



Design & Access Statement

Re-development and conversion of site comprising of the former Rosswyn Hotel and 18 -19 High Street.

Project Name
The Rosswyn Hotel
High Street
Ross-On-Wye
January 2015

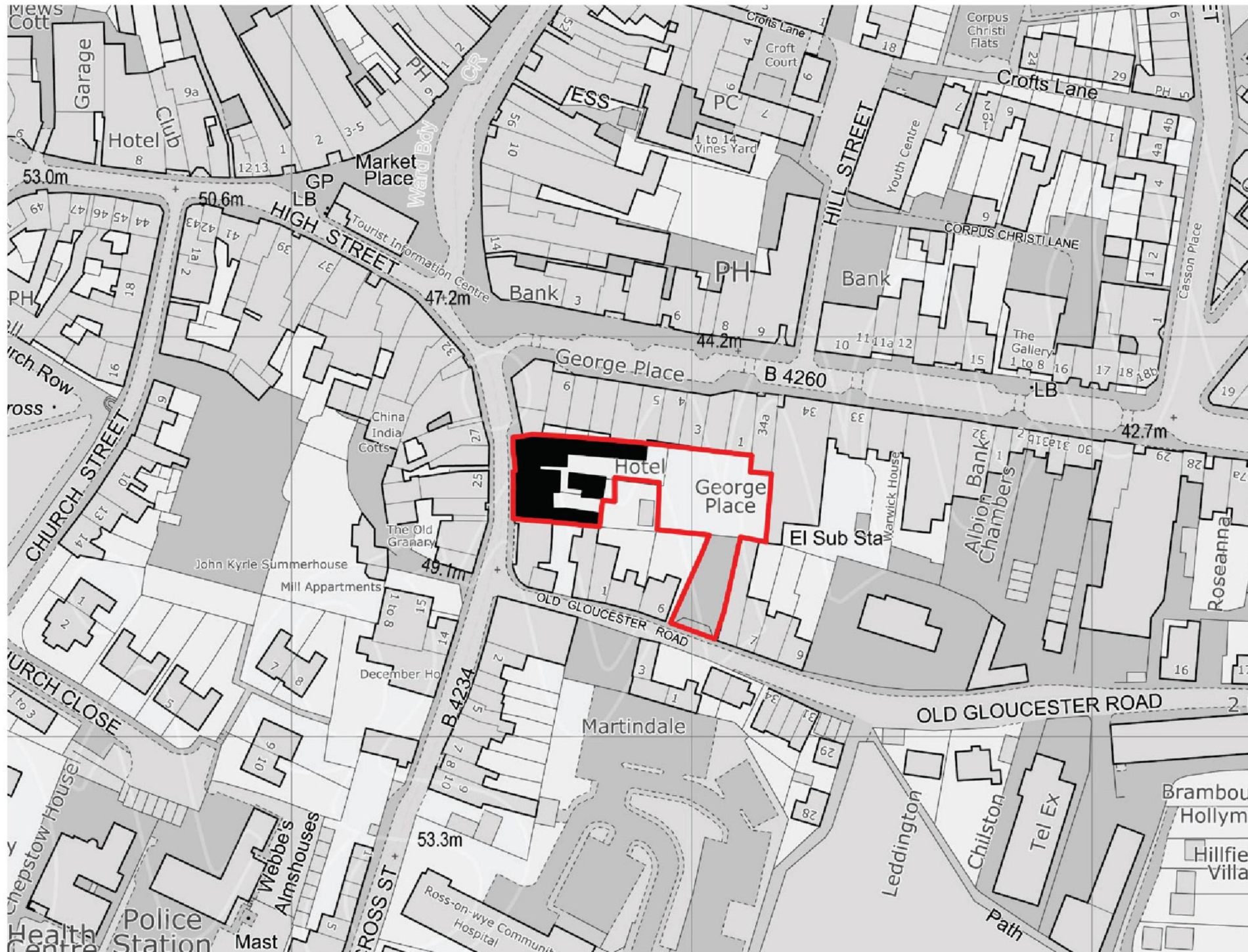
Project Number
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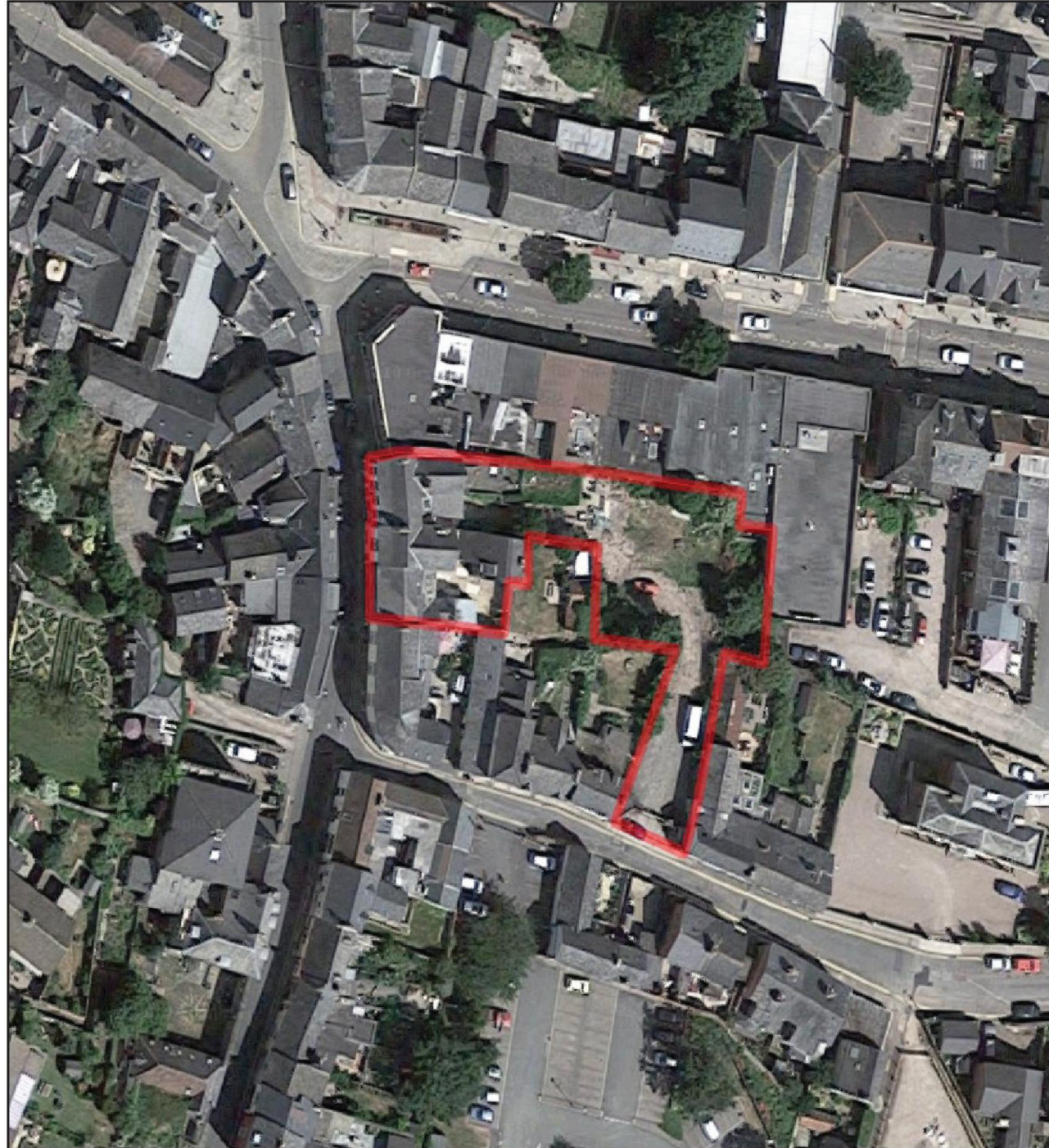
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1.0 The Process



