

**ROSS-ON-WYE  
CONSERVATION AREA  
APPRAISAL**

**DRAFT**

September 2006

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## **ROSS-ON-WYE CONSERVATION AREA APPRAISAL**

***No appraisal can ever be completely comprehensive. Omission of any particular building, feature or site should not be taken to imply that it is of no interest.***

### **1. Introduction**

- 1.1 Ross-on-Wye Conservation Area was designated in 1970 by the former Herefordshire County Council. It was extended in 1976 by South Herefordshire District Council to include Victorian and Edwardian properties on the main east and south approaches to the town. The conservation area now includes the central part of the Ross-on-Wye urban area, the hamlet of Wilton in the Civil Parish of Bridstow on the west bank of the River Wye, and an area of open land on the river floodplain.
- 1.2 The designation of a conservation area is no longer considered appropriate as an end in itself. For the designation to be meaningful, the process requires the preparation of an appraisal to define what is special, thereby warranting the status of the conservation area. This should also form the basis for making decisions about the future of the conservation area, ensuring its character and appearance is taken properly into account.
- 1.3 An appraisal has now been carried out to review the special qualities of Ross-on-Wye Conservation Area. The scope of the appraisal has included a review of whether additional areas should be added to, or areas removed from, the designation. At this stage, any proposals for boundary change are put forward as the basis for further discussion and consultation. Any decision on changes to the boundary of Ross-on-Wye Conservation Area will be taken at a later stage in association with consideration of management proposals.

### **2. Planning Policy Context**

- 2.1 There is a considerable amount of policy published by a number of sources (including English Heritage and the Department of the Environment) about the designation, appraisal and review of conservation areas. A bibliography of pertinent publications is given at the end of this document.
- 2.2 Herefordshire Unitary Development Plan (UDP) sets out Herefordshire Council's planning policies. These policies will influence how development proceeds throughout the County, including the Ross-on-Wye Conservation Area.
- 2.3 The UDP contains policies setting out criteria for designating and reviewing conservation areas (Policy HBA5), and on how planning applications for development within such areas will be considered (Policy HBA6). The purpose of setting criteria against which the designation of a conservation area will be judged is to ensure consistency of approach and to help avoid the inclusion of areas that would not be in keeping with the special character of the area. A conservation area is defined as an area of special architectural or historic interest, the character and appearance of which should be conserved or enhanced. The criteria against which the importance of the area is judged are reflected in the analysis that follows in this document.

2.4 Policy relating to residential development and housing land allocations within the market towns of Herefordshire, including Ross-on-Wye, is set out in the UDP (Policy H1, H2). Within the Ross-on-Wye Conservation Area, two sites are identified for housing development: Cawdor Gardens, and the former brewery site north of Station Street. The former brewery site is also identified as a focus for retail, leisure and commercial activity (Policy TCR1).

2.5 Within the conservation area boundary, the following areas are also covered under the provisions of the UDP:

- The central shopping and commercial areas of Ross-on-Wye (Policy TCR1)
- The entire conservation area is located within an Area of Outstanding Natural Beauty (Policy LA1)
- The floodplain of the River Wye (Landscapes Least Resilient to Change, Policy LA2; Flood Risk, Policy DR7)
- The floodplain of Rudhall Brook in the lower part of the town (Flood Risk, Policy DR7)
- The River Wye (Special Area for Conservation, Policy NC2; Site of Special Scientific Interest, Policy N3; Special Wildlife Site, Policy NC4)
- Part of the north-west facing slope of the promontory overlooking the floodplain (Special Wildlife Site, Policy NC4)
- The grounds of the Chase Hotel and an open space between Alton Street and Old Gloucester Road (Protection of Open Areas and Green Spaces, Policy HBA9)
- A number of open spaces in the northern and southern parts of the town and on the floodplain (Safeguarding Open Space and Allotments, Policy RST4)
- The grounds of the Chase Hotel; an area south of Wilton Road, north of Church Street, west of High Street extending to Ashfield Park Primary School; parts of the north-west facing slopes of the promontory overlooking the floodplain; a garden behind nos. 34-36 High Street (Protection of Historic Parks and Gardens—Unregistered Parks and Gardens, Policy LA4)
- The designed visual envelope of Ross-on-Wye and the floodplain seen from Perrystone Court (Protection of Historic Parks and Gardens—Unregistered Envelope, Policy LA4).

### **3. Summary of Special interest**

3.1 Ross-on-Wye (*Rosse*) first appears in recorded history as a manor held by the Bishops of Hereford. Long before that, there was an import crossing point on the River Wye at Wilton on the road from Gloucester to south Wales, and to Hereford.

- 3.2 By the 12<sup>th</sup> Century, the bishops' palace (or manor house) and the parish church occupied neighbouring sites on a promontory overlooking the Wye. To the north of the ecclesiastical precinct, a market place was established at the crossroads of the present day High Street and Broad Street. The settlement quickly grew during the 12<sup>th</sup> and 13<sup>th</sup> Century as burgage plots were laid out, and shops replaced market stalls. By this time, the low-lying area on the floodplain of the Rudhall Brook was the focus of industrial activities, such as milling, as a result of access to water.
- 3.3 A further period of economic growth took place during the 16<sup>th</sup> and 17<sup>th</sup> Century. By the 18<sup>th</sup> Century, Wilton had become the port to Ross's river traffic, and the River Wye itself became the subject of the 'Wye Tour' and the early development of the tourist industry. Further economic growth and residential development took place during the 19<sup>th</sup> Century, particularly as a result of the arrival of the railway and the expansion of industrial activities. The 20<sup>th</sup> Century has seen the further development of residential neighbourhoods, retail centres and industrial estates.
- 3.4 Within the Ross-on-Wye Conservation Area, there are several areas or localities of quite different character. This is the result of a combination of factors, including differences in topography, geology, social and political history, and economic development.
- 3.5 The town centre, today a busy commercial district, coincides in area with the early 19<sup>th</sup> Century borough of Ross, itself hardly more extensive than the late medieval town. The street plan and pattern of burgage plots laid out in medieval Ross can still be detected in the layout of the contemporary town centre.
- 3.6 To the north and east the town centre, there are established residential areas of terraced redbrick cottages and villas, with gardens, that characterise the Victorian expansion of Ross-on-Wye. Here, too, are buildings associated with the industries that fuelled this expansion, including brewing, ironworking, and the railways. To the south of the town centre, extending along the ridge that marks the highest point of Ross-on-Wye, is a further area of 19<sup>th</sup> Century expansion, here characterised by stone-built Victorian mansions set on large plots.
- 3.7 On the north side of the River Wye, the hamlet of Wilton acts as a gateway to the conservation area, a reprise of its earlier rôle as the river gate of Ross. A 13<sup>th</sup> Century castle, a 16<sup>th</sup> Century bridge, and 18<sup>th</sup> Century inns and a toll cottage are testimony to Wilton's long association with local and regional communications. Between the town and the hamlet lies the broad floodplain of the Wye. This low-lying area is susceptible to flooding and is used primarily for recreational purposes.
- 3.8 Heritage assets within the conservation area include four scheduled monuments and a total of 154 listed buildings (three Grade I, 8 Grade II\* and 143 Grade II). In this appraisal, a number of buildings of local interest will also be identified.

#### **4. Location and Setting**

- 4.1 Ross-on-Wye is located 18km south-east of Hereford. The older part of the town occupies the summit and north-facing slope of a sandstone promontory overlooking the flood plain of the River Wye at an elevation of 63m above Ordnance Datum (OD). Today, the town of Ross-on-Wye extends to the north, south and east of the promontory. On the west side, the land falls quite steeply to the floodplain of the River Wye at an elevation of below 35m OD. The floodplain here is used primarily for sport and leisure activities; there are few built structures due to the risk of flooding.
- 4.2 Until the early 19<sup>th</sup> Century, the 'borough' of Ross was largely limited to the north-facing slope of the promontory, extending to, and just beyond, low-lying land on the small floodplain of the Rudhall Brook and several other streams in the area. These watercourses were used to power Ross-on-Wye's early industry, including mills and foundries.
- 4.3 The hamlet of Wilton, on the west bank of the Wye just above the floodplain, is also within the conservation area. Wilton is located at an important crossing point on the river, served by a bridge since at least the 16<sup>th</sup> Century and by a ford before that. The small hamlet has been the site of residential development in recent years.
- 4.4 Ross-on-Wye Conservation Area falls within the South-Eastern Lowland of Herefordshire in an undulating landscape traversed from north to south by the meandering valley of the River Wye. To the south-east lie the wooded uplands of Chase Wood and Penyard Park on the Forest of Dean Fringe.
- 4.5 The underlying bedrock of this area consists of red-brown sandstone of the Brownstones Formation. Sandstone has long been used locally in the construction of churches, bridges, houses, farm buildings and boundary walls. On the floodplains of the Wye and the Rudhall Brook, the bedrock is overlain by Recent alluvial deposits. Wilton, meanwhile, is sited on a localised bed of glacial river terrace deposits.
- 4.6 The bedrock gives rise to well-drained loamy soils (typical brown earths) that support cereals, sugar beet, potatoes, some field vegetables and fruit. The alluvial deposits form silty soils (typical brown alluvial soils) that support dairying and short-term grassland on permanent and short-term grassland.

## **5. Historical Development and Archaeology**

- 5.1 The place name, Ross, may derive from the Welsh, *rhos*, used to denote a hill or promontory. Finds of prehistoric flints, a bronze axe, and Roman coins and pottery indicate that people had been present in the area since prehistoric times.
- 5.2 The earliest documentary evidence of a settlement at Ross-on-Wye is recorded in the Domesday Book of 1086. The manor of Ross (*Rosse*) was held by the Bishop of Hereford. The population included a priest, eighteen villagers, six smallholders (and their families) and three slaves. The manor comprised arable land, meadowland and woodland, and a mill. The meadowland was probably located on the flood plain of the Wye; the woodland included Chase Wood to the south of the town. The Domesday mill may have been located on the Rudhall Brook on the site of a more recent mill at Brookend.

