



DESIGN REVISIONS AND POLICY STATEMENT

Addendum to the Design and Access Statement
WCMRFC-050-RP-A-001 2-P00 Design Revision and Policy Statement

Fives Court,
Mere, Wiltshire
BA12 6DH

July 2026

1.0 Introduction

This document has been prepared by One50studio on behalf of Wiltshire Council in support of the full planning application for the partial-demolition of an unlisted building within a conservation area, and change of use from a former care home to 20 affordable independent living apartments for over-60's at Fives Court, Mere.

It is to be read alongside the previously submitted planning information and is intended to support a revised application by highlighting the main changes made to the design following consultee and neighbour feedback, alongside positioning the revised design in relation to relevant planning policies within the Wiltshire Core Strategy (2015).

Following discussions with the planning case officer and feedback from the statutory consultees, it was advised that further detail be provided in relation to the following policies;

- *CP 46 - Meeting the Needs of Wiltshire's Vulnerable and Older People*
- *CP 49 - Protection of Rural Services and Community Facilities*
- *CP 51 - Landscape*
- *CP 57 - Ensuring High Quality Design and Place Shaping*
- *CP 58 - Ensuring the Conservation of the Historic Environment*

2.0 Summary of Design Changes

Following a review of the consultee feedback, alongside discussions with the planning case officer, conservation officer and urban design officer, a number of revisions to the design were proposed. These are summarised below in relation to the primary elevations of the proposed scheme:

East Elevation

- External balconies omitted to flats 17, 18, 19, 20 and replaced with projecting bay windows.
- Bay windows designed to prevent overlooking onto eastern boundary, with views directed south and north.

South Elevation

- South facing windows to flats 13 and 14 changed to include obscure glazed panels at low level
- Clear glazed opening sashes above, 1.5m above first floor finished floor level to limit overlooking concerns onto the southern boundary.

West Elevation

- Reduction in height of the ridge and eaves of the accommodation block facing onto Angel Lane.
- Introduction of dormers to the west facing windows to better reflect the character of Mere conservation area.
- Change of cladding material for the west facing block, from timber cladding to metal standing seam, to better reflect the character of the agricultural buildings forming part of the urban hinterland.

North Elevation

- Additional screening added to the ends of the external walkway and balcony spaces, to ensure no overlooking to private gardens to the north.
- Bin store external materials changed from timber cladding to reconstituted stone, to match the ground floor of the existing building.



	Revision Note	Author	Checked	Date
-	First Issue (For comment)	MSS	MH	July 2026
P01	Updated in line with client comments	MSS	MH	July 2026

3.0 Core Policy 46

Meeting the Needs of Wiltshire’s Vulnerable and Older People

Core Policy 46 - Meeting the needs of Wiltshire’s vulnerable and older people

The provision, in suitable locations, of new housing to meet the specific needs of vulnerable and older people will be required. Wherever practicable, accommodation should seek to deliver and promote independent living.

Older people
Housing schemes should assist older people to live securely and independently within their communities. Residential development must ensure that layout, form and orientation consider adaptability to change as an integral part of design at the outset, in a way that integrates all households into the community.

Developers will be required to demonstrate how their proposals respond to the needs of an ageing population.

Specialist accommodation
The provision of sufficient new accommodation for Wiltshire’s older people will be supported, including:

- i. nursing accommodation*
- ii. residential homes*
- iii. extra-care facilities.*

Proposals for extra-care accommodation to be sold or let on the open market are not considered exempt from the need to provide affordable housing. Therefore, proposals for extra care accommodation will be expected to provide an affordable housing contribution in line with Core Policy 43 (Providing Affordable Homes).

Provision of homes and accommodation for vulnerable people will be supported, including but not limited to:

- iv. people with learning disabilities*
- v. people with mental health issues*
- vi. homeless people and rough sleepers*
- vii. young at risk and care leavers.*

Such accommodation should be provided in sustainable locations, where there is an identified need, within settlements identified in Core Policy 1 (normally in the Principal Settlements and Market Towns) where there is good access to services and facilities.

In exceptional circumstances, the provision of specialist accommodation outside but adjacent to the Principal Settlements and Market Towns will be considered, provided that:

- viii. a genuine, and evidenced, need is justified*
- ix. environmental and landscape considerations will not be compromised*
- x. facilities and services are accessible from the site*
- xi. its scale and type is appropriate to the nature of the settlement and will respect the character and setting of that settlement.*

Policy Summary:

Wiltshire Core Policy 46 supports the creation of specialist housing and accommodation for vulnerable and older people, including the elderly, disabled residents, and those requiring care or support.