Aerial view of site as existing

In consideration of the proposed redevelopment of the Rosswyn Hotel and adjacent buildings, no. 18 & 19, the High Street, Ross on Wye, the following statements are being made with full regard to the comments of officers of the local authority during pre-application consultation on site, along with subsequent discussions following. This Design and Access Statement seeks to highlight how the design has been considered to achieve a high standard of design in response to the existing site whilst also making reference to all comments received. The reader should also refer to the related reports conducted by:

James Johnston Ecology - Ecological Appraisal & Bat Inspection
Cotswold Transport Planning - Transport Statement
Clarke Nicholls Marcel - Report on Structural & Condition Survey
Peter Taylor, Conservation Architect, RRA Architects - Heritage Assessment

1.1 Evaluation

The site is currently redundant, but its most recent use was as a Hotel with accompanying Bedrooms, Bar and Kitchen facilities. Council tax records indicate that 5 residential units were also in existence on the site, with one forming a standalone Cottage occupied by the Hotel Manager. Evidence of a former retail unit in the ground floor of No. 18-19 High Street can also be seen. Whilst some functions within the development will not introduce a change of use, the Hotel to Dwelling status will see a change from C1(Hotels) to C3(Dwellings). The proposed scheme also seeks to introduce further new build dwelling houses to the site on currently vacant land, forming part of the former Beer Garden and Rear site access.

