Cross House Scope of Work

IN SUPPORT OF A LISTED BUILDING CONSENT AND PLANNING APPLICATION CONCERNING CROSS HOUSE, THE GREEN, WALLSEND, NE28 7PG



SUBMISSION DATE 6th March 2024

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1. INTRODUCTION

This Scope of Work (SoW) covers the proposal to re-state the railing to the front of the property that were removed during the period 1939-45 in support of the war effort.

The application seeks to build the railings to match the design of the front gate.

2. Design Drawings

The following figure 1 represents the view of Cross House as it is today without the railings.



Figure 1 – Cross House Without Railings

The following figure 2 represents a view of the proposed railing design.

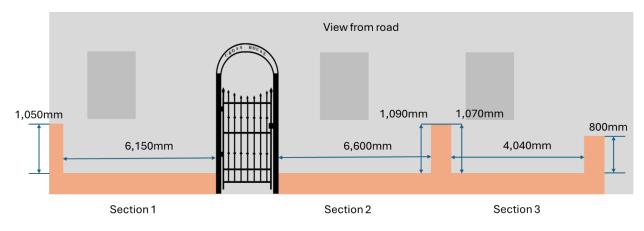


Figure 2 – Cross House Railing Design

The following figure 3 depicts a photo impression not to scale and not representative of the number of railing panels.



Figure 3 – Photo Impression of Railings in Place



The following figure 4 illustrates the dimensions of the front walls where the railing will be installed.



The following figure 5 illustrates the Standard Railing Section and Retaining Bolts.

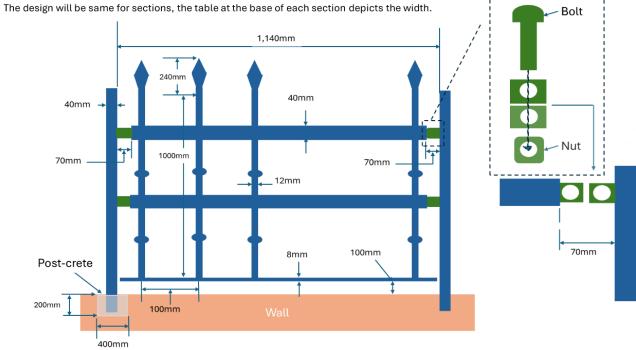


Figure 5 – Standard Railing Section and Retaining Bolts

All post holes will be core drilled to an opening size of 120mm & 400mm depth approximately and post-crete in position, all other findings will be with anchor resin bolts.

The following figure 6 illustrates Section 1 in figure 4. The number of sections is defined in the table at the base of diagram.

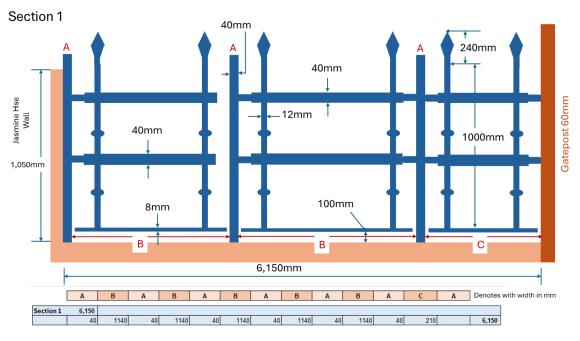


Figure 6 – Section 1 Design

The following figure 7 illustrates Section 2 in figure 4. The number of sections is defined in the table at the base of diagram.

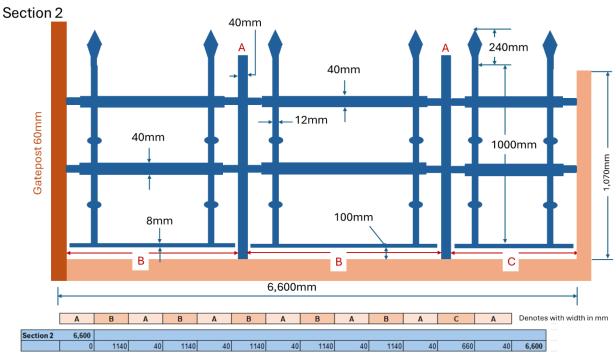


Figure 7 – Section 2 Design

The following figure 8 illustrates Section 2 in figure 4. The number of sections is defined in the table at the base of diagram.

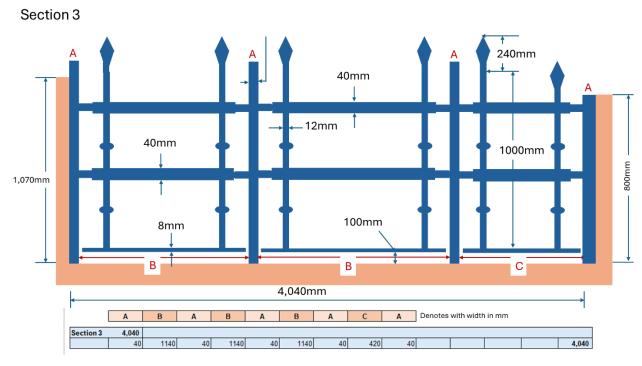


Figure 8 – Section 3 Design

3. Conclusion

As previously stated it is our intent to re-instate the railing that were removed during the period 1939-45 with a design that is complementary to the Georgian Period and also matches the design of the front gate.

As always, it is our intent as the owners of Cross House to gracefully enrich the property aligned to the era in which it was built, and restore rather than update, what is beautiful property with a great deal of history. As a consequence, we regard our plan as a suitable response to the site and its setting that demonstrates care for the well-being of the property, the neighbours, and the longevity of this historic area.

Documentation Control

Date	Description	Version	Author
06/03/2024	First release of requirement to re-instate the front railing	1.0	G Baker
	to Cross House.		