- 5.3 The Bishops of Hereford had held the manor since 1016. A charter records the grant of land (previously a royal manor) by King Edmund. The medieval Bishop's Palace, or manor house, was located on the promontory near the present parish church of St Mary the Virgin (on a site now occupied by the Royal Hotel). During the 11<sup>th</sup> Century, the church precinct was more extensive than today. It extended west to include the Bishop's Palace and land now occupied by The Prospect; east to Copse Cross Street; and south possibly as far as Ashfield.
- 5.4 The right to hold a market on Thursdays was granted to the Bishop in 1138 by King Stephen, and, in the mid-13<sup>th</sup> Century, the right to hold a three-day fair was granted. The market was located north of the church precinct on the site of the present Market Place, and extended west along the present High Street to St Mary's Street (formerly Upper Church Lane), east to Copse Cross Street (formerly Corpse Cross Street), and south along Broad Street as far as the junction with New Street.
- 5.5 The borough of Ross grew steadily during the 12<sup>th</sup> and 13<sup>th</sup> Century. Long narrow burgage plots (residential plots with trading rights) were laid out on St Mary's Street, around the market place (High Street, Market Place and the south end of Broad Street), and extended to the north (Broad Street and Brookend Street). In the late medieval period, burgage plots were laid out on Edde Cross Street and on the newly cut terraces of New Street and Kyrle Street.
- 5.6 By the end of the 13<sup>th</sup> Century, 105 tenancies were recorded. At this time, Ross had a market with shops and stalls, a mill, iron forges and a range of trades, including brewing and baking; and fulling, dying, weaving and tailoring. Other occupations included a goldsmith, a merchant, a carter, a charcoal burner and a clerk. Industrial activities requiring access to water, including milling, brewing and fulling, were located at the lower end of the town near the Rudhall Brook.
- 5.7 From the mid-14<sup>th</sup> Century, the Bishops of Hereford no longer used their palace at Ross, and the buildings fell into disuse. One of the buildings, a gaol, was taken over by the town authorities. The loss of patronage may have resulted in a period economic stagnation in the town. Renewed growth in the urban economy during the 16<sup>th</sup> and 17<sup>th</sup> Century, however, led to a period of rebuilding activities. Tenement plots were laid out by the 17<sup>th</sup> Century on Old Gloucester Road (formerly Gloucester Road) and Copse Cross Street. Additional tenement plots were laid out by the 18<sup>th</sup> Century on Church Street (formerly Lower Church Lane), Wye Street, and at the south end of Brampton Street and Over Ross Street.
- 5.8 By the beginning of the 17<sup>th</sup> Century, Ross had become an important market town on the main routes from Hereford and south Wales to London. The construction of the Wilton Bridge over the River Wye c. 1597 facilitated trade and traffic both in and through the town. During the 18<sup>th</sup> Century, river traffic flourished on the Wye in terms of both trade and tourism.
- 5.9 In the 19<sup>th</sup> Century, river traffic declined as a result of competition from canals and railways. With the arrival of the railway in Ross in 1855, there was an expansion of industrial activity, including iron production and brewing, and of trade, tourism and house building. Victorian terraced cottages and redbrick villas were built on former agricultural land on the north and east sides of the

town. Residential suburbs and large stone-built mansions were constructed in Ashfield, in the southern part of the conservation area, in the mid 19<sup>th</sup> Century. A number of main streets were also laid out in Ross during the 19<sup>th</sup> Century, including Gloucester Road (in 1825), Wilton Road (in 1833 by Thomas Telford), Station Street (the eastern section was in existence before the arrival of the railways), Henry Street and Cantilupe Street.

- 5.10 During the 20<sup>th</sup> Century, the town (known officially as Ross-on-Wye since 1931) continued to grow as a modern market town with motorway links to Bristol, Birmingham and Cardiff. Tourism continues to play an important role in the economy of the town.
- 5.11 Wilton was first mentioned in the Domesday Book of 1086 as (*Wiltone*) an outlying part of the Manor of Cleeve (located on the east side of the river and now within the Civil Parish of Ross-on-Wye). It is likely that Wilton was established before the Conquest as a small settlement at a ford across the Wye. Stray finds of Roman coins and pottery may indicate that Wilton was the crossing point on the Wye of an earlier Roman road from Gloucester (*Glevum*) through Weston under Penyard (*Ariconium*) to Monmouth (*Blestium*) and Caerleon (*Isca*).
- 5.12 The remains of Wilton Castle date to the 13<sup>th</sup> Century, and an earlier 12<sup>th</sup> castle has been recorded at this location. The castle is strategically positioned just above the flood plain to control the crossing point on the River Wye. The importance of the crossing is indicated by the construction of a stone bridge (Wilton Bridge) c. 1597. This bridge replaced a ferry and an earlier wooden bridge.
- 5.13 During the 17<sup>th</sup> and 18<sup>th</sup> Centuries, the settlement at Wilton consisted of a small number of buildings, including Wilton Court and several inns, located at the north end of Wilton Bridge and extending along Wilton Lane to the west. Several barns were located a short distance to the north. With the introduction of turnpike roads, a toll cottage was built in Wilton c. 1726 by the Hereford to Gloucester Turnpike Trust. A new road through Wilton was opened in 1794 (following the route of the modern A49(T)/B4260); the earlier route survives as a lane to the east of the present road.
- 5.14 During the 18<sup>th</sup> Century, river trade flourished on the Wye and the quay at Wilton served as an entrepôt for Ross-on-Wye. Many of the present buildings date to that period, even so, the settlement remained quite small. The river trade came to an end in the 19<sup>th</sup> Century as a result of competition from canals and railways. Wilton expanded during the 20<sup>th</sup> Century as residential estates were built on the site of 19<sup>th</sup> Century orchards and arable fields. This expansion occurred as part of a more general growth of the Ross-on-Wye urban area.
- 5.15 The history of Wilton is closely associated with traffic and transport on, and across, the River Wye. Today, much of that traffic uses the M40/A40(T) corridor, and Wilton serves as a suburb of Ross-on-Wye.

## **6. Spatial Analysis**

### Character and Interrelationship of Spaces

- 6.1 The general character of Ross-on-Wye Conservation Area is defined to a great extent by its location on a broad meander of the River Wye. On the south side of the wide floodplain, the spire of the parish church and the gables of the Royal Hotel rise dramatically above the exposed red-brown sandstone bedrock of the promontory. Here, a tower and walls of the same bedrock give the impression of a medieval citadel high above the river.
- 6.2 Underpinning the historic core of Ross-on-Wye, geologically and architecturally, is the red-brown sandstone bedrock. This soft, easily worked rock, with its characteristic pleasing-to-the-eye texture, has been used to construct prominent buildings such as the parish church and the Market House, as well as town houses, cottages and almshouses, and house plinths, gable ends and boundary walls. Its importance is represented symbolically in the coat-of-arms of Ross-on-Wye, which includes a red field in chief (representing the sandstone promontory) over a green field in base (representing the river meadows of the flood plain).
- 6.3 In the town centre, the Market House dominates the busy shopping and commercial district packed with buildings that range from a 16<sup>th</sup> Century timber-framed dwelling to 20<sup>th</sup> Century shopping centres. Behind the facades of Broad Street, on the east and west sides, and on the floodplain of the Rudhall Brook are broad, hard-topped open spaces that provide parking for shoppers and visitors to the town.
- 6.4 Further from the centre, to the north and east, are the established residential areas of 19<sup>th</sup> Century terraced redbrick cottages and villas that characterise the Victorian expansion of Ross-on-Wye. Here, too, are buildings associated with the industries that fuelled this expansion, including brewing, ironworking, and the railways. In the eastern part of the conservation area, generally concealed behind high stone walls, are the extensive grounds of the Chase Hotel with two ponds (the site of an earlier mill) and mature trees. A smaller, green open space, also private and hidden between Alton Street and Old Gloucester Road, can be glimpsed from public footpaths that run along two sides. A field lynchet running across it offers a clue to its earlier agricultural history. On the south side of Alton Street lies Deanhill Park, a small public open space.
- 6.5 To the south of the town centre is an extensive public open space that includes the churchyard of St Mary the Virgin, the Prospect garden and the graveyard. Although this space is extensive, a series of sandstone rubble walls with impressive gateways, and a large number of mature trees create a sense of enclosure and intimacy. The tranquillity of this area contrasts with the exuberance of sporting activities in the recreation ground beyond the graveyard wall.
- 6.6 The southern part of the conservation area is also characteristic of 19<sup>th</sup> Century expansion, here in the form of large stone-built High Victorian mansions. Generally, the houses are set on generous plots with mature gardens, trees and bushes. There are no public open spaces in this part of the conservation area.
- 6.7 Trees, bushes and climbing plants can be seen in gardens and open spaces throughout much of the conservation area. A notable exception is the commercial district centred on High Street and Broad Street. Tree Protection Orders have been placed on groups of trees on the floodplain and along the

north-facing slope of the promontory, in the grounds of Chase Hotel, and in the areas of Redhill Road, Old Maid's Walk, Palmerston Road, Brampton Road/Oaklands and Wilton Lane, Wilton.

#### Key Views and Vistas

6.8 There are several panoramic vistas looking into, and out of, the conservation area:

- The most celebrated view of Ross-on-Wye is that looking east from the A40 towards the promontory. From a distance, the steeple of St Mary's church and the white gables of the Royal Hotel (both landmark buildings) can be seen standing high above the Wye on the promontory, while the pastel buildings of the town seem to tumble down the hill. In the foreground, mature trees dip their branches into the river, while the wooded slopes of Penyard Park provide a sombre backdrop to the scene. As the viewer crosses Wilton Bridge and moves closer to the town, fine details can soon be picked out, such as the decorative bargeboards of the Royal, the crenellations of the Saddle Tower (Gazebo), and the contrast between red-brown sandstone building blocks and pastel render.
- From the Prospect and Royal Parade, both locations being near the highest point of the promontory, there are fine views across the floodplain to Wilton and the South-east Lowland beyond, and to distant Welsh hills.
- From the south end of the conservation area at Walford Road, there are views of the extensive wooded uplands of Chase Wood.

6.9 There are a number of key views within the conservation area, including the following:

- Viewed from the riverbank below Royal Parade, solidly built sandstone houses march up Wye Street to the imposing former British and Foreign School, built of the same material. In contrast, the white-painted Royal Hotel, with its decorative bargeboards and delicate balcony, stands on the promontory high above.
- Looking south along the walled Royal Parade, the Saddle Tower terminates the view like a medieval barbican and forces the street to the right.
- Looking west along Wilton Road from Edde Cross Street, the sandstone wall seems to grow out of the living rock that underlies the town. Luxuriant green vegetation spills over the wall and contrasts with the red-brown stone.
- Looking north from the Market House (a landmark building and focal point), buildings crowd onto Broad Street, many of which have modern shop fronts on the ground floor. At first floor level and above, there is a wider variety of architectural style and decorative finish. This includes plain and painted brick, render and false timber framing. Windows include a range of sashes; window heads may be flat or arched, stone or painted brick. Roofs are generally pitched, with slates and brick chimneystacks; several hipped roofs can be seen, and some dormer windows. Most

buildings are of three storeys, but the steep descent of Broad Street results in a stepped roofline that ends abruptly as the street curves out of sight.

- Looking south from Five Ways towards the Market House, Brookend Street curves almost immediately out of sight. High above is the lantern clock tower of the Market House overlooking a jumble of roofs: hipped and pitched with slates, clay plain tiles and corrugated iron, punctuated by redbrick chimney stacks and yellow clay chimney pots.
- Looking west from Copse Cross Street towards 'John Kyrle's' Summerhouse (No. 34 High Street), the eye follows the richly textured cobbled pavement, constrained on the left by a massive stone-built workshop, until the view is abruptly terminated by the ivy-covered Summerhouse and the cobbles are deflected to the right.
- Looking south from Old Gloucester Road into a paddock hidden between Old Gloucester Road and Alton Street reveals an unexpected rural scene where trees and bushes provide a leafy skyline and keep the busy town at bay.
- A sequential view along High Street: walking west along the narrow, meandering High Street from Old Gloucester Road to Wye Street, a sequence of short views is punctuated by buildings that interrupt the alignment of the street creating a sense of enclosure, and concealing surprises ahead. The first of these surprises, on emerging from the narrows near Old Gloucester Road, is the imposing view of the Market House overlooking the lower town. As the journey along High Street continues, the view is first deflected to the left by a three-storey timber framed building, the former Saracen's Head, and then to the right by the three-storey neo-Classical Lloyds TSB building on the corner of St Mary's Street. A glance into St Mary's Street reveals the towering presence of the church spire. On arriving at the western end of High Street, the land drops away quite suddenly, and 'wild nature' in the form of distant woodlands can be seen beyond the gables and multiple chimney stacks of Malvern House, outside the confines of the town.