The Change of use from C1 to C3 will largely involve the extensive renovation of the Hotel and existing buildings, which are in need of repair & partial rebuilding following fire damage and general dilapidations that have occurred over time. The Hotel Building is listed, so careful consideration shall be given to ensure that any important historical features as recorded in the listing are protected, retained and enhanced where relevant. Partial demolition of an outmoded and architecturally insignificant more recent extension to the rear of the main Hotel Building will be required to integrate two single storey Dwelling Houses. This modification has been designed in conjunction with a wider, sensitive adaptation and proposed remodelling of the site, with the further addition of 6 Mews style Dwellings beyond. The extent of the site remodelling and new buildings required has been evaluated in consideration of the significance and the importance of the heritage that exists on the site. Development of the site is acceptable in principle and will require sensitive insertion of the new buildings, which will assist in bringing back into use this site of special character and heritage value, within the heart of Ross on Wye.

1.0 The Process

As such, it is understood that the proposed development will: preserve and enhance heritage, bring about high quality design and detailing, and ensure that the proposals address the importance of the existing structure and landscape character.

The site can be accessed both from the High Street and from Old Gloucester Road to the rear. The principle elevation to the Hotel & No. 18 -19 faces onto the High Street, occupying a highly visible presence within the town centre, and is accessible on foot. Access to the rear of the Site, off Old Gloucester Road will provide access to the development during the works, and will likely provide a yard for storage of materials & deliveries etc. Further important design considerations during the works are; retaining site safety in terms of maintaining a clear, well illuminated pedestrian footpath along the High Street particularly once reconstruction works to No. 18 & 19 commences. Refer to accompanying report by Structural Engineer for further information. The gates at the rear of the site shall also be replaced to incorporate sliding gateway and dedicated bin storage space to serve the development.

1.2 Design

The site is predominantly oriented on a West □ East axis, with the existing Hotel frontage being west facing onto the High Street. Old Gloucester Road runs on the same axis, with the South facing existing rear access to the Site forming an entry splay with the road. The scrubland within the site once functioned as the Beer Garden to the Hotel. This is flanked on all sides by neighbouring properties and boundary walls. There is a noticeable change in level within the site between the external areas to the rear of the Hotel down into what is Historically noted as 'George Place'. There is an instance of a fire escape from Premises to the Northern boundary opening onto this space, though it has been verified as being out of use.

The proposed design is arranged in varied aspect in response to the associated site characteristics:

Within the Hotel; the proposed accommodation has been designed with respect to the existing building fabric wherever possible, with no external changes proposed other than repairing and replacing missing windows, the removal of a now redundant external Fire Escape and single storey extension to the rear of the hotel. Roof repair will be required, along with general making good of the building envelope. Given the Town Centre location, and the existing built fabric, there is limited scope for Private External amenity space, though the surrounding courtyard will form a communal amenity space.

No. 18 □ 19 High Street have been subject to severe structural collapse and decay over

time, and following recommendations set out in the Structural Engineer's Report, it is proposed that the majority of the structure is demolished and rebuilt. This will allow for a more practical, sensitively designed building to be built in place of the existing, to modern construction standards.

With Regard to the existing cottage (EC03); the proposed accommodation shall seek to make good the dilapidated standard of finish and general state of disrepair currently seen within the property.

With regard to the New Build dwellings; the aim has been to insert sensitively designed dwelling houses within the site confines, using the site restraints to define the layout and positioning of the units. Whilst remaining sympathetic to the site characteristics, the overall design intent has been to utilise an understated contemporary modern aesthetic, so as to complement the existing rather than build in a pastiche manner.

The new build dwellings will also respect the site and character of the retained buildings, and therefore have been designed to be subservient in height, scale and character.



View showing the Rosswyn Hotel as approached from Town Centre (North)

2.0 Use



View of No. 18 & 19 as seen from Southern approach



Panoramic View of entrance to site from Old Gloucester Road

2.1

Justification within context

The surrounding context is that of an historic town centre, with a medium to high density level of development surrounding the site on all sides. Though the grounds behind the hotel represent a green space at present, the site itself represents an under developed parcel of land in close proximity to the urban centre of Ross and Wye.

The Rosswyn Hotel has been out of use for a number of years, and given its prominent location and historic importance within the townscape of Ross, the development is an important step towards bringing this derelict site back into positive use.

The addition of sensitively designed new build units will assist in raising the site density in line with local context, whilst also bringing the financial resource required to fund the restoration of the Hotel & no. 18 - 19.

2.2

Explanation how uses are compatible.

The context of the development is a Town Centre location, with a mix of both Residential and Retail Units in close proximity. Ross on Wye is in need of one & two bed dwellings, suited to professionals and small families alike. Being located within the town centre, a whole host of amenities are located nearby, within easy walking distance.

Furthermore, a provision for 26 secure Bike Parking spaces has been incorporated into the design, with several banks of parking spaces interspersed around the site, to serve both the residents within the hotel and the New Build dwellings.

In line with recommendations from the Planning Officer at Pre-Application stage, a parking space has been allowed for each 2 Bed Dwelling.

The addition of two small /medium Retail Units will also assist in bringing manageable, affordable commercial spaces to the area, benefitting the local economy by introducing further trade to a part of town which would benefit from improved visibility and footfall.

