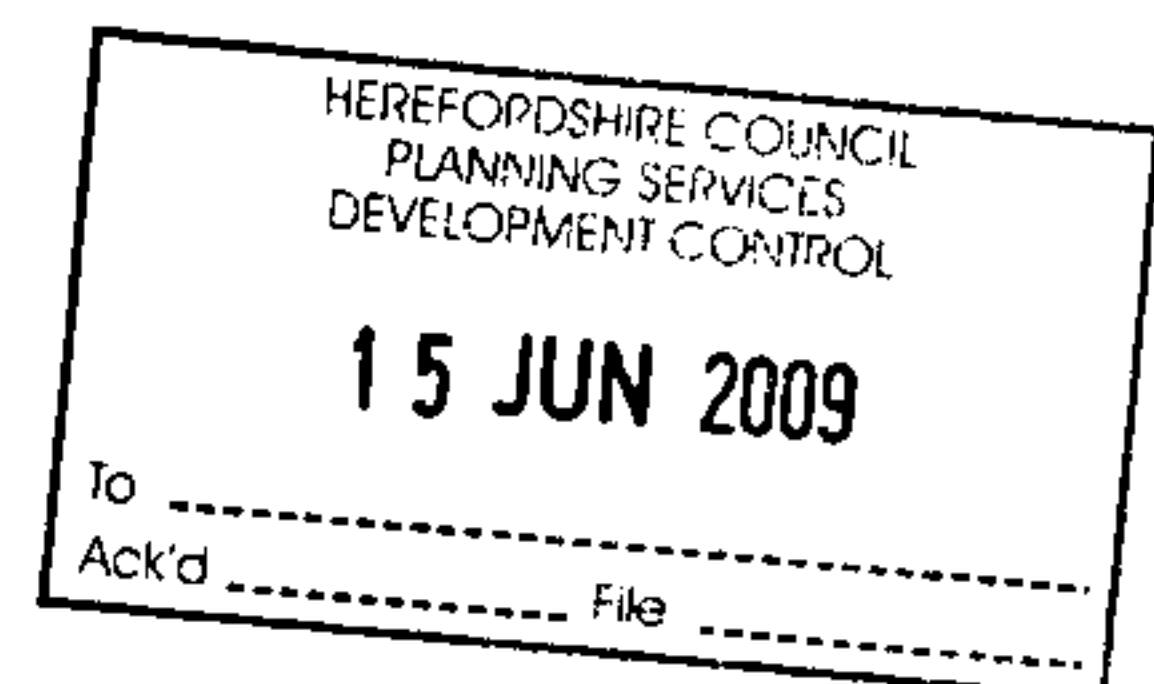


WALTER SCOTT HOUSE  
OLD GLOUCESTER ROAD  
ROSS-ON-WYE

**EXTERNAL WORKS, REPAIRS AND ALTERATION**

# **DESIGN AND ACCESS STATEMENT**

**S E 0 9 / 1 3 4 1 / F**



**JAMIESON ASSOCIATES ARCHITECTS**

30 EIGN GATE, HEREFORD HR4 0AB

TEL 01432 277133

FAX 01432 341052

## Walter Scott House, Ross-on-Wye

### Design and Access Statement

#### Status

Walter Scott Charity School is a Grade II\* listed building. The property is located on Old Gloucester Road, Ross-on-Wye. The building has been unused for approximately 15 years.

#### Historical Context

The original building on this site was founded as a Blue Coat Charity School in 1709 for teaching up to 30 girls and 30 boys. Walter Scott attended this school before leaving Ross-on-Wye at the age of 13. In London he became an apprentice plasterer working for his uncle and in time became wealthy after inheriting his uncle's business. On his death in 1786 Walter Scott bequeathed the majority of his fortune to the Blue Coat School in Ross-on-Wye, which had by then had become severely neglected. The money was invested and the proceeds used to construct a new charity school in his name on the same site. The founding stone for the building was laid on 5<sup>th</sup> June 1792 and the school was opened on 4<sup>th</sup> December 1798.

The school was subsequently restored for the Victoria Jubilee in 1887 and thereafter continued to be used for educational purposes until 1970. It was then used as an auction room until 1988 and was then sold to the Halifax with the intention that it should be used as offices but it was never occupied.

