

Our Ref: PB/AL

19th November 2009

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**Proposed Alterations, Improvements and Extension
to 2 Sunnyside Cottages, Pontshill, Ross-on-Wye, Herefordshire HR9 5SZ
for Mr M Burford**

Design and Access Statement

No 2 Sunnyside Cottages is a semi-detached period property. It has had very little carried out in terms of improvement and repair over a considerable period and is accordingly now in a very poor condition and in need of urgent repair and upgrade.

2 Sunnyside Cottages is accessed off the public highway to the south. There is access for both vehicular and pedestrian traffic alike with satisfactory provision for parking and turning on site. This is shared with the parking and turning facilities of No 1 Sunnyside Cottages, a Listed Building. Both buildings are within the ownership of the applicant.

There are no defined physical boundaries between the two properties on site, a situation that has been as such for at least the last 30 to 40 years. There are no plans to install any physical boundaries at this time. The red and blue lines as included on the accompanying site plan are therefore indicative only.

Current proposals are to thoroughly overhaul and renovate the existing property which will include the demolitions of single storey extensions to the rear and the erection in their place of new single and two storey extension in a sympathetic manner. The nett gain will be to provide much improved additional accommodation yet containing those extensions within approximately the footprint of the existing building.

The opportunity will be taken to upgrade the internal finishes, renewing the time expired fixtures and fittings as well as stripping and re-roofing, renewal of inappropriate steel windows, all in a sympathetic and appropriate manner.

The property is served by mains electricity and water connections which will be retained although internally all services will be renewed. The existing foul sewage connection to septic tank within the site curtilage will be retained.