3.0 Amount

3.1 Suitability

The proposed development will introduce a new opportunity for let-able commercial space and an increased density of Residential accommodation to the area. In doing so, the current unsightly state of repair in evidence will be vanquished, and the Hotel building brought back into positive use. Boarded windows at ground floor will be re-instated, along with the historic rhythm of the elevation. A proposed new entrance into one of the Shop Units will improve visibility of the development from further up the High Street.

The development also presents an opportunity to re-build the faa de and shell of no. 18 -19 High Street which has been extensively altered over time, and has subsequently fallen into disrepair. An opportunity to rebuild and rationalise the Street facing faa de in particular represents an opportunity to enhance the character of the street scene.

The residential accommodation represents appropriate unit typology for the local residential market, and will be implemented with minimal alteration to the historic built fabric within the Hotel. The New Build dwellings are sympathetic to the local vernacular, whilst also bringing a contemporary edge to the development. The rhythm of the Mews type terrace to the rear will remain in keeping with the scale and mass of the surrounding urban centre.

The plot to the rear of the hotel is currently vacant, having been left empty and overgrown for a number of years. The development proposed will improve the quality of the local environment and serve to enhance the character of the area.

As mentioned, the key site characteristics will be retained, such as the hotel, and the new development will seek to repair, revive and integrate the buildings in a considered manner.

As the proposal promotes good quality residential development on the site it is anticipated that many of the new residents will wish to work in Ross-On-Wye. Its central location and links to the town will mean that residents can walk or cycle to and from the site with ease. The landscaped courtyard to the rear of the site will assist in delivering acceptable parking numbers.

3.2 Occupancy and Numbers

The aim of the proposed development will be to provide let-able Commercial and Residential accommodation, in the immediate history following completion of the works. It is intended that the proposed scheme will bring about a strong sense of community, with secure design and the use of communal courtyard garden spaces within the site.

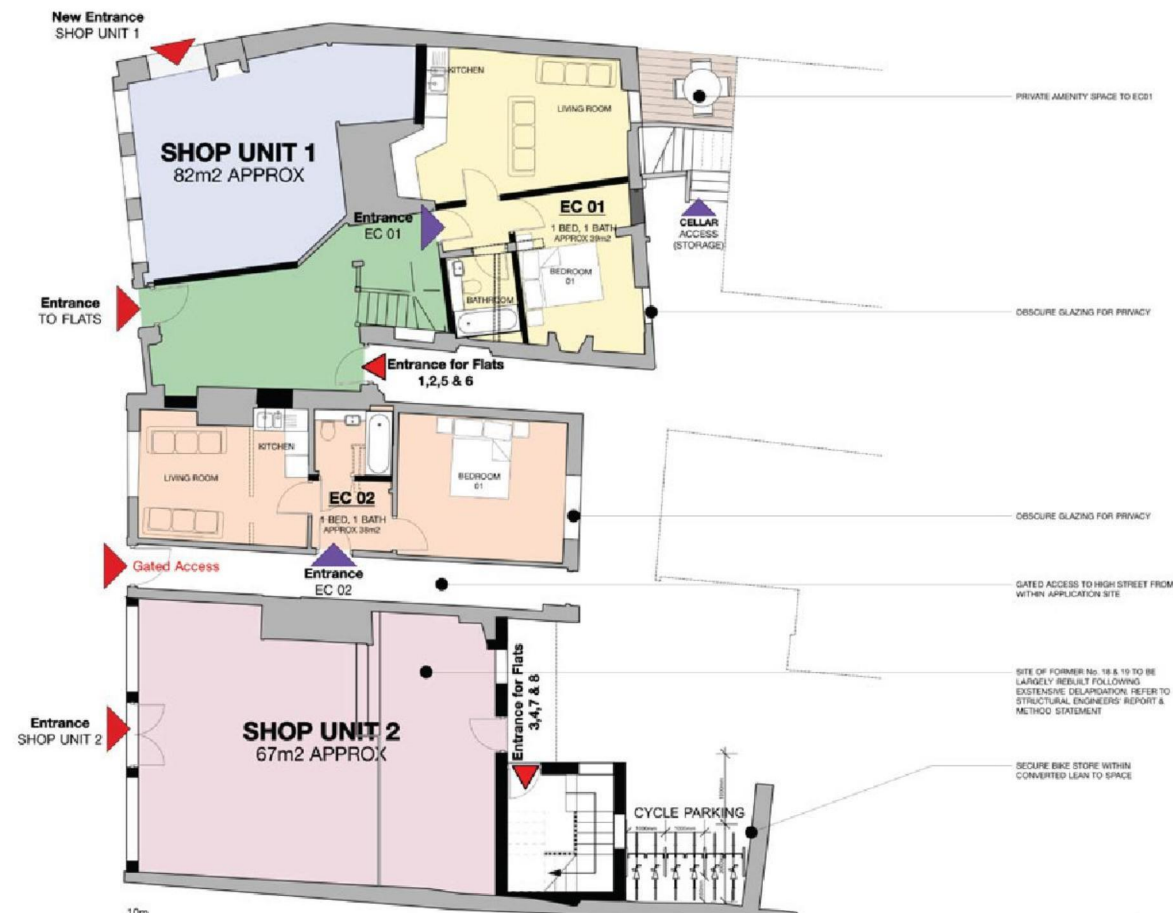


Left: Street Elevation to High Street showing reconstructed facade to no. 18 & 19