## **7. Character Analysis**

### Character Areas and Buildings of Local Interest

- 7.1 Within the Ross-on-Wye Conservation Area, there are several areas or localities of quite distinct character. This is the result of a combination of factors, including topography, geology, social and political history, and economic development. The character of the conservation area will be assessed in terms of five character areas, and buildings of local interest within those areas will be identified.
- 7.2 The following character areas will be discussed:
- Ross Historic Core
  - Northern and Eastern Area
  - Southern Area
  - Wilton

- River Wye Floodplain

### *Ross Historic Core*

- 7.3 The historic core is the oldest part of Ross-on-Wye and coincides generally with the medieval town and the boundaries of the early 19<sup>th</sup> Century borough. Evidence of the medieval origins of the historic core can be seen in both the street plan, and in the layout of property boundaries (many of which coincide with medieval burgage plots).
- 7.4 The character area extends from Old Maid's Walk and The Prospect high on the promontory in the south, to Five Ways and the Rudhall Brook in the north; and from Rope Walk and Wye Street in the west, eastwards to the rear of properties aligned along the east side of Copse Cross Street, High Street, Broad Street and Brookend Street.
- 7.5 Buildings within the historic core (with the exception of the parish church) range in date from the 16<sup>th</sup> Century to the 21<sup>st</sup> Century, and the area has developed by multiple small-scale infill and progressive replacement of single buildings. The area contains four of Ross-on-Wye's most significant buildings, i.e., the parish church of St Mary the Virgin (13<sup>th</sup> Century, Scheduled Monument and Grade I Listed Building), the Market House (17<sup>th</sup> Century, Scheduled Monument and Grade II\*), Kyrle House at nos. 34 to 36 High Street (former dwelling, late 16<sup>th</sup>/early 17<sup>th</sup> Century, Grade II\*) and The Saracen's Head at nos. 12 and 13 High Street (former inn, 17<sup>th</sup> Century, Grade II\*).
- 7.6 The Market House, in Market Place, occupies a dominant position overlooking Broad Street and the lower town. It is a focal point where visitors and shoppers gather; the open ground floor of the building provides a refuge from pedestrian and vehicular traffic. A sense of enclosure is generated by columns and round arches, while free and direct access is still maintained between the enclave and the town outside.
- 7.7 In contrast to the busy commercial and retail centre, St Mary's churchyard provides a quiet and peaceful setting for the parish church. The green open space of the churchyard is enclosed by a low sandstone walls (Grade II) with limited access points. Within the churchyard is a 14<sup>th</sup> Century Cross (Grade II\* Listed), also of local sandstone.
- 7.8 The late 16<sup>th</sup> or early 17<sup>th</sup> Century house of John Kyrle, the town benefactor known as the Man of Ross, stands in the narrow High Street opposite Market Place. The Saracen's Head stands a little further to the north. Both three-storey, timber-framed buildings contrast with the red-brown sandstone Market House, but all are constructed of local materials and represent the vernacular architecture of the town. All have been adapted for contemporary use: the ground floor of both Kyrle's house and the Saracen's Head now contain shops; the first floor of the Market House hosts a heritage centre.
- 7.9 The pattern of building plots, particularly in Broad Street, Market Place and the north side of High Street, reveals long medieval burgage plots extending back from narrow street frontages. An example of such a burgage plot can be seen at The Eagle public house, Broad Street. The building is of brick and stucco, and dates from the 18<sup>th</sup> Century or later. Behind the building (viewed

from Kyrle Street) can be seen walls of local sandstone marking the long sides of the burgage plot.

- 7.10 The oldest buildings in the character area (with the exception of the 13th Century parish church) are the Rudhall Almshouses (nos. 5 to 9 Church Street) founded in the 14<sup>th</sup> Century and rebuilt in the 16<sup>th</sup> Century of local red-brown sandstone. Webbe's and Pye's Almshouses, also built of local sandstone, date to the 17<sup>th</sup> Century. Other prominent buildings constructed of local sandstone and dated to the 18<sup>th</sup> Century or earlier include Copse House, Man of Ross Inn, The New House, Town Mill, Clairville House, and Tower House.
- 7.11 Three prominent timber-framed buildings are dated to the 16<sup>th</sup> or 17<sup>th</sup> Century. These are John Kyrle's house and the Saracens Head (High Street) and no. 28 Brookend Street. Other timber-framed buildings have been rebuilt or re-fronted in brick and render.
- 7.12 Most of the buildings in the character area of 19<sup>th</sup> and 20<sup>th</sup> Century date, with a smaller number dating to the 17<sup>th</sup> and 18<sup>th</sup> Century. Many of these buildings are of brick, painted brick, render or stucco under slate roofs.
- 7.13 Much of the character area can be characterised as a busy town centre. The commercial centre extends from High Street to Brookend Street. Here, there is a concentration of shops and other commercial activities, often with living accommodation on upper floors. The closely packed buildings create a feeling of urban enclosure. In the north-western part (particularly New Street and Kyrle Street), the area is more obviously residential in character. Here, closely packed early 19<sup>th</sup> Century terraced cottages, town houses and commercial premises, many rendered in stucco under slate roofs, are interspaced with open car parks and courtyards.
- 7.14 The southern part of the area is of a different character. Sixteenth, 17<sup>th</sup> and 18<sup>th</sup> Century private houses and almshouses crowd onto medieval plots in Church Street and Copse Cross Street, but large, well-spaced modern public buildings dominate this area generally. These include a hospital, health centre, surgery and police station. On Royal Parade, The Royal Hotel, a stuccoed building with decorative bargeboards at gable ends stands in contrast to the red-brown sandstone Gazebo Tower and walls on the opposite side of the street. Both, moreover, were built in the 1830s.
- 7.15 Stone boundary walls of coursed sandstone rubble are particularly characteristic of this area. They include the churchyard walls, the walls of the Prospect, the walls of Wilton Road, and the rectory walls on Church Street and Old Maid's Walk. On the steep slopes extending west from the southern end of Edde Cross Street down to the flood plain, prominent retaining walls of coursed sandstone rubble support a series of terraced gardens.
- 7.16 Open green spaces and mature trees contribute to the character of the southern part of the character area. Of particular importance is The Prospect, a large walled garden open to the public since 1700. Here, a sense of intimacy and enclosure is pervasive. At the west side of the garden, however, a panoramic vista extends from the floodplain to distant Welsh hills.

7.17 It is suggested that the following unlisted buildings in the Ross Historic Core character area make a positive contribution to the special architectural and historical interest of the conservation area:

- Broad Street, Baptist Church: Victorian Italianate style, yellow/grey brick with ashlar dressings, 1861 with 2004 porch.
- Broad Street, No. 36: two-storey house, sandstone blocks cut to brick size and laid as brickwork, wooden sash windows, 6 x 6 on second floor and 2 x 2 on first floor, shop front on ground floor, 18<sup>th</sup> Century.
- Broad Street, Nottingham House: a two-storey redbrick building with decorative Flemish gable front elevation, sash windows and an inscription 'Nottingham House 1886', 19<sup>th</sup> Century. Brickwork presently in fairly poor condition as a result of spalling. Formerly occupied by Perkins and Bellamy Iron Foundry.
- Brookend Street, Millbrook House: two-storey house, hipped slate roof, pebbledash, sash windows, 18<sup>th</sup> Century. Home of Dr James Cowles Prichard (1786-1848).
- Copse Cross Street, No. 15 (Rowberry House): three-storey sandstone rubble industrial building, two double doors with arch at ground floor, 6 x 6 x 6 wooden casement windows at first and second floors, possibly 18<sup>th</sup> Century, crenellated parapet added later.
- Edde Cross Street, Swan House (formerly Swan Hotel): three storeys, Georgian symmetrical style, rendered, sash windows, door case with canopy over and steps up, bay windows at each side of the door, a side entrance at the corner with High Street, 18<sup>th</sup>/early 19<sup>th</sup> Century.
- High Street, No. 41 (The Cookshop): three storeys, redbrick with terracotta dressings and plaque "AD 1921", brick buttresses at each end of the front elevation and central pilaster, sash windows at first and second floors, early 20<sup>th</sup> Century shop front, 1921.
- High Street, No. 44: three-storey corner building, hipped slate roof, brick, sash windows with glazing bars removed (two blocked on Church Street elevation), elaborate rusticated shopfront dated 1884 with granite columns flanking corner entrance.
- High Street, No. 50 (Lloyds TSB Bank): three-storey corner building with attic and basement, hipped roof with dormers, rendered, sash windows with architraves, quoins, small balcony on first floor at corner, 19<sup>th</sup> Century.
- Market Place, No. 9 (Crown and Sceptre public house): timber-framed, two storeys with attic, central door frame and two bay windows with continuous porch, two bay windows at first floor, two casement windows in attic, stucco with false timber frame and decorative bargeboards on gable, possibly 17<sup>th</sup> Century.
- Old Gloucester Road, Perrocks Almshouses: one-and-a-half storey house, rendered under slate roof, centre door case with round head and

fanlight, wooden casement windows, founded 1510, altered and restored in the late 19<sup>th</sup> Century, restored in 1959.

- Trenchard Street (facing Rope Walk), Thrushes Nest: house built of local sandstone, two-storeys and attic, brick chimney stacks, slate roof with dormer windows, porch, replacement windows, small garden to front, coursed sandstone rubble boundary wall with small iron gate and triangular stone pediment over gateway, 18<sup>th</sup>/ early 19<sup>th</sup> Century. Home of Sir Frederick Burrows (1888-1973).
- Walford Road, Toll Cottage: a two-storey cottage built of local red-brown sandstone with thatched roof and wooden porch over door and oriel window. Ross Turnpike Trust, 1748.
- Wilton Road, Leobhan: predominantly single storey house massing up to three storeys in centre, on an extremely narrow linear site. Coloured render, slate roofs, built c2000. The street elevation is a sophisticated composition of gables, echoed in the first floor triangular oriel windows.
- Wye Street, Ice House: 2006 residential conversion of 19<sup>th</sup> Century former ice house, stone tower with upper two storeys rebuilt in brick with glazed curtain walling, slate roof. The building occupies a precipitous site and its 'garden' comprises three tiers of decks carried on an independent steel frame.

#### *Northern and Eastern Area*

- 7.18 On moving outwards from the crowded town centre, the character of the townscape changes significantly. Nearer the centre (and particularly near former railway facilities) there are terraced cottages; further out, there are detached and semi-detached houses. Most of these properties are set back from the road behind front gardens with flowerbeds, small lawns, shrubs and hedges.
- 7.19 Monumental architecture in the form of disused railway bridges provides a reminder of the recent industrial history of the area. Several small waterways, formerly associated with mills, flow through the area. A footpath beside one of these waterways, the Rudhall Brook, creates a sense of immediacy between stream and bank.
- 7.20 The Northern and Eastern character area represents the expansion of Ross-on-Wye, particularly during the 19<sup>th</sup> (Victorian) and early 20<sup>th</sup> (Edwardian) Centuries. The coming of the railway in the mid-19<sup>th</sup> Century led to residential and industrial development to the north and east of the earlier town. Previously, the area was mainly agricultural with some late medieval or early post-medieval expansion of burgage or tenement plots along two major thoroughfares, Over Ross Street and Brampton Street. Architectural evidence of 18<sup>th</sup> Century activity includes the Friends' Meeting House and Cawder Cottage, both stone-built, on (or near) Brampton Street. The Hereford, Ross and Gloucester Railway line has been dismantled, but evidence of the railway, in the form of bridges built of local sandstone can be seen in this area. At Five Ways (Brookend), the piers of the Twin Bridges have been restored, and at Cawder Arch Street, the bridge is more-or-less intact.