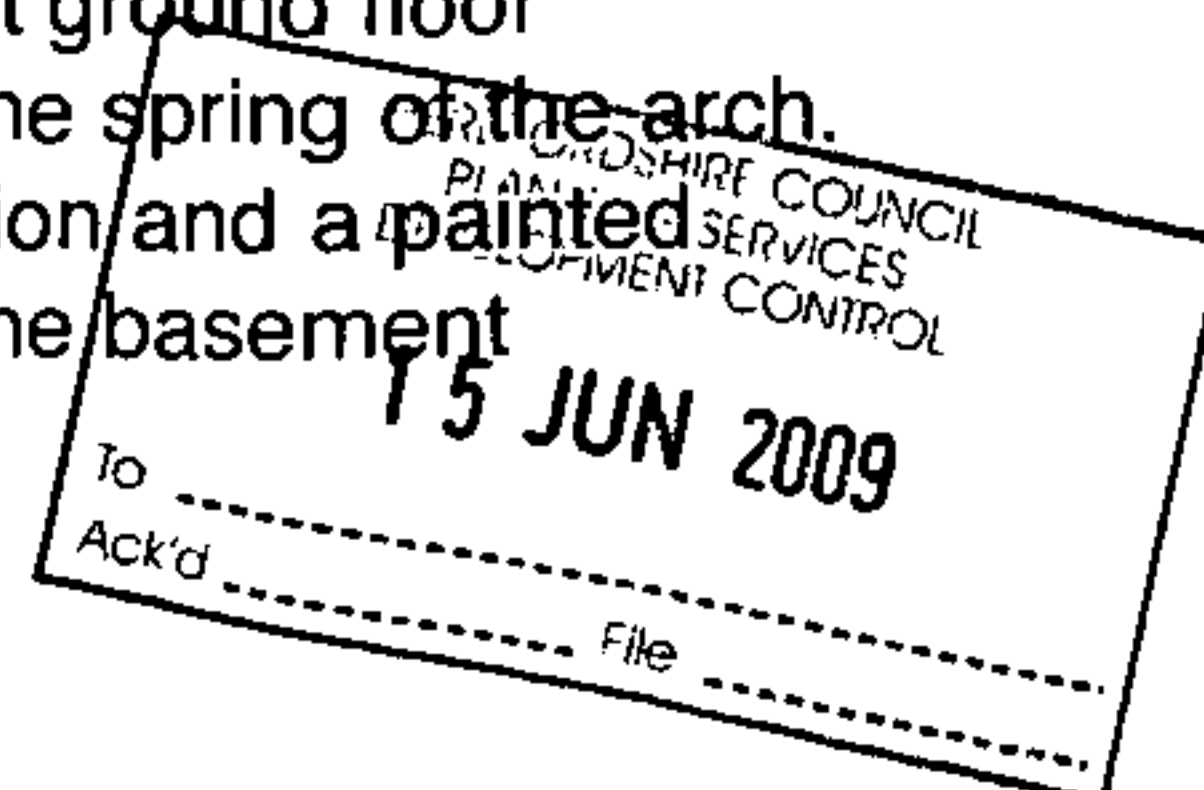
#### The Building

SE09 / 1341 / F

This building is of solid brick wall construction with a slate roof. The main portion consists of two generous height storeys over a basement. The rear block provides a total of four storeys in the same overall height.

The south elevation, over looking Old Gloucester Road, is symmetrical with three vertical groups of sash windows either side of the main entrance. The entrance itself is emphasised with an open pediment supported on Tuscan style columns and pilasters. The panelled double entrance doors include an arched fanlight with ornate tracery. Stone steps lead up to a landing in front of the entrance. The window over the entrance door has been replaced with an inscribed stone plaque giving significant dates. This was probably installed in 1887.

Sash windows are generally of 2-3-2 configuration. Front ground floor windows include round heads with a horizontal band at the spring of the arch. A projecting stone moulded cornice caps the front elevation and a painted stone or stucco plinth features at the base of the wall. The basement



windows consist of vertical iron bars built into stone cills, now below the external ground level.

The north elevation includes shallow brick arches over the window and half round arches over the central windows and doorway. There is evidence of openings to the rear of the ground floor main rooms, which have since been closed up. A modern door opening at first floor level leads onto a galvanized steel fire escape stair.

The plan form is also symmetrical and features a single central staircase. On the ground floor the original walls separating the front rooms have been removed and steel beams/ lintels have been inserted over the openings.

### **The Grounds**

The grounds originally included gardens with vegetable plots for feeding those at the charity school. Retaining walls extended from the building to the east and west boundaries. External toilets are known to have been located in the north west corner of the grounds. Steps connected the upper and lower levels of the grounds.

The boundary to Old Gloucester Road originally featured stone gate piers with ball terminals. Either side of this a low brick and stone wall with simple iron railings extends across the frontage of the site. The Western boundary includes a stone retaining wall abutting the neighbouring property. The northern boundary was possibly originally walled, and is likely to have included a pedestrian gate, opposite the rear entrance, to compliment the gate on the southern boundary. These have long since been removed. On the eastern boundary a stone wall lies between Walter Scott Charity School and the garden of the adjacent dwelling.

### **Existing Consents**

**S E 0 9 / 1 3 4 1 / F**

This property received planning permission and listed building consent for office use in 2007.