Right: Rear elevation showing the proposed reconstructed no. 18 & 19



3.0 Amount



Above: Proposed Ground floor plan for Hotel & no.18 - 19

Below: Proposed First floor plan for Hotel & no. 18 - 19



In the new build parts of the scheme, wherever possible small areas of Private 'buffer' garden spaces and courtyards have been provided at ground floor level, which will present areas for playing, drying clothes and socialising.

The shared space courtyard to the rear of the site will allow vehicular access and parking as shown, whilst retaining the overall courtyard for use by pedestrians as a priority. No guest parking is provided, as the town centre site is considered to be a sustainable location with numerous car parks and bus stops in the vicinity.

There are dedicated large scale waste & recycling storage areas provided at the rear of the site for convenient access from Refuse Collection vehicles.

Across the site 26 dedicated secure parking spaces for Bicycles are provided, with flats within the main Hotel building having additional storage cages in the basement.

4.0 Layout

4.1 Aspect

The Proposed development within the Hotel building, No 18 & 19 High Street works within the preformed context and confines of the building envelope as existing.

Some removal of non original partition walls will be necessary to achieve the layouts required, in addition to meeting certain Building Regulation required standards such as fire rated stair enclosures and sufficient purge venting for smoke etc.

Flats within the Hotel have varied aspect depending on their location within the building, though room functionality is stacked on each floor plate to achieve reasonable servicing of spaces and minimise potential for disruptive sound transfer between floors.

Where required, care will be taken to allow for improved sound attenuation to the Street facing rooms by installing double / secondary glazing.

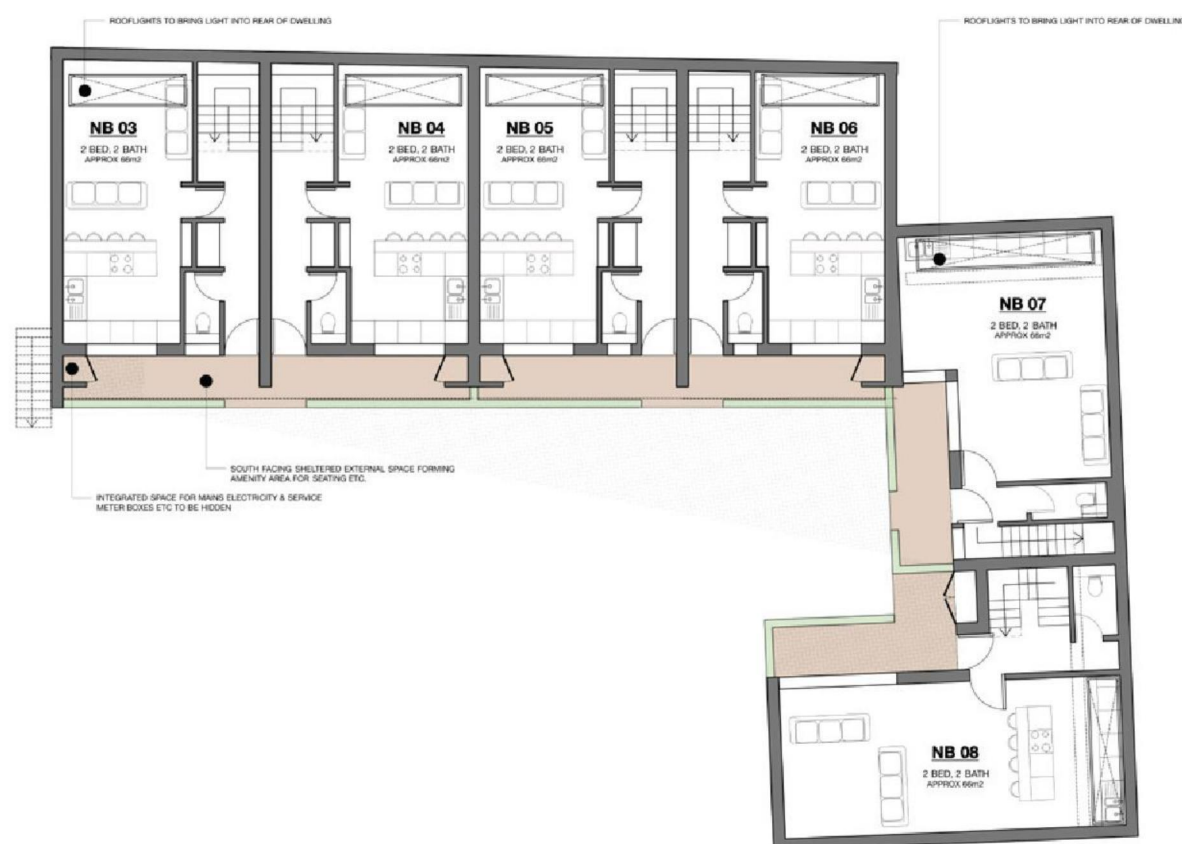
The New build units have been positioned on a South facing aspect to benefit from solar gain to assist in warming the houses passively. By placing the dwellings on the site in this manner, it has also been possible to build up to the existing, imposing boundary walls on the Northern edge of the site. This was discussed with the Planning officer at Pre-Application stage, who supported this approach over an earlier design which introduced small courtyard gardens to the rear of each property.