- 7.21 Characteristic 19<sup>th</sup> Century housing in the vicinity of Greytree Road/Homs Road includes two-storey redbrick terraced cottages under slate roofs. Victorian terraced cottages of varying size and plan-form can also be seen in the eastern part of the area, particularly in the area east of the burgage plots on Broad Street and Brookend Street, for instance at Crofts Lane and Millpond Road. Many of these cottages were occupied by employees of the Alton Court Brewery and the Perkins and Bellamy iron foundry. A number have been demolished to make way for shopping centres and car parks. The character of this area is very different to that on the west side of Broad Street where New Street and Kyrle Street (in the historic core character area) were laid out several hundred years earlier as part of the medieval expansion.
- 7.22 A later 19<sup>th</sup> Century or early 20<sup>th</sup> Century redbrick villa development took place on the north side of the Hereford, Ross and Gloucester Railway line at Cawder. Victorian and Edwardian redbrick paired and detached villa development continued in the eastern part of the area. Many fine examples can be seen in Gloucester Road, some of which are not presently included in the conservation area.
- 7.23 A range of boundary treatments has been used in the character area, including brick walls, iron railings, hedges and wooden fences. Brick walls are common, and are particularly characteristic of localities with Victorian terraced cottages and villas with small front gardens. Hedges and wooden fences are frequently used at the rear of premises.
- 7.24 The Chase Hotel is a prominent building overlooking extensive grounds, surrounded by a high, sandstone rubble wall, located between Gloucester Road and Alton Street. Built c.1815 in neo-Classical style, this small country house has since been extended. A sandstone coach house is located on the west side, and a modern housing development is now located at the south-eastern corner of the grounds.
- 7.25 Nineteenth century industrial activity in the character area included iron production at Five Ways (Brookend) and brewing at Station Street. Surviving buildings include the Maltings (malt house) on Henry Street, and the redbrick 'brewery tap' (off-sales) on Millpond Road.
- 7.26 At the time of designation of the conservation area (1970), a large part of the northern section was open land, including parkland formerly associated with a large house known as Springfield (demolished). Since designation, the area has been redeveloped. Today, the northern section is dominated by modern, high-density housing and a primary school.
- 7.27 It is suggested that the following unlisted buildings and structures in the Northern and Eastern character area make a positive contribution to the special architectural and historical interest of the conservation area:
- Alton Street, Cedar House: detached Modernist house dating from the 1960s, two storeys with a flat roofed timber superstructure at first floor level containing the living accommodation projecting over the service rooms and car port.
  - Alton Street, Nos. 1-3 Gable Cottages: block of three houses, dated 1912, in accomplished Arts & Crafts style. Brick with roughcast rendered first

floor and plain tiled roof. Timber casement windows. The front elevation is 'bookended' by two large gables that are jettied out over the ground floor bay windows and extended to form porches. Rendered chimneys with projecting copings, the inner two set diagonally to the ridge in the classic Edwardian manner.

- Cawdor, Cawdor Cottage: two-storey sandstone building under slate roof, brick chimney stack, one-storey sandstone workshop on east side, coursed sandstone rubble boundary wall surrounding yard and garden, 18<sup>th</sup> Century, the brick porch is a later addition.
- Cawdor Arch Street, Cawdor Railway Arch: stone railway bridge, c. 1855.
- Cantilupe Street, No. 1: late 19<sup>th</sup> Century *cottage ornée*, painted brick with decorative 'half timbering' to jettied first floor and gabled cross wing. Plain tiled roof with decorative ridge crest. Brick chimneys with decorative corbelling.
- Cantilupe Street, Nos. 11 & 12 (Glenholme & Brentwood): asymmetrical pair of two storey early 20<sup>th</sup> Century villas, full height 'half timbered' bay window to front elevation, hipped and gabled dormers to attic. Red brick with stone dressings, plain tiled roof. Modern casement windows imitate distinctive appearance of Edwardian sashes.
- Cantilupe Street, Old Chapel, (Register Office): sandstone with ashlar dressings under a steeply pitched slate roof, plain Gothic style windows and door case, motto on gable end "For the young who labor and the old who rest", 19<sup>th</sup> Century. Former Baptist Chapel.
- Chase Road, The Coach House: a two-storey sandstone house with brick dressings, slate hipped roof, sandstone gate piers, originally served the Chase Hotel, early 19<sup>th</sup> Century.
- Gloucester Road, The Chase Hotel: a late Georgian house in the neo-Classical architectural style, two storeys with parapet under a hipped slate roof, rendered, sash windows, set in extensive grounds with two ponds, c.1815 with later additions.
- Gloucester Road, former chapel (Ross-on-Wye Antiques Centre): sandstone with ashlar quoins and dressings under pitched slate roof, Gothic style windows with decorative stone tracery and mullions, Gothic style door case, iron railings and gates with stone piers, 1868, the copper porch with iron brackets is a later addition. Former Congregational Chapel.
- Gloucester Road, The Mailrooms: public house, formerly a post office, late 19<sup>th</sup>/early 20<sup>th</sup> Century. Two storeys plus attic, red brick with ashlar stone dressings and plain tiled roof. The street elevation is an accomplished exercise in 'balanced asymmetry', with a complex hierarchy of windows, including a first floor oriel, sized and disposed according to function.
- Gloucester Road, No. 18A (Likes Florist): two-storey corner building with rounded corner, painted brick under slate pitched roof, cornice, quoins at corners and on either side of door case, two 3 x 3 sash windows at first

floor with rounded architraves and keyblocks, and pilaster on either side, round-headed doorway with fanlight and architrave with keyblock, 19<sup>th</sup> Century with early 20<sup>th</sup> Century shop front inserted.

- Gloucester Road, Nos. 19A, 19 & 20: shops, offices and restaurant, V-shaped plan, late 19<sup>th</sup>/early 20<sup>th</sup> Century. Two storeys, brick piers with predominantly glazed bays and weatherboarded spandrels, slate roof. Probably originally an industrial building, hence the unusual structural system, on a prominent corner site.
- Millpond Road, No. 1 (Terry's Digital Ltd): two-storey redbrick cottage with slate roof, single-storey 'shop' wing at left with double doors, curved window heads over doors and windows, 19<sup>th</sup> Century. Formerly Alton Court Brewery Tap.
- Station Road, Nos. 8, 9 & 10: mid-late 19<sup>th</sup> Century two storey terrace of unusual scale and quality. Flemish bond brick with decorative burnt headers, even to gables. Slate roof. 2 x 2 sash windows with roundel motif in spandrel under segmental arches of header voussoirs. Unusually deep reveals with steps up to doors, under semi-circular arches of header voussoirs. Fire insurance plaques on Nos. 8 & 10.
- Station Road, No. 20: three-storey symmetrical Georgian house, rendered under slate pitched roof, brick chimney stack, sash windows, 2 x 2, central door case with architraves, corbels and pediment, recessed door, 18<sup>th</sup>/early 19<sup>th</sup> Century.
- Station Road, Nos. 24-25: mid 19<sup>th</sup> Century pair of two storey houses of unusual type with hipped slate roof behind parapets. Painted brick with exaggerated projecting dressings and quoins. 2 x 2 sash windows with steps up to doors in unusually deep reveals under semi-circular arches.

### *Southern Area*

- 7.28 Ashfield, in the Southern character area, witnessed expansion during the 19<sup>th</sup> and 20<sup>th</sup> Century, centred on Walford Road. Today, the area is characterised by large, detached Victorian and Edwardian villas with well-planted gardens and mature trees. Many of the houses are built of sandstone in the Victorian High Gothic style. Stone rubble walls, together with hedges, are typical boundary features in this area. In the northern part of the character area, open green spaces include graveyards, a recreation ground and bowling green, and Dean Hill Park. These green spaces are of important amenity value in an area otherwise dominated by residential properties.
- 7.29 In the first quarter of the 19<sup>th</sup> Century, this area consisted predominantly of agricultural land. Two roads ran through the area; both are present today as Walford Road and Archenfield Road. Two groups of buildings were recorded in this area at that time. On the western side, agricultural buildings occupied Glebe Land (Parsonage Fields) on the site of the present Rectory Farm. Cheven Hall (sic) house, gardens and orchard occupied a large plot on the east side of Walford Road. Today, Chevenhall occupies a smaller plot at this location.

- 7.30 By the end of the 19<sup>th</sup> Century the major residential streets seen in Ashfield today had been laid out, including Ashfield Crescent, Palmerston Road, Eastfield Road, The Avenue, Ashfield Park Road, Kent Avenue and Sussex Avenue, and many of the large, detached, stone built Victorian villas had been constructed. Most were set on spacious plots, particularly St Joseph's Convent and Chasedale.
- 7.31 Since that time, a number of additional houses have been constructed, particularly in the area to the west of Walford Road, as a result of sub-dividing larger plots. A large primary school has also been built on former open land east of Redhill Road.
- 7.32 It is suggested that the following unlisted buildings in the Southern character area make a positive contribution to the special architectural and historical interest of the conservation area:
- Ashfield Crescent, Ashley Lodge & Lyndhurst Lodge: a large mid 19<sup>th</sup> Century semi-detached villa in typically eclectic Victorian style, rendered with contrasting dressings, pyramidal slate roof with observation platform and Moorish cupola. The boundary wall to Ashfield Crescent has a distinctive arcade motif in brick, with stone copings.
  - Ashfield Crescent, The Craig: a large detached house dated 1864, built of sandstone with ashlar dressings and slate roofs, in Italianate style complete with tower.
  - Eastfield Road, No. 1: a large detached house built of sandstone in Victorian High Gothic style, slate roof, mature garden, 19<sup>th</sup> Century.
  - Eastfield Road, No. 3: a large detached house built of sandstone in Victorian High Gothic style, slate roof, mature garden, 19<sup>th</sup> Century.
  - Palmerston Road, Red House: a substantial detached house dated 1895, red brick with polychromatic detailing and plain tiled roof. The street elevation is a good example of 'balanced asymmetry', centred on an engaged tower with pyramidal roof.
  - The Avenue, Merrivale Place: a large detached house built of sandstone in Victorian High Gothic style, slate roof, mature garden, 19<sup>th</sup> Century.
  - Walford Road, Chasedale Hotel: a large detached house built of sandstone in the Victorian neo-Classical style, hipped slate roof, symmetrical front elevation, central door case with columns, large mature garden, 19<sup>th</sup> Century.
  - Walford Road, Chasewood Lodge: a large detached house built of sandstone in Victorian High Gothic style, slate roof, mature garden, 19<sup>th</sup> Century.
  - Walford Road, St Josephs Convent: a large detached house built of red sandstone in Victorian High Gothic style with symmetrical front elevation, two-storeys with attic, hipped slate roof with finials and dormers, rusticated ashlar details, string courses and dressings in grey sandstone,

sash windows, hexagonal bays set at each corner over both storeys with conical faceted roofs with finials, two-storey central porch with columns and pediment, 19<sup>th</sup> Century. Later additions include school buildings in the extensive grounds.