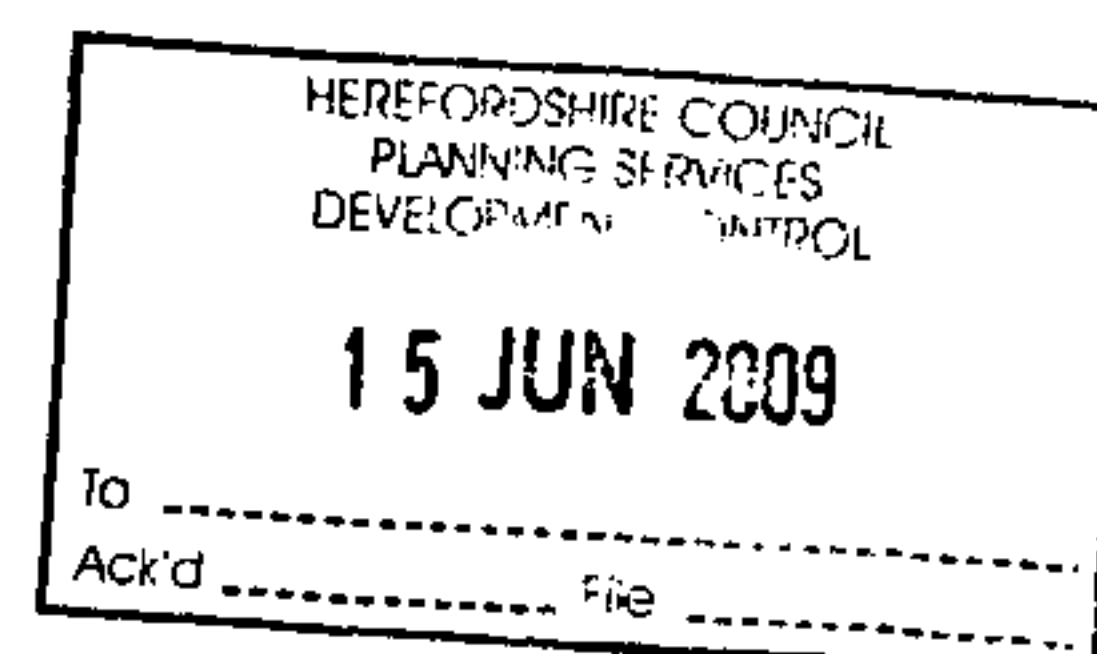
Listed building consent for structural repairs was granted in 2008. This work is current.

Consent has been granted for the removal of trees on the north boundary.

### **The Proposals**

The proposals for this building include the following:

1. Further structural repairs as identified on the Schedule of additional repairs. These are required as a result of damage caused by water ingress over a prolonged period.



2. Replacement of north and south boundary walls.

The south boundary to the Old Gloucester Road is in poor condition and part of the wall is now missing. The north boundary is overgrown with trees, which are currently being removed. Very little built structure remains on this boundary.

The proposals include reinstating the Old Gloucester Road boundary with gate piers, new gates and an iron fence over a masonry wall. To enhance security of the site a reclaimed brick wall with average height of 2.8m is proposed for the north boundary. A controlled pedestrian gate will be located in line with the rear door to the building and an automatic sliding vehicular gate will afford vehicular access to the rear of the site. This will give access for disabled persons. This is a modern alteration so a contemporary design is selected as being more appropriate for this boundary.

3. External Works

Part of the recent fill to the east and west of the building will be removed under these proposals. There is dampness in the basement coming from the walls and floor. The removal of the fill material will contribute to eradicating the damp and will re-instate access at basement level from the east and west elevations. This is desirable to enable the building to function properly for its proposed use. This will also allow vehicular access to the rear of the property. The new surface finish would be Marshall's Tegula random coursed concrete setts and gravel.

S E 0 9 / 1 3 4 1 / F

Where possible areas of the grounds are proposed to be re-instated as gardens with planting and grass finishes.

The tarmac currently surrounding the building will be removed and replaced with a gravel finish, car parking positions being delineated with setts.

Stone steps with iron handrails will connect the upper and lower levels of the grounds.

4. Replacement of front basement windows is proposed. 15 JUN 2009

The ground beyond the front wall will need to be excavated in order to allow tanking and a land drain to be installed. The current windows do not offer sufficient light into these rooms and their relation with ground level could allow water to enter the building. It is therefore proposed to reduce ground level in front of these windows by a maximum of 600mm. The edge of the car park and the new vertical face would be finish with Forest of Dean stone and an iron rail would stop cars from

HEREFORDSHIRE COUNCIL  
PLANNING SERVICES  
DEVELOPMENT CONTROL

To .....  
excavated in order to .....  
.....



accidentally driving into the reduced area. LED floodlights would be finished flush with the stone to illuminate the front façade at night.