Instead, NB03- NB08 now have outward looking private amenity spaces which will benefit from solar gains, and provide a greater sense of openness and social awareness. The floorplate at first floor level is offset to allow for large rooflights, bringing natural light down into the rear of the dwellings.

Principal views from all the dwellings address the shared courtyard space surrounding, whilst also being arranged in a manner so as to minimise overlooking within the new dwellings and into the surrounding neighbouring buildings.

With regard to NB01 & NB02, the design proposal has formed a private, defensible principal elevation to protect the privacy of the residents from impediment caused by other residents passing through the site.

In response, each dwelling has its' own central glazed courtyard which will act both as an entrance into the property and a private garden space, bringing natural light successfully the heart of the dwelling. Perforated brickwork above the entrance will allow light transmission, and the slatted timber gates offer varying degrees of privacy at the



Above: Proposed Ground floor plan for New Build Units NB03 - NB08

Below: Proposed First floor plan for New Build Units NB03 - NB08



4.0 Layout

discretion of the resident.

Further rooflights will bring additional natural light into the rear of each dwelling.

4.2 Access Methods

The site is fully accessible for all user types.

Foot traffic is possible from the High Street; off existing pavement via the front door of the hotel into communal lobby & beyond, or via the Secure Gated Access between the Hotel & no. 18 leading into the internal courtyard to the rear. Foot Traffic is also possible from Old Gloucester Road, coming in off the existing footways and through the gated private access road into the site.

Vehicular traffic is accommodated via the same secure gated private access road into the site. The replacement gateway has been sufficiently sized to allow for a Fire Tender vehicle to pass through and operate within a 4.5m wide zone, free from physical obstruction. Refer to Transport Statement for further details. New waste & recycling storage areas are incorporated within the rebuilt Gated access to remove the need for Refuse vehicles to enter into the site.

5.0 Scale

5.1 Relationship to site

The proposed development of the Hotel Building is to be respectful to the existing fabric, serving to only improve what exists on the site at present.

The Reconstruction of No. 18 & 19 High Street shall be done in a considered manner, retaining the same principle ridgeline height and balance of fenestration across the façade. Entry into the ground floor commercial space will be rationalised and placed centrally to the rebuilt faa de. Materials are to be brick of good quality stock, with the glazing at the roadside elevation designed to be in keeping with the existing precedent.

The proposed Housing shall also aim to be subservient to the existing hotel, and the surrounding urban fabric, including neighbouring properties. This is possible in part to the significant change in level at the rear of the site.

By also building up against the existing site constraining enclosing wall, the visual mass of new built fabric is limited, whilst also being positioned away from nearby residences facing onto Old Gloucester Road.

5.2 Materials and Fenestration

The existing buildings display a mixture of brick, render and stone, along with painted Timber & Metal framed windows in varying states of repair. As mentioned previously, several windows are presently boarded.

It is proposed that wherever possible, the existing Hotel shall have the render patched and repaired wherever possible to retain the existing appearance and character. Fenestration will be repaired or replaced on a like for like basis where possible, with some attention paid to the need to mitigate thermal loss & poor sound attenuation in line with Building Regulations.

The Reconstruction of no. 18 & 19 will be carried out in a restrained contemporary manner, paying respect to historic proportions and nature of the faa de, with contemporary detailing used to deliver a high quality replacement building.

5.0 Scale



01 PROPOSED NEW BUILD DWELLINGS
SOUTH ELEVATION
1:100



02 PROPOSED NEW BUILD DWELLINGS
WEST ELEVATION - SHOWING SECTION THROUGH UNIT NB04
1:100



03 PROPOSED NEW BUILD DWELLINGS
NORTH ELEVATION (INTERNAL COURTYARD)
1:100

Above: Proposed Elevation for New Build Units NB03 - NB08

It is proposed that a Brick stock of high quality be used instead of Render as the building will visually look superior, and will not be subject to cracking and staining over time, as is seen in the existing buildings.

