Conservation Area.