

# Design & Access Statement

Coombe House, Coleford

18th January 2024

## Introduction

This Design & Access Statement has been produced to accompany a Listed Buildings Application for alterations within the grounds.

The overall driving intention has been to bring the house back into domestic use creating a more unified home, with accommodation fit for the size and status of the property, with some adaptations to contemporary family life.

The overall aim is to retain and enhance the historical significance of the house by making sensitive alterations and interventions, using appropriate materials and design.

## Approach

Previous alterations and additions have in some cases reduced the quality and significance of the house and its setting.

In 1970 the house was sold away from the estate and consequently lost both the original eastern front drive, through the parkland, and the back drive to the stables past the original lodge house to the west of the house. Access was created by opening a new driveway in a straight line from the northern edge of the garden to the road.

The proposal seeks to establish a modest, but site appropriate, entrance to the grounds surrounding the house. At present there are timber gate posts and a post and rail fence set at the entrance to the garden grounds. (see image 1 & 2) This proposal is to replace these timber gate posts with brick gate piers set in line with the existing garden boundary. The brick gate piers will be 500 x 2150 x 500 and will be constructed from bricks reclaimed from the demolition of the old billiard room. As part of this change the existing C20th post and rail fence will be replaced with a stone and earth bank to re-create what was there originally and narrowing the opening in the boundary.

From the road the view of the proposed changes to the gate posts is distant and, in the context of the surrounding trees, the bulk and height of the new gateposts should be deminimus. (see image 3). The gates are not visible from the house.



Image 1



Image 3

Image 2