The New Build elements are to also mirror the reconstruction of no 18 & 19 in terms of materiality, but in a more contemporary modern manner. High quality Powder Coated aluminium fenestration proposed (double glazed), and vertical timber boarding □ naturally oiled & planed Scots/ Siberian larch – to be featured at first floor level. This will naturally weather down over time to a gentle Grey tone.

Effort has been made to ensure clean, minimal, contemporary detailing is displayed within the new dwellings, taking care to ensure that they will represent a visual enhancement to the area.

6.0 Lanscaping

6.1 Strategy

Given the tight urban site, effort has been taken to ensure that whilst limited space for private amenity space exists, the overall site area will be hard landscaped with a varied paving scheme of a high standard. The hard landscaping will include areas for communal seating, along with planters filled with hard-wearing flora to bring greenery to the site. The paved landscape shall also represent a low maintenance finish that will not readily fall into disrepair.

Where possible, small private garden areas have been integrated to allow for play spaces, drying of washing and socialising.

6.2 Connectivity

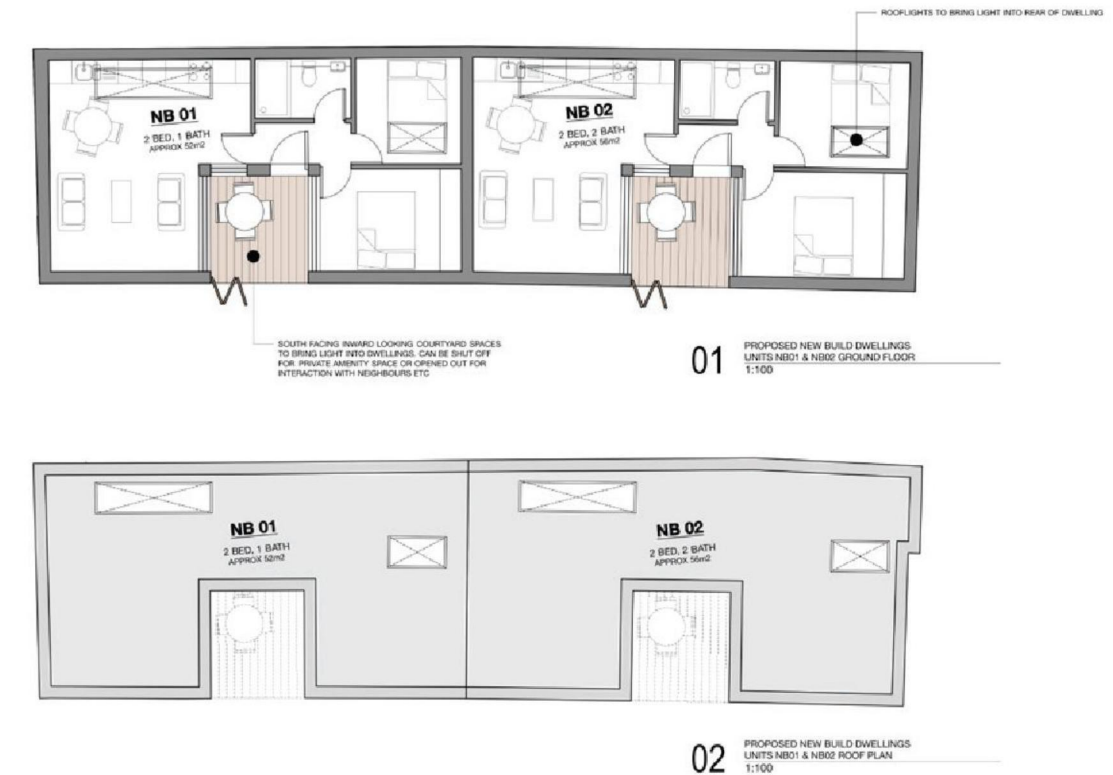
The site represents two separate flat planes of development. Connection between the two is provided via a communal staircase formed as part of the landscaping works between NB02 and NB03.

Residents shall be free to move across the site when approaching from Old Gloucester Road or the High Street, with secure access gateways maintaining a safe and private residential environment.

6.3 Maintenance and Management

The private garden spaces will be subject to individual user maintenance programmes.

As mentioned, the wider site has been designed to minimise the need for significant maintenance. The site owner will seek to establish regular maintenance to the site on a basis as deemed fit to ensure prolonged resident enjoyment and beneficial use of the site is possible.



Above: Proposed Ground & Roof plans for New Build Units NB01 - NB02

7.0 Appearance

7.1 Rationale for Design

The project seeks to both revitalise redundant buildings of Historic significance, and also integrate new contemporary designed houses within the context of a conservation area with its mix of heritage buildings and mixed style dwellings.

