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ARCHITECT

Sunrise Cottage

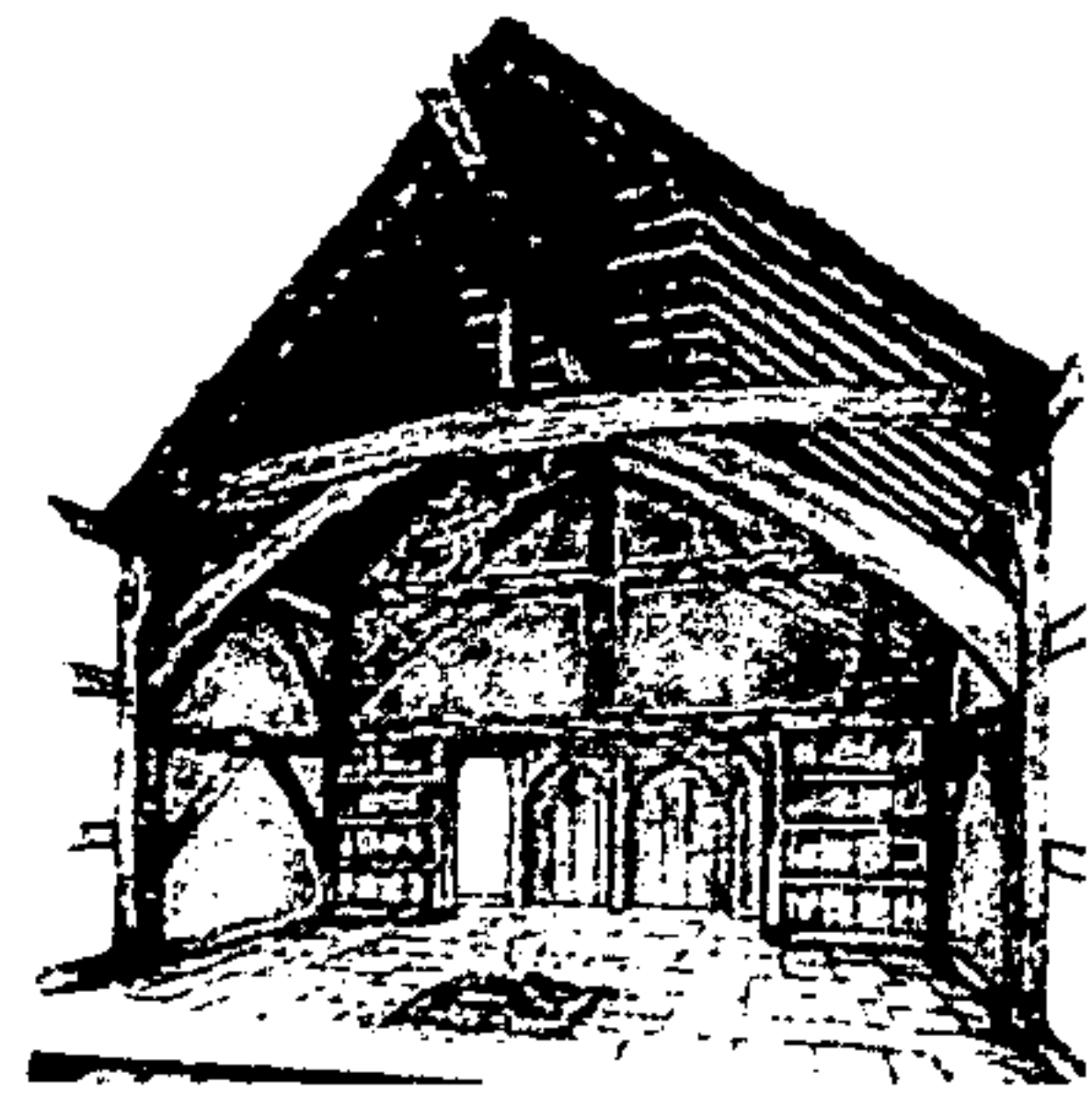
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CE09/0221/F

January 2009

DESIGN AND ACCESS STATEMENT, HERITAGE STATEMENT PROPOSED NEW PORCH AND GARDEN WALL, MOVING OIL TANK DINEDOR COURT, HEREFORD

1.0 The Porch Drg. PR1 B

In the recent past DINEDOR COURT enjoyed the advantage of a poorly constructed porch enclosing the area immediately outside the back door. This became dangerously derelict and was demolished by previous owners. (See Photograph 1 enclosed).

The proposal is to replace this porch with a new structure, carefully detailed using traditional materials, pegged oak, glass, lead and slate, having modern sealed DG units with Low E glazing. Within the scope of the work, the existing hand railing which is in a dangerous condition, will be replaced in oak to match the porch.

2.0 The Garden Wall Drg. PR6

The proposal is to form an enclosed, walled garden opposite the existing garage, to form a protected growing area for delicate plants. The wall will be carefully detailed using matched brickwork with piers and copings, and will be of 2 heights as detailed on Drg. PR6. It will be perforated with two SW access gates, one will be low, the other full height with arched lintelling.

3.0 The Oil Tank

The existing oil tank at high level adjoining the porch is to be relocated and the architecture rationalized by running through the adjoining slate roof.

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SCHEDULE OF WORKS & HERITAGE STATEMENT

A. Porch

Take down existing hand rail.

Construct new porch and frame as Drawing PR1B.

Infill, glaze, roof and flash.

Install new hand rail.

Take down existing oil tank and relocate.

Extend existing slate roof.

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B. Garden Wall

Pour new footing and construct brick wall in accordance with Drawing PR6.

Install new gate between Z and Y.

Install new door between X and Y.

C.

The porch will have no effect on the heritage or archaeology of the building and is simply replacing that which has fallen down.

Any archaeology apparent whilst digging footings will be investigated when, and if, exposed. None is anticipated.

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