



ANDREW THOMAS ARCHITECTURAL CONSULTANTS

DESIGN & ACCESS STATEMENT

Client *Mr. and Mrs. M. Yung*

Project *Proposed Conversion of outbuilding to annex together with extension*

Address *Marae Barn, St. Germans, Saltash. PL12 5PB*

Job no. *3886*

Date *December 2023*

*The Old Chapel, Chapel Row, Widegates, Cornwall PL13 1QB.
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History

The site lies on the outskirts of the village of St. Germans. The main house being a converted barn. An application to change the use of an outbuilding was applied for earlier in the year (PA23/08118). The Planning Officer advised as the application stood the planning authority could not support the application. It was suggested the application should be for conversion and the extension should be reduced, that application was then withdrawn. This application is for the conversion with the extension being reduced in size.

Use

Residential annex. The family's circumstances have some what changed in that Mr. Yung has become very ill and requires his own accommodation to facilitate the housing of a dialysis machine and wheelchair access wet room .

Scale

Unchanged with small single storey extension

Access

Unchanged

Materials

Walls

Existing	block
Proposed	timber frame, block and stone

Roof

Existing	corrugated
Proposed	standing seam aluminium – colour grey

Windows and doors

Existing	timber
Proposed	timber

Landscaping

No change

Continued.....



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Services

Water mains
Sewage existing septic tank
Electricity mains
Surface water

Green infrastructure plan/ statement

The property will be heated via air source heat pumps linked to solar thermal and PV panels. The solar PV panels will be connected to on-site lithium battery storage units. Surface water will be collected off the roofs into 800 litre water butts before connecting to the surface water system previously described.

The water butts can be used for watering the garden, washing cars etc.

The property has been designed with an echo wall which will house 4 bird boxes and 6 bee bricks in accordance with policy G1-10.