

Ref 23207 – Kirland Manor, Bodmin

DESIGN AND ACCESS STATEMENT

ON: KIRLAND MANOR, BODMIN, PL30 5AA
FOR: MS CAITLIN DEAN
DATE: SEPTEMBER 2023
PREPARED BY: A JOHNSON
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Figure 1 - Photograph showing entrance to Kirland Manor

1.0 INTRODUCTION

1.1 The purpose of this Design and Access Statement is to explain the principles and concept applied to the proposal for repair and refurbishment works to Kirland Manor, Bodmin.

1.2 This statement will explain the following:

- Proposed use of the building.
- Amount of development.
- Proposed layout.
- Scale of the development.
- Proposed landscaping.
- Appearance of the building.
- Access to the building.

2.0 DESIGN PRINCIPALS AND CONCEPTS

2.1 PROPOSED USE.

The use of the building will not be altered by the proposals.

2.2 AMOUNT OF DEVELOPMENT.

Existing joists to First Floor landing in poor condition; please refer to Figure 2 and Additional Photographs document. New floor joists are to be installed alongside existing joists for strengthening. As a result of this, the stepped access into the Bedrooms will be removed.

The North elevation of the building is to be stripped of concrete render and re-finished with a lime-based render, to help alleviate existing damp issues.

A new steel angle is to be installed to support a brick arch over the window to the Snug.

Installation of French drain to perimeter of building, as indicated on the site plan, drawing 020.

Single glazed windows to the annexe are in a poor state of repair, with rotten timber frames and failing paintwork. All Annexe widows are to be replaced with single glazed sliding sash with white timber frames.

Replacement external pool to match existing size and position.

Please refer to the Heritage and Planning Statement appended to this application.

2.3 LAYOUT.

The layout of the building will not change.

2.4 SCALE.

The scale of the building will not increase.

2.5 LANDSCAPING.

A new terrace area is to be constructed to the North of the external pool with a concrete block retaining wall and painted render finish.

2.6 APPEARANCE.

The North elevation of the main dwelling will be repointed and finished with a lime-based render.

2.7 ACCESS.

Access to the building will not be altered.

APPENDIX A

PHOTOGRAPHS



Figure 2 – Photograph showing rotten floor joists to first floor landing.



Figure 3 – Photograph showing Annexe South elevation.



Figure 4 – Photograph showing existing pool area.



Figure 5 – Photograph showing damp staining and plaster blistering.