

Our Ref: DB/DB/7645

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**Telford House, 46 New Street, Ross on Wye HR9 7DA :**

**Full Planning & Listed Building Consent application**

**Partial reconstruction and extension of the coach house, reinstatement of a green house / potting shed within the courtyard walled garden & landscaping works.**

**Design and access statement**

**1.0 Introduction**

1.01 These applications follow on from the previous applications ref 212026 & 212454 which established change of use from commercial premises to a single townhouse dwelling, with ancillary living accommodation in the detached 'coach house', together with associated alterations to both elements.

1.02 The application site is located within the Ross on Wye Conservation Area and is a Grade II listed building (list entry number 1179570) first listed on 22/10/1952. Telford House, no 46 New Street, forms a group with nos 43 -45 New Street. The building represents a good example of a 19<sup>th</sup> Century town house of some status, together with adjacent detached coach house which has subsequently been much altered during 20<sup>th</sup> Century and a walled courtyard garden.

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1.02 Numerous alterations were undertaken to the former 'coach house' during 20<sup>th</sup> Century and currently only the façade to New Street and basement storey remain of the original historic fabric. The building has been utilised as commercial office premises for a considerable period, a use which ceased in 2020.

1.03 This statement to be read in conjunction with the various application drawings and updated Heritage Statement prepared by Sam Hale Historic Building Consultant, which originally formed part of the original applications in 2021.

## **2.0 Application Proposals**

2.01 These proposals are associated with reinstating the original residential use of the property as a single town house. The specific scope of the application proposals are detailed within the application drawings.

These application proposals follow the 2021 planning permission / listed building consent & involve removal of significant elements of what was originally a coach house, but subsequently substantially rebuilt during the 20th Century (other than the roadside façade to New Street & the basement), in order to facilitate its reconstruction & extension, I to a design more appropriate to the curtilage of the grade LL listed Terlford House. The proposals additionally include reinstatement of a lean to greenhouse / potting shed within the walled courtyard garden, based on available historical archive information, and landscaping works within the walled courtyard garden subsequent to the previously approved change of use to a dwellinghouse.

## **3.0 Access**

3.01 Both pedestrian and vehicle access to the property will remain precisely as existing.

**David Baume** BA (Hons) Dip Arch, MRTPI, RIBA  
**Planning Consultant + Architect**  
***for and on behalf of Hook Mason Limited***

