

Rood Ashton Hall West Ashton BA14 6AS

Design and Access Statement

Rood Ashton Hall was built in 1830 as a coach house to serve the earlier Rood Ashton Manor. The design is in Victorian gothic.

The accommodation for grooms, horses and carriages was planned around a cobbled courtyard and entered through an arched opening.

The horses and carriages on three sides had level access. The groom's quarters were on the ground and first floor of the fourth side.

The building has been converted to a dwelling, with all of the arched openings built up in masonry or have been glazed.

The change of the building to domestic use is complete and there are no elements left that tell of the original use as stables. The introduction of minimal terraces provide the last change that allow the courtyard to be used for domestic purposes.

The floors are all higher than the courtyard and have steps to gain access. The application is for minimal raised terraces on two sides. This will provide almost level access to some of the accommodation

The accommodation on the south side is still accessed up existing steps and is not changed.

Level access was not available before the terraces were constructed and cannot be provided now. Steps from the courtyard to terrace level provide gentle access.

The terraces are in limestone and the materials and the design are sympathetic with the Gothic architecture of the Victorians.