### *Wilton*

- 7.33 On the north side of the river, the hamlet of Wilton acts as a gateway to the conservation area, a reprise of its earlier rôle as the river gate of Ross. A 13<sup>th</sup> Century castle, a 16<sup>th</sup> Century bridge, and 18<sup>th</sup> Century inns and a toll cottage are testimony to Wilton's long association with local and regional communications
- 7.34 Wilton Castle, the earliest surviving structure in Wilton, is built of local sandstone and dates from the late 13<sup>th</sup> Century. A house was built on the site in the 16<sup>th</sup> Century reusing original materials, and altered in the 19<sup>th</sup> Century with rendered brick and slate roofing. The site is hidden from view on the north and west sides by other, more recent, buildings, but the castle can be seen, through a screen of trees, from the south. Wilton Bridge was built c. 1597, on or near the site of an earlier ford marked by a 14<sup>th</sup> Century wayside cross. From 1726, the bridge carried one of the toll roads connecting Hereford with Gloucester, and today it is still an important crossing point on the River Wye. A sundial dated to the early 18<sup>th</sup> Century is located on the bridge. Local sandstone was used in the building of these structures.
- 7.35 During the 18<sup>th</sup> Century, river trade flourished on the Wye and Wilton was an important landing point. Today, the architectural character of Wilton is defined by its 18<sup>th</sup> Century buildings. Local sandstone was a popular building material for houses, barns and walls. Impressive sandstone buildings include The White Lion public house (recorded in 1735 and rebuilt in stone in 1799) and the associated Old Prison (possibly of 17<sup>th</sup> Century construction), Wilton Court, now a hotel (17<sup>th</sup> Century with 19<sup>th</sup> Century alterations, timber frame and sandstone rubble with sandstone dressing) and Wilton Hall (18<sup>th</sup> Century, brick with sandstone dressing). All are located in the western part of Wilton in Wilton Lane. Two sandstone barns are located in the eastern part of Wilton.
- 7.36 Other 18<sup>th</sup> Century houses include the Bridge House Hotel (painted render over brick or sandstone), Wye Riverside Stores (painted brick and roughcast with a late 19<sup>th</sup>/early 20<sup>th</sup> Century shop front), nos. 1 to 3 Wilton Lane (painted brick), and The Old Toll Cottage (painted brick). Riverside Lodge (rendered brick or sandstone), originally the Bear Inn, dates to the 17<sup>th</sup> Century, but was rebuilt in the 18<sup>th</sup> Century. Most of the buildings now have slate roofs, except the Old Prison and the barns which are roofed with pantiles.
- 7.37 A number of boundary treatments can be seen in Wilton, including hedges, stone walls and iron railings. Hedges are located mainly on the eastern and western edges, and along the riverbank.
- 7.38 Stone walls, constructed of local sandstone rubble, are found throughout Wilton generally associated with historic buildings. A prominent rubble boundary wall with stone gate piers and iron gates is located at Wiltondale and the Old Grange on the east side of Wilton Lane. A solitary section of coursed sandstone, both rubble and dressed stone, is located on the west side of Wilton Lane. Earthworks in the form of a house platform and trackway can be seen in the field on the west side of the wall.

- 7.39 Several small residential estates have been constructed in recent years. These include Fisherman's Reach, Old Nursery Close and The Pippins on the west side of Wilton. New houses have also been built on the east side near Wilton Castle. On the north side of Wilton, south-west of the traffic roundabout at the junction of the A40 and the B4260, there is a modern petrol station with an extensive canopied forecourt, pumps, and an administrative building and shop.
- 7.40 It is suggested that the following unlisted buildings in the Wilton character area make a positive contribution to the special architectural and historic interest of the conservation area:
- Wiltondale and The Old Grange, Wilton (two residences): Georgian neo-Classical house, rendered, hipped roofs, sash windows, 6 x 6, door case with flat porch and columns; at the west side: a glass house/orangery, porch with pointed-arch entrance and side windows with Gothic tracery, iron gate; sandstone rubble boundary wall with gate piers at south entrance, small west entrance with pointed-arch doorway, late 18<sup>th</sup>/ early 19<sup>th</sup> Century. Formerly a single residence.
  - Castle Lodge, Wilton (Castle Lodge Hotel): two-storey, double-pile Georgian symmetrical building, painted under pitched tiled roofs, sash windows, 6 x 6 at first floor, central door case, 18<sup>th</sup>/ early 19<sup>th</sup> Century.
  - Orles Barn (also Orls and Oris), Wilton: a timber-framed building of three bays with sandstone and brick walls set on a chamfered stone plinth, 17<sup>th</sup> Century. Now part of Orles Barn Hotel.
  - The Barn near Castle Lodge Hotel, Wilton: coursed sandstone rubble, pitched roof with pantiles, double doors to front and rear elevations, 18<sup>th</sup> Century or earlier. In poor condition with large hole in roof.
  - The Old Toll Cottage, Wilton: two storeys, timber-framed with rendered infill, sandstone gable end, pitched roof with clay plain tiles, dormer windows, c. 1726 (Hereford and Gloucester Turnpike Trust). Later alterations including uPVC replacement windows.

#### *River Wye Floodplain*

- 7.41 This is a wide, low-lying, park-like area on a loop in the river bordered on its southern edge by a high sandstone ridge. The area is susceptible to flooding; Wilton Road, leading from Wilton to Ross-on-Wye, crosses the floodplain on a causeway.
- 7.42 The floodplain formerly served an important agricultural function as an area of river meadows. Today, the area is used primarily for recreational purposes including cricket, football, rowing, fishing and riverside walks. There are few buildings on the floodplain; they include sports pavilions, a boathouse and several pumping stations. On the edge of the floodplain, to the west of Wye Street, there are two public houses and several residences.
- 7.43 The floodplain is a major element in the setting of Ross-on-Wye. When approaching the town from the west, the tall spire of St Mary's parish church

above the red-brown sandstone exposure dominates the view and emphasises the change in level from Park to Town. The west-facing slope has been quarried extensively, and the exposed red-brown sandstone bedrock contributes to the dramatic panorama.

- 7.44 Near the north end of Wye Street, a pathway climbs the slope through Memorial Gardens. Viewed from the foot of the slope, the rooflines of rendered Georgian houses on Wye Street rise upwards towards High Street. Above and behind these rooflines are glimpses of the decorative bargeboards of the Royal Hotel, the Saddle Tower and the church steeple. Turning to the north-east, there is a glimpse of a second tower, in red brick, located near the top of the slope north of Wye Street. Moving further north along the flood plain, the view to the east is dominated by the attractive sandstone retaining walls of the terraced gardens on the steep west-facing slope.
- 7.45 A mature oak tree standing in the bend in the river on the west side of the Wye serves as a prominent landmark. Field boundaries on the floodplain are generally in the form of hedges. Iron railings are also present, particularly in association with recreational facilities. A wall of coursed sandstone rubble marks the eastern boundary of the floodplain along Rope Walk.
- 7.46 It is suggested that the following unlisted building in the River Wye Floodplain character area makes a positive contribution to the special architectural and historical interest of the conservation area:
- Cricket Pavilion off Wilton Road: timber frame, clad in weatherboard painted white with black detail, gabled roof with plain and fish-tail clay tiles and finials, large windows with wooden shutters, double door with Gothic detail and gable over, date on lintel 1887.

#### Prevalent Building Materials and Local Details

- 7.47 A building material that is highly visible in the Ross-on-Wye Conservation Area is the local red-brown sandstone of the underlying geologic Brownstones Formation. Prominent buildings constructed of sandstone include the parish church, the Market House and Wilton Bridge. Sandstone buildings, bridges and boundary walls, ranging in date from the 13<sup>th</sup> Century to the 19<sup>th</sup> Century, can be seen throughout the conservation area. By the 19<sup>th</sup> Century, sandstone was generally limited to the rear or side elevations of buildings. In Ashfield, an area of 19<sup>th</sup> Century 'high status' residential development, local sandstone was used in the construction of large houses of High Victorian architectural style under slate roofs.
- 7.48 The most common building material, however, is brick. Terraced cottages and villas of redbrick, with polychrome brick and ashlar dressings under pitched slate roofs can be seen in the areas east of, and immediately north of, the historic core. These houses are associated with 19<sup>th</sup> Century residential expansion and industrial development. Brick buildings are also dominant in the historic core where many are rendered or painted at the front elevation. A number of prominent 19<sup>th</sup> Century buildings, such as the Royal Hotel, are rendered in stucco with decorative bargeboards on gables.
- 7.49 Some timber-framed buildings also survive. Prominent examples in High Street include the former Saracen's Head (nos. 12 and 13) and Man of Ross House (nos. 34 to 36). Both are of three storeys with projecting upper floors

on moulded bressumers, close set studding, and modern shop fronts on the ground floor. A two-storey timber-framed building with similar characteristics is located at no. 28 Brookend Street. Other surviving timber-framed buildings have been rebuilt or re-fronted in brick and render.

### Positive Areas and Features

7.50 The following make a positive contribution to the character of the conservation area:

- Kyrle Street, nos. 2 to 8: a row of two-storey cottages (all unlisted), rendered and colourwashed, on sandstone plinths, slate roofs with brick chimney stacks, recessed doors, 17<sup>th</sup>/18<sup>th</sup> Century. Characteristic of small Georgian dwellings in the lower old town. Served by a pump set up in 1845 at the corner of Kyrle Street and Edde Cross Street.
- New Street, nos. 44 to 45 and Telford House (all Grade II): a row of large, three-storey houses on a raised pavement; redbrick (44), painted brick (45) and stuccoed (Telford House); slate roofs; arched door cases with arched fanlights, porches supported by corbels (44 and 45), porch with open pediment on Corinthian style columns (Telford House); vertical sash windows, bows with curved sash windows at ground floor (44 and 45); short iron railing at east end (44). Characteristic of 19<sup>th</sup> Century town houses; Telford House also served as the 19<sup>th</sup> Century dispensary and cottage hospital.
- Homs Road, nos. 1 to 9 Prospects Terrace, nos. 1 to 20 Brixton Terrace; Greytrees Road, nos. 36 to 39 Norton Cottages (all unlisted): terraces of two-storey redbrick cottages under pitched slate roofs with front gardens. Characteristic of 19<sup>th</sup> Century expansion; associated particularly with the railway.
- Crofts Lane, nos. 18 to 23, 24 to 29; Henry Street, nos. 2 to 4 and 5 to 9, including The Stage (formerly The White Hart) public house (all unlisted): terraces of two- and three-storey redbrick houses characteristic of 19<sup>th</sup> Century expansion. Nos. 18 to 23 may be associated with the Perkins and Bellamy Iron Foundry; nos. 2 and 3 Henry Street display decorative keystones with individual character on ground floor architraves; the public house and nos. 6 to 9 Henry Street are in similar architectural style with painted architraves, quoins and string courses.
- Market Place, Nos. 1-7 (all unlisted): series of 3 and 4 storey commercial buildings, Nos. 1-5 in plain mid 19<sup>th</sup> Century classical style, Nos. 6 & 7 in more eclectic late 19<sup>th</sup> Century styles, all with modern shopfronts. Brick with stone dressings and slate roofs behind parapets. This group forms a visually important backdrop to the Market House.
- Millpond Road, Millbrook Cottages, nos. 16 to 21 (all unlisted): a terrace of six two-storey, redbrick cottages with slate roof, three string courses of yellow and blue bricks, stone lintel over doors and windows, low brick wall with brick coping, c.1882. Characteristic of 19<sup>th</sup> Century residential development at the rear of medieval burgage plots (Brookend Street).