The front basement window would be replaced under these proposals with new timber framed windows. The existing stone cills would be retained but lowered to suit the enlarged opening and the iron bars lengthened by welding in a new section.

5. Replace basement floors and walls.

There is considerable damp penetration throughout the basement floors. These will be replaced with new insulated construction incorporating a gas impermeable waterproof membrane. Retaining walls will be lined internally with waterproof render and all other walls will receive an injected silicone dpc. Existing tiled floor finishes will be re-instated in the hall.

6. Internal Partitions

It is proposed to remove the existing modern fire escape stair. This can be achieved if a protected route to the outside is provided. Therefore fire resistant glass partitions are proposed to sub-divide the ground floor creating a link from the stairs to the front door. The head of the stairs will also be protected with a fire resistant screen. The staircase itself will be upgraded to one hour fire construction.

The toilet partition at basement level will also be replaced to allow a disabled person's toilet can be accommodated.

7. Equipment Installations.

**S E 0 9 / 1 3 4 1 / F**

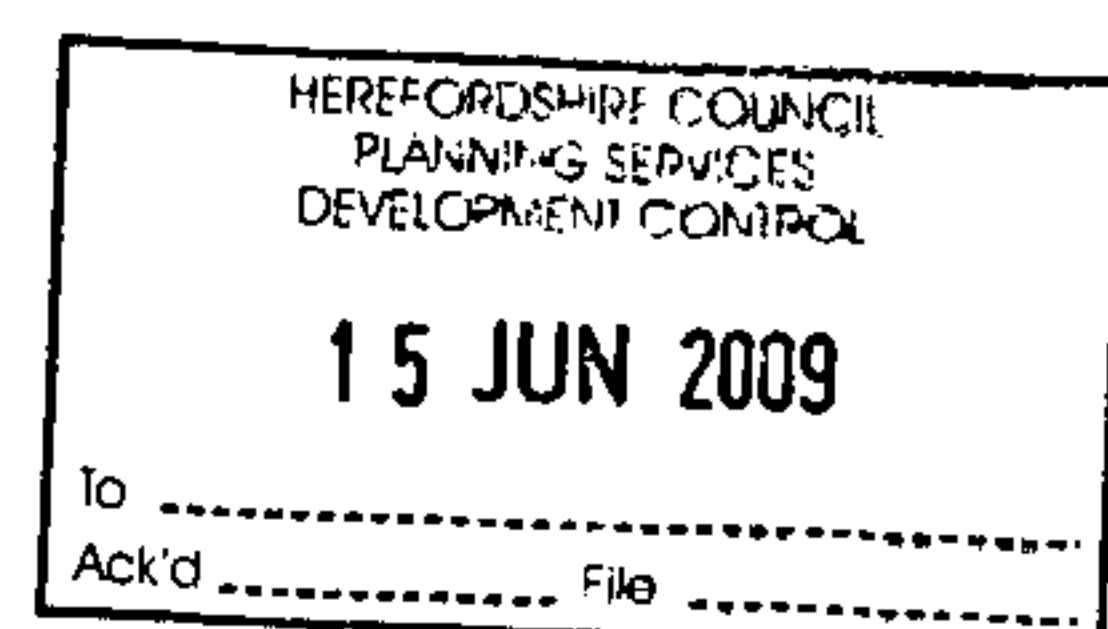
Items of equipment required for the property include:

Security cameras, mounted on the rear of the building and on poles on the south side of the building.

Solar panels located on the south facing slope of the concealed central valley.

Communications equipment also mounted within the concealed central valley.

All of the services are to be renewed.



## **Access**

Access for the disabled is not readily achieved in this building without significant insertions or extensions. Various options for providing a lift have been explored. These have all been rejected owing the detrimental effect these works would have on the fabric and the setting of this grade II\* listed building. Access is particularly difficult because the building has four floor levels on the rear and three on the front of the building, all served by a single stair well. The ground floor is approximately 1m above the ground level at the front of the building.

A level access is achievable at the rear therefore measures include providing a new vehicular at the rear of the property. This leads into a lower yard with a parking space for disabled persons. A level threshold at the rear gives access to the basement level where a disabled person's toilet is also provided. The basement level is will be fully used as part of the working area of this building.

## **Conclusion**

This building has been disused for approximately 15 years and has deteriorated through neglect. The proposed works include minimal alterations to the fabric of the building and will undo some of the less sensitive interventions carried out in the past. The external works will significantly improve the setting of this building by removing the surrounding tarmac and reinstating planted areas. Security of the grounds will be enhanced.

Works to walls, floors and rainwater goods are required to make good to damage caused by water ingress.

S E 0 9 / 1 3 4 1 / F )

HEREFORDSHIRE COUNCIL PLANNING SERVICES DEVELOPMENT CONTROL		
15 JUN 2009		
To .....		
Ack'd .....	File .....	