As mentioned, through revitalising the poor state of repair seen in the Hotel and adjoining Buildings, the appearance of this landmark building will be vastly improved. It is a building of important character to the area, and should the application be approved, this represents an opportunity to return the building to its' former self. The considered commercial space represent attractively sized retail units, which in turn can bring trade to the area, improving the local economy.

Dwellings are sized in a considered manner, and will not detract from the historic built fabric. The contemporary additions are aiming to bring high quality, well considered residential accommodation to the centre of Ross on Wye, making use of a brownfield site of no fixed function. The scale of the development is sensitive to the area, and furthermore, the rear site is largely hidden from public view, so the impact on the area is minimal.

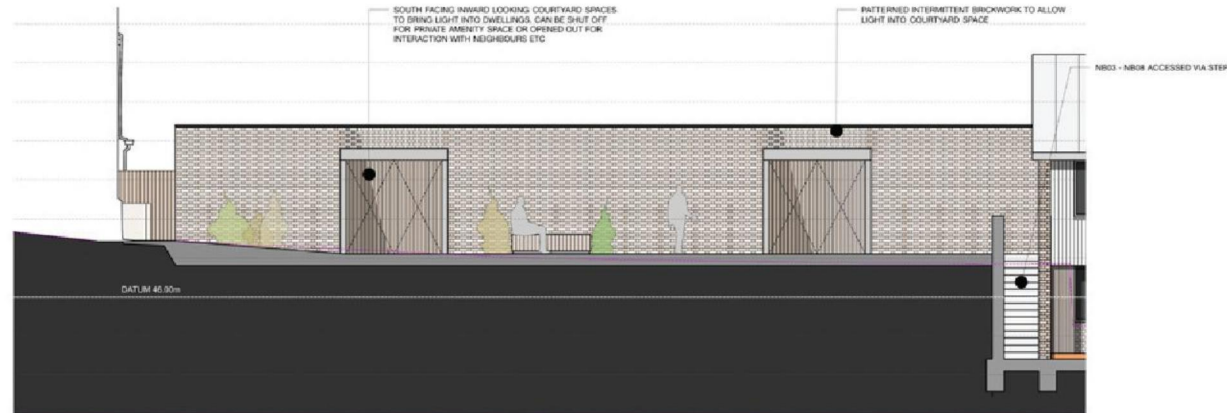
7.2 Daylight Accommodation

The daytime spaces are well arranged so that all properties can benefit from good natural daylight. In the existing Hotel and no. 18 & 19, windows are of a good size, allowing plenty of natural light to penetrate into the spaces over the course of the day.

In the new build dwellings, the south facing elevations are arranged to maximise sun light to passively heat the internal dwelling spaces where required. North light is allowed into the dwellings via rooflights etc, to assist in even light for task work, such as in the Kitchen spaces.

The density of development reflects the nature of the central urban site, but care has been taken not to overcrowd the site. By positioning the new accommodation at the site boundaries, the visual and physical occupation of space ensures the remainder of the site retains an open feel, whilst ensuring plenty of natural light reaches inside the dwellings.

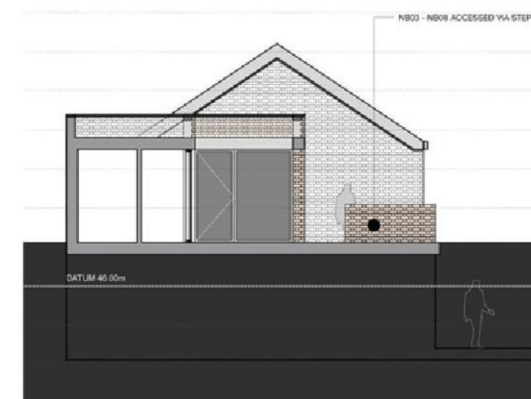
It is anticipated that the communal courtyard areas will make use of low-level pathway lighting, (solar where possible), to illuminate the various access points across the site for safe use without excessive light pollution.



01 PROPOSED NEW BUILD DWELLINGS
NB01 & NB02 SOUTH ELEVATION
1:100



02 PROPOSED NEW BUILD DWELLINGS
NB01 & NB02 SECTION THROUGH ENTRY COURTYARD
1:100



02 PROPOSED NEW BUILD DWELLINGS
NB01 & NB02 SECTION SHOWING NB03 - NB08 BEYOND
1:100

Above: Proposed Elevations / Sections for New Build Units NB01 - NB02

8.0 Access

8.1

Disabled Users

Where possible, the site will be designed to be as fully accessible to disabled users as is possible. Some restrictions are likely to be imposed due to the existing building and limitations of space and access possible within the buildings.

Ground floor flats within the hotel, along with the new build elements of the design shall be designed to achieve proposed compliance with Part M of the building regulations.

Principally compliance will be achieved through typical factors such as;

- door widths to accommodate wheel chair access
- and level door access at all ground levels
- contrast in colour of walkways
- glass heights and safety for viewing out
- ensuring WC available on principle entry level