- Old Gloucester Road, nos. 31 to 34, Dayers Cottages (all unlisted): a terrace of two-story redbrick cottages with polychrome brick dressings and string course under slate pitched roof. Characteristic of 19<sup>th</sup> Century small scale residential development.
- Gloucester Road, north side: a series of predominantly Victorian villas, with occasional modern infill; typical architectural features include hipped and pitched slate roofs, yellow brick and stone dressings, sash windows and ground floor bay windows, small front gardens with mature shrubs, sandstone rubble boundary walls. Characteristic of late 19<sup>th</sup>/early 20<sup>th</sup> Century 'middle class' residential development.
- Ashfield Crescent: an eclectic series of Victorian and Edwardian villas, with some modern infill; no single predominant style but characterised by generous plots with mature gardens and trees. Characteristic of late 19<sup>th</sup>/early 20<sup>th</sup> Century 'middle class' residential development.
- Walford Road, east side: a group of large, detached Victorian and Edwardian mansions (all unlisted) built of sandstone in Victorian High Gothic style set on generous plots with mature gardens and trees; shared architectural features include pitched and hipped slate roofs, ashlar dressings, wooden vertical sash windows, picturesque asymmetrical elevations. Characteristic of late 19<sup>th</sup> Century 'high status' residential development.
- Significant shop fronts with original details:
  - No. 3 High Street (Grade II): fascia with hand painted lettering, pilasters, panelled stallrisers, recessed door, shop window with two mullions; at first floor, cornice over and consoles carved with garlands.
  - No. 40 High Street (Grade II): fascia with hand painted lettering, pilasters and corbels, door case at right with fanlight, shop window with three mullions.
  - No. 41 High Street (unlisted): fascia with hand painted lettering, recessed door case off-centre with fanlight, shop window with three mullions.
  - No. 44 High Street (unlisted): heavily rusticated arcade of unequal bays with return into Church Street. Entrance on corner chamfer with granite columns supporting projecting pediment dated 1884.
  - No. 48 High Street (Grade II): sign fitted over original fascia, fascia and corbels in poor condition, pilasters, central recessed door case, fine glazing bars in door, fanlight, shop window with two elegant decorative mullions, curved glass on either side of door case, mosaic marble threshold.
  - No. 1 Broad Street (Grade II): wrought iron balustrade over shop front, sign fitted over original fascia, pilasters and corbels, door case at left with fanlight, multi-light shop window with fine glazing bars.

- No. 14 Broad Street (unlisted): fascia with handed painted lettering, corbels and pilasters, recessed door case at left, shop window with one mullion, curved glass to right of door case.
- No. 3 Gloucester Road (unlisted): fascia with hand painted lettering, pilasters and corbels, door case at right with fanlight, shop window with two elegant highly decorative mullions.
- No. 18 Gloucester Road (unlisted): tripartite vertical sash shop window, 5 x 3 with fine glazing bars, decorative external wooden pelmet.
- Warwick House, Gloucester Road (unlisted): sign fitted over original fascia, pilasters and corbels, recessed central door case with fanlight, shop window with two mullions.
- Significant sandstone boundary walls:
  - Rope Walk (east side).
  - Edde Cross Street (east side at junction with Kyrle Street).
  - Wilton Road (east end, south side).
  - Royal Parade.
  - Church Street (east side) and Old Maid's Walk (north side) enclosing former Rectory gardens.
  - Gloucester Road (south side) and Chase Road (east side) enclosing The Chase Hotel and grounds.
  - Chase Road (west side near the junction with Alton Road) and Alton Road (north side from the junction with Chase Road to The New House).
  - Wilton Lane (east and west sides).
- Other significant streetscape features:
  - Lane off Copse Cross Street giving access to rear of High Street properties: extensive cobbled roadbed with stone kerbs.
  - At various locations: cast iron rainwater channels, cellar covers and gates made at former local foundries, including Perkins and Bellamy, Kells, Nichols and Son, and Blake Bros.
  - At various locations: Wall mounted metal street signs, white on blue.

#### Neutral and Intrusive Elements

7.51 The following do not contribute to the character of the conservation area:

- An extensive residential area in the northern part of the conservation area (north of the dismantled railway line, west of Victorian residential development at Cawdor, south-east of the A40, west of Brampton Road): an area of high density, late 20<sup>th</sup> Century residential development, and a large 20<sup>th</sup> Century primary school.
- Industrial yard (south-east of Greytree Road junction with Trenchard Street): an open yard containing a large number of immobile commercial vehicles in storage.
- Residential area at the south-east corner of the Chase Hotel grounds (bordered by Alton Road on the south side, Waterside on the east side, Chase Side on the west side): an area of high density, late 20<sup>th</sup> Century development.
- Primary school, Redhill Road (west of Ashfield Park Road): a large 20<sup>th</sup> Century primary school and grounds.
- Petrol Station (south-west of the traffic roundabout, A40 junction with B4260, Wilton): extensive forecourt with canopy, pumps, administrative building and shop.

## **8. General Condition, Pressures and Capacity for change**

- 8.1 The conservation area and the listed buildings in the area are generally in good condition. Several improvement schemes have been undertaken since the designation of the conservation area, including the Town Centre Enhancement Scheme, the Conservation Area Partnership Scheme and the Riverside Improvement Scheme. A number of listed buildings and a scheduled monument (Wilton Castle) are currently undergoing repairs or alterations. Several listed buildings are presently unoccupied (discussed below).
- 8.2 A certain amount of development has taken place in the conservation area since its original designation in 1970. In the town centre, commercial retail development has been undertaken at The Maltings, part of a former brewery site. Residential development is currently ongoing nearby on a different part of the brewery site (identified for development in the Herefordshire Unitary Development Plan).
- 8.3 A large area of high-density residential development, and the construction of a primary school, has been undertaken in the northern part of the conservation area. A site in the area (Cawdor Gardens) has been identified for further development in the Herefordshire UDP. Residential development on a more limited scale has taken place in Wilton.

## **9. Issues**

### Buildings at Risk

- 9.1 Most of the listed buildings in the conservation area are occupied and appear, from the exterior, to be in good or reasonable condition.

## Proposed Boundary Changes

9.2 Several boundary changes are proposed. The primary reasons for these proposed changes are, (i) realignment of the boundary to follow recognisable features, such as field boundaries, property boundaries or public footpaths; or, (ii) to include areas or buildings that contribute to the character of the conservation area; or, (iii) to exclude areas that detract from the character of the conservation area, or do not form an integral part of the historic built environment of the conservation area.

9.3 The following boundary changes are proposed:

- Gloucester Road (south side): to include a group of 19<sup>th</sup> Century redbrick houses, i.e., Springside, Linfield, the Charmouth group, the Cedarville pair, Edenhurst and The Hollies; the new conservation area boundary to follow the rear plot boundaries of these properties.
- Eastfield Road (west side): to include Waynfleet, a stone-built 19<sup>th</sup> Century house in High Victorian architectural style; the new conservation area boundary to extend south along Eastfield Road from the junction with The Avenue, the west along the south side of the Waynfleet plot.
- Five Ways (Brookend): to include the piers of the dismantled railway bridge, a group of 19<sup>th</sup> Century residences (nos. 4 and 5, and 8 to 12 Over Ross Street) and a group of 19<sup>th</sup> Century industrial buildings (including 53 and 54 Over Ross Street); the new conservation area boundary to extend east from Brampton Street along the north side of the dismantled railway bridge, then north along the rear plot boundaries of nos. 4 to 12 Over Ross Street, then east to Over Ross Street, then south-west to 53 Over Ross Street, the east along the property boundary, then south-west along the south bank of the Rudhall Brook to Millpond Road.
- In the northern part of the conservation area: to exclude an extensive area of high-density, 20<sup>th</sup> Century residential development and a primary school; the new conservation area boundary to extend south-east from the A40 along the north side of the dismantled railway line, then south-west along the eastern property line of no. 1 Prospect Terrace, then east along Homs Road, then north along the west side of Cawdor Arch Road, then east along the north side of the dismantled railway line, then north along the rear property line of houses facing onto Cawdor, then east along the northern property line of Rose Cottage, then north along the east of Cawdor to Brampton Road.

Note: At the time of the original designation of the conservation area (1970), much of this area was open land, including parkland formerly associated with a large house known as Springfield. The house was demolished and the area has been redeveloped. Significant trees in the area are protected by a Tree Preservation Order (Group TPO 155). The exclusion of this area was previously proposed by the Conservation Area Partnership Scheme Ross-on-Wye Action Plan (South Herefordshire District Council, 1995) but was not acted upon at that time.

- In the eastern part of the conservation area: to exclude an area of high density, 20<sup>th</sup> Century residential development near the south-east corner

of the Chase Hotel grounds; the new conservation area boundary to extend south along the east side of the grounds, then west along the south side of the grounds, then south along Chase Side to Alton Road.

- In the south-western part of the conservation area: to realign the conservation area boundary along field boundaries and public footpaths, and to exclude an area of 20<sup>th</sup> Century development (primary school and grounds); the new conservation area boundary to extend south from The Old Withybed Slipway at Wilton across the River Wye, continuing south along a field boundary on the floodplain, then east along John Kyrle Walk (public footpath), continuing east along the public footpath on the north side of the primary school grounds, then south-east along the southern boundary of the graveyard, then south-west along the public footpath to Ashfield Park Road.

Note: this boundary change would exclude from the conservation area a 17<sup>th</sup> Century, partially restored timber-framed building at Cleeve (Grade II). It is suggested that this rural building is not an integral part of the conservation area. As a listed building, moreover, its special historic and architectural interest must be taken into account in any future planning decisions relating to it, e.g., alteration or demolition.

- In Wilton: to exclude the petrol station forecourt and associated building; the new conservation area boundary to follow the petrol station property line from the A40 to the B4260.

## **Appendix I: List of Heritage Assets**

### Scheduled Monuments

- Cross in the Churchyard of St Mary the Virgin
- Market Hall, Market Place
- Wilton Bridge
- Wilton Castle

### Listed Buildings

*Grade I: Buildings of national importance and exceptional interest (2% of Listed Buildings).*

- Church of St Mary the Virgin
- Wilton Bridge and Sundial
- Wilton Castle

*Grade II\*: Particularly important buildings of more than special interest (4% of Listed Buildings).*

- Cross in the Churchyard of St Mary the Virgin
- Nos. 12 and 13 High Street (formerly The Saracen's Head)
- Nos. 34 to 36 High Street (Man of Ross House)
- Market Hall, Market Place
- No. 47 New Street (The Old Gaol)
- Walter Scott Charity School, Old Gloucester Road
- Gate Piers in the east wall of The Prospect
- Gate in the south wall of The Prospect

*Grade II: Buildings of special interest.*

- Churchyard wall of St Mary the Virgin
- Wall around the Prospect
- Gate piers at north-west end of Church Row
- Church wall between the north-west end of Church Row and The Prospect
- Royal Hotel, Royal Parade
- The New House, Alton Street
- No. 36 Alton Street
- Alton House, Alton Street
- Brook House, no. 1 Brampton Street
- No. 3 Brampton Street
- Friend's Meeting House, Brampton Street
- Nos. 1 and 2 Broad Street
- No. 3 Broad Street
- No. 4 Broad Street
- No. Broad Street
- No. 11 Broad Street
- The King Charles, Broad Street
- Nos. 16 and 16A Broad Street
- Nos. 18, 19 and 19A Broad Street
- Council Chambers, no. 20 Broad Street
- No. 21 Broad Street

- No. 22 Broad Street
- The Eagle, Broad Street
- Nos. 24 and 25 Broad Street
- No. 37 Broad Street
- York House Steak Bar, Broad Street
- Nos. 50 and 50A Broad Street
- Nos. 55 and 56 Broad Street
- No. 12 Broad Street
- Town Mill, Brookend Street
- Former Railway Hotel, Brookend Street
- Nos. 21 and 22 Brookend Street
- Nos. 23 to 26 (consec) Brookend Street
- No. 28 Brookend Street
- Nos. 30 and 31 Brookend Street
- Nos. 32 and 33 Brookend Street
- Nos. 34 and 35 Brookend Street
- House occupied as offices by Messrs Okell and Okell, Solicitors, Church Row
- St Mary's Cottage, Church Row
- St Mary's Hall, Church Row
- Rudhall Almshouses, nos. 5 to 9 (consec) Church Street
- Nos. 10 to 12 (consec) Church Street
- No. 13 Church Street
- Linden House, no. 14 Church Street
- No. 16 Church Street
- No. 17 Church Street
- Webbe's Almshouses, Copse Cross Street
- No. 1 Copse Cross Street
- No. 2 Copse Cross Street
- Nos. 3 and 4 Copse Cross Street
- Nos. 5 and 6 Copse Cross Street
- No. 7 Copse Cross Street
- Clairville House, Copse Cross Street
- Copse House, no. 14 Copse Cross Street
- No. 5, Rothsay Court, Edde Cross Street (Tower House)
- Nos. 6 to 9 (consec) Rothsay Court, Edde Cross Street
- Merton House, Edde Cross Street
- Chapel adjoining Merton House on south side, Edde Cross Street
- Summerhouse to north-west of Merton House, Edde Cross Street (demolished?)
- Edde Cross House, no. 5 Edde Cross Street
- No. 8 Edde Cross Street
- Pye's Almshouses, Edde Cross Street
- No. 54 Edde Cross Street
- No. 3 High Street
- Nos. 4 and 4A High Street
- Nos. 5 and 6 High Street
- No. 7 High Street (former Corn Exchange)
- King's Head Hotel, High Street
- No. 9 High Street
- No. 10 High Street
- Nos. 12 and 13 High Street (former Saracen's Head)
- Rosswyn Hotel, High Street

- No. 17A High Street
- No. 20 High Street (former Nag's Head)
- Nos. 24 to 26 High Street (consec)
- No. 27 High Street
- Nos. 28 to 30 High Street (consec)
- No. 31 High Street
- No. 32 High Street
- No. 33 High Street
- No. 34 to 36 High Street (consec)(Man of Ross House)
- Summerhouse at no. 34 High Street
- Nos. 37 and 38 High Street
- Nos. 39 and 39A High Street
- No. 40 High Street
- No. 45 High Street
- No. 46 High Street
- No. 47 High Street
- No. 48 High Street
- No. 49 High Street
- Nos. 51 and 52 High Street
- Nos. 53 and 54 High Street
- Market House, Market Place
- Nos. 3 and 4 New Street
- Nos. 6 and 7 New Street
- Horse and Jockey Inn, no. 9 New Street
- Nos. 11 and 13, nos. 22 and 23 New Street
- Nos. 24 and 25 New Street (demolished?)
- No. 26 New Street
- Berkley House, New Street
- Priory House, Tudor Lodge, New Street
- Nos. 32 and 33 New Street
- Nos. 40 and 41 New Street
- No. 42 New Street
- No. 43 New Street
- Clytha House, no. 44 and Newlands, no. 45 New Street
- Telford House, New Street
- The Old Gaol, no. 47 New Street
- Walter Scott Charity School, Old Gloucester Road
- No. 1 St Mary's Street
- No. 2 St Mary's Street
- No. 4 St Mary's Street
- Nos. 6 and 7 St Mary's Street
- Palace Pound, St Mary's Street
- Palace Pound Cottage, St Mary's Street
- Palace Close, St Mary's Street
- Saddle Tower (Gazebo) and Wall adjoining, Wilton Street
- Malvern House, no. 1 Wye Street (former Castle Vaults)
- Nos. 2 and 3 Wye Street
- No. 4 Wye Street
- No. 5 Wye Street
- Nos. 6 and 7 Wye Street
- Masonic Hall, Wye Street (former British and Foreign School)
- No. 11 Wye Street

- No. 12 Wye Street
- No. 13 Wye Street
- No. 14 Wye Street
- Wye View House, no. 52 Wye Street
- Radcliffe House, Wye Street
- Vaga House, no. 54 Wye Street
- Valley Hotel Garage, Wye Street
- Wall at the Valley Hotel Garage, Wye Street
- Plymouth House, Wye Street
- Man of Ross Inn, Wye Street
- Bridge House Hotel, Wilton
- Kings Head Public House (now Riverside Lodge), Wilton
- Wye Riverside Stores, Wilton
- Wilton Court, Wilton
- Wilton Hall, Wilton
- Nos. 1 to 3 Wilton Lane, Wilton
- The White Lion, Wilton
- Old Prison, Wilton
- Cross, Wilton

#### Herefordshire Sites and Monuments Record

- Market Hall
- 3 High Street
- King's Head, High Street
- 9 High Street
- 10 High Street
- 11 High Street
- 12-13 High Street
- Man of Ross Inn, Wye Street
- Malvern House, Wye Street
- Old Gaol, New Street
- 34-36 High Street
- 45 High Street
- 46 High Street
- 47 High Street
- 48 High Street
- 8 Edde Cross Street
- Merton House, Edde Cross Street
- Edde Cross House, 5 Edde Cross Street
- Crown and Sceptre, 9 Market Place
- Dwelling near Man of Ross
- 10 Broad Street
- 11 Broad Street
- 48 Broad Street
- 49 Broad Street
- Baptist Church, Broad Street
- 6 Broad Street
- 5 Broad Street
- 11-12 Market Place
- 10 Market Place
- 50-51 Broad Street

- 45 Broad Street
- Cropmark Enclosure (Race Track), nr Wilton Bridge
- Cleeve Manor House
- St Mary's Church
- Medieval Cross, Wye Street
- Flints (find), nr Cleeve
- Romano-British coin (find), nr Cricket Pavilion
- Bishops Manor House (site), St Mary's Street
- Churchyard Cross
- Priory House, New Street
- Rudhall's Almshouses, 5-9 Church Street
- Bronze Axe (find), Ross-on-Wye
- Walter Scott Charity School, Old Gloucester Road
- Romano-British pottery (find), Churchyard
- Perkins and Bellamy Foundry, Broad Street
- Burgage Plots (Medieval), Edde Cross Street
- Brookend (or Town) Mill, Brookend Street
- Chase Hotel, Ross-on-Wye
- Chase Mill, south of Gloucester Road
- Roman Coin (find), Ross-on-Wye
- Corpse Cross, Ross-on-Wye
- Wharves, beside Wilton Bridge
- Wharf, south of Wilton Bridge
- Cottage, Lower Cleeve
- Potential for Medieval Occupation, Homs Road
- Police Station, Ross-on-Wye
- United Reform Church, Gloucester Road
- Cleeve Medieval Settlement
- Ross-on-Wye Medieval Manor
- Medieval Occupation, Rudhall Brook flood alleviation scheme
- Medieval Occupation, Brookend Street, Kyrle Street, Broad Street
- Small Arms Range, Ross-on-Wye
- Friends Meeting House, Brampton Street
- 23-24 Brookend Street
- Grammar School, St Mary's Hall, Church Row
- 1B Church Street
- Webbe's Almshouses, Ross-on-Wye
- Pye's Almshouses, Ross-on-Wye
- St Mary's Churchyard
- One Mill, Trenchard Street
- Workhouse, Copse Cross Street
- Dean Hill Hospital, Alton Street
- Tenement Plots, east of Copse Cross Street
- Tannery, Brookend
- Plague Pit, St Mary's Churchyard
- Fish Ponds, south of Gloucester Road
- Edde Cross, Edde Cross Street
- One Cottage, Mill, Trenchard Street
- Smithy, Old Gloucester Road
- Mercye's Almshouses, Edde Cross Street
- Gasworks, Kyrle Street
- Methodist Chapel, Edde Cross Street

- Burial Ground, Baptist Chapel, Broad Street
- School, Cantilupe Road
- Dispensary and Cottage Hospital, Ross-on-Wye
- National School, St Mary's Churchyard
- Post-Medieval Street System, Ross-on-Wye
- Underhill (site), Market Place
- Church Precinct, Ross-on-Wye
- Perrocks Hospital Almshouses, Old Gloucester Road
- Medieval Churchyard, Ross-on-Wye
- Tenement Plots (Medieval), north of St Mary's Church
- Tenement Plots (Medieval), south of High Street
- Tenement Plots, west of Broad Street
- Tenement Plots, east of Broad Street
- Tenement Plots (Medieval), south of New Street
- Tenement Plots (Medieval), north of New Street
- Tenement Plots (Medieval), south of Kyrle Street
- Tenement Plots (Medieval), north of Kyrle Street
- Medieval Street System, Ross-on-Wye
- Medieval Market Place, Ross-on-Wye
- Congregational Chapel, Kyrle Street
- Congregational Chapel, Gloucester Road
- Tenement Plots, north of Old Gloucester Road
- Tenement Plots, south of Old Gloucester Road
- Tenement Plots, west of Copse Cross Street
- Tenement Plots, east of Church Street
- Tenement Plots, north of Royal Parade
- Tenement Plots, west of Wye Street
- Tenement Plots, west of Brompton Street
- Open Space (Churchyard), Church Street
- Post-medieval Market Place, Ross-on-Wye
- Cellars, Kings Head Inn and Saracen's Head, Ross-on-Wye
- Stone Coffin and Lids (finds), Ross-on-Wye
- Hereford, Ross and Gloucester Railway
- Toll House, Copse Cross
- The Ross and Archenfield Royal Victoria British School, Ross-on-Wye
- Cleeve Farm, Ross-on-Wye
- Wilton Medieval Settlement
- Wilton Bridge
- Wilton Castle
- House at Wilton Castle
- Castle Lodge, Wilton
- Prison House, Wilton
- Wilton Court, Wilton
- Oris (sic) Barn, Wilton
- Wayside Cross, Wilton
- Bridge House Hotel and Grounds, Wilton
- Riverside Lodge, Wilton
- Black Poplar (two records of rare trees), Wilton

## **Appendix II: Buildings of Local Interest**

- Alton Street, Cedar House: detached Modernist house dating from the 1960s, two storeys with a flat roofed timber superstructure at first floor level containing the living accommodation projecting over the service rooms and car port.
- Alton Street, Nos. 1-3 Gable Cottages: block of three houses, dated 1912, in accomplished Arts & Crafts style. Brick with roughcast rendered first floor and plain tiled roof. Timber casement windows. The front elevation is 'bookended' by two large gables which are jettied out over the ground floor bay windows and extended to form porches. Rendered chimneys with projecting copings, the inner two set diagonally to the ridge in the classic Edwardian manner.
- Ashfield Crescent, Ashley Lodge & Lyndhurst Lodge: a large mid 19<sup>th</sup> Century semi-detached villa in typically eclectic Victorian style, rendered with contrasting dressings, pyramidal slate roof with observation platform and Moorish cupola. The boundary wall to Ashfield Crescent has a distinctive arcade motif in brick, with stone copings.
- Ashfield Crescent, The Craig: a large detached house dated 1864, built of sandstone with ashlar dressings and slate roofs, in Italianate style complete with tower.
- Broad Street, Baptist Church: Victorian Italianate style, yellow/grey brick with ashlar dressings, 1861 with 2004 porch.
- Broad Street, No. 36: two-storey house, sandstone blocks cut to brick size and laid as brickwork, wooden sash windows, 6 x 6 on second floor and 2 x 2 on first floor, shop front on ground floor, 18<sup>th</sup> Century.
- Broad Street, No. 49: a two-storey redbrick building with decorative Flemish gable front elevation, sash windows and an inscription 'Nottingham House 1886', 19<sup>th</sup> Century. Brickwork presently in fairly poor condition as a result of spalling. Formerly occupied by Perkins and Bellamy Iron Foundry.
- Brookend Street, Millbrook House: two-storey house, hipped slate roof, pebbledash, sash windows, 18<sup>th</sup> Century. Home of Dr James Cowles Prichard (1786-1848).
- Cantilupe Street, No. 1: late 19<sup>th</sup> Century *cottage ornée*, painted brick with decorative 'half timbering' to jettied first floor and gabled cross wing. Plain tiled roof with decorative ridge crest. Brick chimneys with decorative corbelling.
- Cantilupe Street, Nos. 11 & 12 (Glenholme & Brentwood): asymmetrical pair of two storey early 20<sup>th</sup> Century villas, full height 'half timbered' bay window to front elevation, hipped and gabled dormers to attic. Red brick with stone dressings, plain tiled roof. Modern casement windows imitate distinctive appearance of Edwardian sashes.

- Cantilupe Street, Old Chapel, (Register Office): sandstone with ashlar dressings under a steeply pitched slate roof, plain Gothic style windows and door case, motto on gable end “For the young who labor and the old who rest”, 19<sup>th</sup> Century. Former Baptist Chapel.
- Cawdor, Cawdor Cottage: two-storey sandstone building under slate roof, brick chimney stack, one-storey sandstone workshop on east side, coursed sandstone rubble boundary wall surrounding yard and garden, 18<sup>th</sup> Century, the brick porch is a later addition.
- Cawdor Arch Street, Cawdor Railway Arch: stone railway bridge, c. 1855.
- Chase Road, The Coach House: a two-storey sandstone house with brick dressings, slate hipped roof, sandstone gate piers, originally served the Chase Hotel, early 19<sup>th</sup> Century.
- Copse Cross Street, No. 15 (Rowberry House): three-storey sandstone rubble industrial building, two double doors with arch at ground floor, 6 x 6 x 6 wooden casement windows at first and second floors, possibly 18<sup>th</sup> Century, crenellated parapet added later.
- Edde Cross Street, Swan House (formerly Swan Hotel): three storeys, Georgian symmetrical style, rendered, sash windows, door case with canopy over and steps up, bay windows at each side of the door, a side entrance at the corner with High Street, 18<sup>th</sup>/early 19<sup>th</sup> Century.
- Gloucester Road, former chapel (Ross-on-Wye Antiques Centre): sandstone with ashlar quoins and dressings under pitched slate roof, Gothic style windows with decorative stone tracery and mullions, Gothic style door case, iron railings and gates with stone piers, 1868, the copper porch with iron brackets is a later addition. Former Congregational Chapel.
- Gloucester Road, No. 18A (Likes Florist): two-storey corner building with rounded corner, painted brick under slate pitched roof, cornice, quoins at corners and on either side of door case, two 3 x 3 sash windows at first floor with rounded architraves and keyblocks, and pilaster on either side, round-headed doorway with fanlight and architrave with keyblock, 19<sup>th</sup> Century with early 20<sup>th</sup> Century shop front inserted.
- Gloucester Road, The Chase Hotel: a late Georgian house in the neo-Classical architectural style, two storeys with parapet under a hipped slate roof, rendered, sash windows, set in extensive grounds with two ponds, c.1815 with later additions.
- Gloucester Road, Nos. 19A, 19 & 20: shops, offices and restaurant, V-shaped plan, late 19<sup>th</sup>/early 20<sup>th</sup> Century. Two storeys, brick piers with predominantly glazed bays and weatherboarded spandrels, slate roof. Probably originally an industrial building, hence the unusual structural system, on a prominent corner site.
- Gloucester Road, The Mailrooms: public house, formerly post office, late 19<sup>th</sup>/early 20<sup>th</sup> Century. Two storeys plus attic, red brick with ashlar stone dressings and plain tiled roof. The street elevation is an accomplished

exercise in 'balanced asymmetry', with a complex hierarchy of windows, including a first floor oriel, sized and disposed according to function.

- High Street, No. 41 (The Cookshop): three storeys, redbrick with terracotta dressings and plaque "AD 1921", brick buttresses at each end of the front elevation and central pilaster, sash windows at first and second floors, early 20<sup>th</sup> Century shop front, 1921.
- High Street, No. 44: three-storey corner building, hipped slate roof, brick, sash windows with glazing bars removed (two blocked on Church Street elevation), elaborate rusticated shopfront dated 1884 with granite columns flanking corner entrance.
- High Street, No. 50 (Lloyds TSB): three-storey corner building with attic and basement, hipped roof with dormers, rendered, sash windows with architraves, quoins, small balcony on first floor at corner, 19<sup>th</sup> Century.
- Market Place, No. 9 (Crown and Sceptre public house): timber-framed, two storeys with attic, central door frame and two bay windows with continuous porch, two bay windows at first floor, two casement windows in attic, stucco with false timber frame and decorative bargeboards on gable, possibly 17<sup>th</sup> Century.
- Millpond Road, No. 1 (Terry's Digital Ltd): two-storey redbrick cottage with slate roof, single-storey 'shop' wing at left with double doors, curved window heads over doors and windows, 19<sup>th</sup> Century. Formerly Alton Court Brewery Tap.
- Old Gloucester Road, Perrocks Almshouses: one-and-a-half storey house, rendered under slate roof, centre door case with round head and fanlight, wooden casement windows, founded 1510, altered and restored in the late 19<sup>th</sup> Century, restored in 1959.
- Palmerston Road, Red House: a substantial detached house dated 1895, red brick with polychromatic detailing and plain tiled roof. The street elevation is a good example of 'balanced asymmetry', centred on an engaged tower with pyramidal roof.
- Station Road, Nos. 8, 9 & 10: mid-late 19<sup>th</sup> Century two storey terrace of unusual scale and quality. Flemish bond brick with decorative burnt headers, even to gables. Slate roof. 2 x 2 sash windows with roundel motif in spandrel under segmental arches of header voussoirs. Unusually deep reveals with steps up to doors, under semi-circular arches of header voussoirs. Fire insurance plaques on Nos. 8 & 10.
- Station Road, No. 20: three-storey symmetrical Georgian house, rendered under slate pitched roof, brick chimney stack, sash windows, 2 x 2, central door case with architraves, corbels and pediment, recessed door, 18<sup>th</sup>/early 19<sup>th</sup> Century.
- Station Road, Nos. 24-25: mid 19<sup>th</sup> Century pair of two storey houses of unusual type with hipped slate roof behind parapets. Painted brick with exaggerated projecting dressings and quoins. 2 x 2 sash windows with steps up to doors in unusually deep reveals under semi-circular arches.

- The Avenue, Merrivale Place: a large detached house built of sandstone in Victorian High Gothic style, slate roof, mature garden, 19<sup>th</sup> Century.
- Trenchard Street (facing Rope Walk), Thrushes Nest: house built of local sandstone, two-storeys and attic, brick chimney stacks, slate roof with dormer windows, porch, replacement windows, small garden to front, coursed sandstone rubble boundary wall with small iron gate and triangular stone pediment over gateway, 18<sup>th</sup>/early 19<sup>th</sup> Century. Home of Sir Frederick Burrows (1888-1973).
- Walford Road, Toll Cottage: a two-storey cottage built of local red-brown sandstone with thatched roof and wooden porch over door and oriel window. Ross Turnpike Trust, 1748.
- Walford Road, Chasedale Hotel: a large detached house built of sandstone in the Victorian neo-Classical style, hipped slate roof, symmetrical front elevation, central door case with columns, large mature garden, 19<sup>th</sup> Century.
- Walford Road, Chasewood Lodge: a large detached house built of sandstone in Victorian High Gothic style, slate roof, mature garden, 19<sup>th</sup> Century.
- Walford Road, St Josephs Convent: a large detached house built of red sandstone in Victorian High Gothic style with symmetrical front elevation, two-storeys with attic, hipped slate roof with finials and dormers, rusticated ashlar details, string courses and dressings in grey sandstone, sash windows, hexagonal bays set at each corner over both storeys with conical faceted roofs with finials, two-storey central porch with columns and pediment, 19<sup>th</sup> Century. Later additions include school buildings in the extensive grounds.
- Wilton Road, Leobhan: predominantly single storey house massing up to three storeys in centre, on an extremely narrow linear site. Coloured render, slate roofs, built c2000. The street elevation is a sophisticated composition of gables, echoed in the first floor triangular oriel windows.
- Wye Street, Ice House: 2006 residential conversion of 19<sup>th</sup> Century former ice house, stone tower with upper two storeys rebuilt in brick with glazed curtain walling, slate roof. The building occupies a precipitous site and its 'garden' comprises three tiers of decks carried on an independent steel frame.
- Wilton, Wiltendale and The Old Grange (two residences): Georgian neo-Classical house, rendered, hipped roofs, sash windows, 6 x 6, door case with flat porch and columns; at the west side: a glass house/orangery, porch with pointed-arch entrance and side windows with Gothic tracery, iron gate; sandstone rubble boundary wall with gate piers at south entrance, small garden (west) entrance with pointed-arch doorway, late 18<sup>th</sup>/early 19<sup>th</sup> Century. Formerly a single residence.

- Wilton, Castle Lodge (Castle Lodge Hotel): two-storey, double-pile Georgian symmetrical building, painted under pitched tiled roofs, sash windows, 6 x 6 at first floor, central door case, 18<sup>th</sup>/early 19<sup>th</sup> Century.
- Wilton, Orles Barn (also Orls and Oris): a timber-framed building of three bays with sandstone and brick walls set on a chamfered stone plinth, 17<sup>th</sup> Century. Now part of Orles Barn Hotel.
- Wilton, The Barn near Castle Lodge Hotel: coursed sandstone rubble, pitched roof with pantiles, double doors to front and rear elevations, 18<sup>th</sup> Century or earlier. In poor condition with large hole in roof.
- Wilton, The Old Toll Cottage: two storeys, timber-framed with rendered infill, sandstone gable end, pitched roof with clay plain tiles, dormer windows, c. 1726 (Hereford and Gloucester Turnpike Trust). Later alterations including uPVC replacement windows.
- Cricket Pavilion off Wilton Road: timber frame, clad in weatherboard painted white with black detail, gablet roof with plain and fish-tail clay tiles and finials, large windows with wooden shutters, double door with Gothic detail and gable over, date on lintel 1887.

### **Appendix III: Tree Preservation Orders**

TPO 008 (Group): North-facing slope

TPO 010 (Group): Floodplain

TPO 012 (Group): South of Old Maid's Walk

TPO 025 (Group): Grounds of Chase Hotel

TPO 028 (Group): North of Redhill Road

TPO 034 (Group): Floodplain

TPO 124 (Group): East of Wilton Lane, Wilton

TPO 151 (Group): North of Palmerston Road

TPO 155 (Group): Near Brampton Road/Oaklands

## **Appendix IV: Sources**

### Planning Documents and Guidance

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