It directs these developments toward principal settlements and market towns, ensuring residents can live independently with easy access to essential local services and wider healthcare facilities, if required.

The policy promotes adaptable home designs, such as the use of lifetime homes, to allow residences to be easily modified as the medical or physical needs of the occupants change. This helps vulnerable people and the elderly to remain in their communities safely and independently for as long as possible.

Context:

Wiltshire has a population that is ageing at a higher rate than the national average. This forms a key consideration in the planning of new housing in the county, with a particular focus on providing the ability for people to continue to enjoy life in their own homes where possible, or alternatively to provide enhanced facilities where residents can remain in their local area with more bespoke accommodation to meet their care needs.

Design Response:

Sustainable Location and Accessibility:

The proposed development at Fives Court is in a highly sustainable location, being located less than 75m from the centre of Mere. The central area of Mere, known as The Square, is the primary location for local shops, community facilities and services, as well as transport links with bus stops to neighbouring towns and villages.

Access to The Square can be achieved from Fives Court via level, step free routes along both Angel Lane and Barnes Place. The proposed development seeks to enhance the access route along Barnes Place by providing a defined pedestrian and mobility scooter route along the lane. More detail on this is provided in the Transport Statement (09427-R-01-D) by PJA Consulting.

Specialist Accommodation and Mix:

The proposal seeks to meet the provisions of Core Policy 46 by providing independent living apartments for

people aged 60 and over; including the provision of communal facilities, and mobility scooter storage. It will provide a mix of 1 and 2 bed apartments to meet the needs of individual residents as well as couples where medical conditions may demand separate bedroom spaces within the household.

There is a need for Affordable Housing for applicants aged 60 years and above on the Homes4Wiltshire register; needing one or two bedroom accommodation with 645 households seeking this type of accommodation.

A planning condition in the form of a Scheme for Affordable Housing will restrict the letting of apartments to applicants from the housing register who are aged 60 and above only, and that this can only be changed through a further planning application, consulted on in the usual way.

Community Integration and Inclusivity:

The scheme at Fives Court initially has the potential to provide alternative accommodation for the existing residents of the bungalows in Lynch Close, a later living scheme on the edge of Mere dating from the 1960’s which requires refurbishment and/or redevelopment. If the existing Lynch Close community are relocated into the centre of Mere, the project offers opportunities for better integration into the wider community and allows for greater inclusivity into the social events of the town.

In addition the project could provide facilities on the ground floor for the Mere Day Centre, a community group based in Mere and the surrounding villages who facilitate social and stimulating activities for local residents with additional care needs, in particular Alzheimers and Dementia.

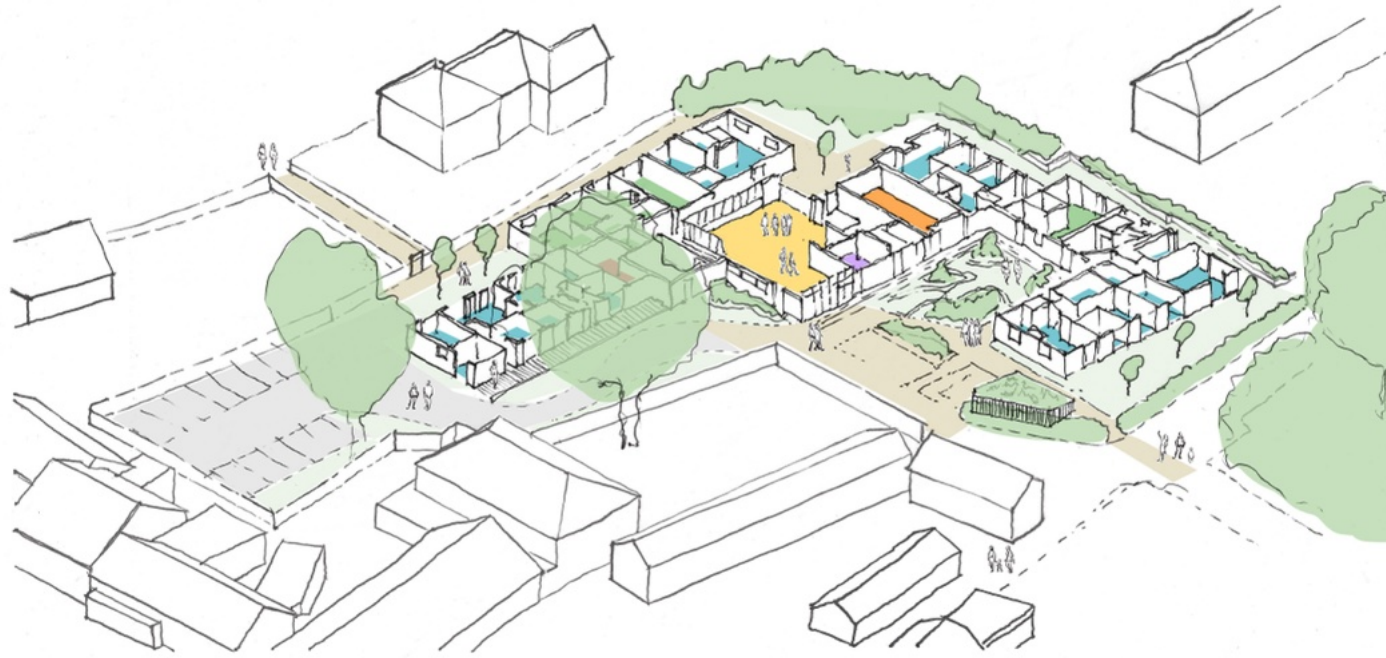
High Quality, Adaptable Design:

As an independent living scheme, Fives Court is designed to facilitate ageing in place, using the principles of Lifetime Homes to offer the flexibility to meet the changing needs of the future residents.

All apartments are to be built to meet Building Regulations M4(2) standards, with the addition of level access showers, instead of baths, making them particularly suitable to older residents. In addition apartment layouts typically provide a direct line of sight and access to toilet facilities from bedrooms, assisting with way finding at the early stages of cognitive decline.

4.0 Core Policy 49

Protection of rural services and community facilities



Sketch of the ground floor facilities, showing residential and communal areas, including areas intended for use by the wider community, including the Day Centre facilities and the new permissive footpath through the site.

Core Policy 49 - Protection of rural services and community facilities

Proposals involving the loss of a community service or facility will only be supported where it can be demonstrated that the site/building is no longer economically viable for an alternative community use. Preference will be given to retaining the existing use in the first instance, then for an alternative community use. Where this is not possible, a mixed use, which still retains a substantial portion of the community facility/service, will be supported. Redevelopment for non-community service/ facility use will only be permitted as a last resort and where all other options have been exhausted.

In order for such proposals to be supported, a comprehensive marketing plan will need to be undertaken and the details submitted with any planning application. Only where it can be demonstrated that all preferable options have been exhausted will a change of use to a non-community use be considered. This marketing plan will, at the very minimum:

- i. be undertaken for at least six months
- ii. be as open and as flexible as possible with respect to alternative community use
- iii. establish appropriate prices, reflecting local market value, for the sale or lease of the site or building, which reflect the current or new community use, condition of the premises and the location of the site
- iv. demonstrate the marketing has taken into account the hierarchy of preferred uses stated above
- v. clearly record all the marketing undertaken and details of respondents, in a manner capable of verification
- vi. provide details of any advertisements including date of publication and periods of advertisement
- vii. offer the lease of the site without restrictive rent review and tenancy conditions, or other restrictions which would prejudice the reuse as a community facility
- viii. demonstrate contact with previously interested parties, whose interest may have been discouraged by onerous conditions previously set out.

Policy Summary:

Wiltshire Core Policy 49 protects rural services and community facilities from unnecessary loss. It prevents the redevelopment or change of use of local assets like shops, pubs, and village halls, ensuring rural communities remain vibrant and self-sustaining.

To gain approval for closure or a change of use, applications must provide evidence that the facility is no longer economically viable, requiring a detailed marketing report proving the property has been actively marketed for sale or lease at a realistic price for a continuous period.

Context:

Mere is designated as a Local Service Centre in the Core Strategy Settlement Strategy. The level of development at Local Service Centres will be closely linked to their current and future role of providing for a significant rural hinterland. This will consist of less development than that at the Principal Settlements and Market Towns.

Developments at Local Service Centres, in accordance with the Settlement Strategy, should provide for local employment opportunities, improved community facilities and/or affordable housing provision. This will safeguard the role of these settlements and support the more rural communities of Wiltshire (Wiltshire Core Strategy 4.13).

Design Response:

The proposal at Fives Court does not include the loss of a community service or facility. The previous Care Home use at the site is categorised under the use Class C2 (residential institutions) and is not deemed a community use class.

As a positive design consideration to Core Policy 49, the proposed scheme seeks to protect and extend rural and community services within Mere. The proposal is for affordable housing independent living apartments (typically categorised under use class C3) with potential on-site day centre facilities (use class E) which would operate under a mixed use-planning consent.

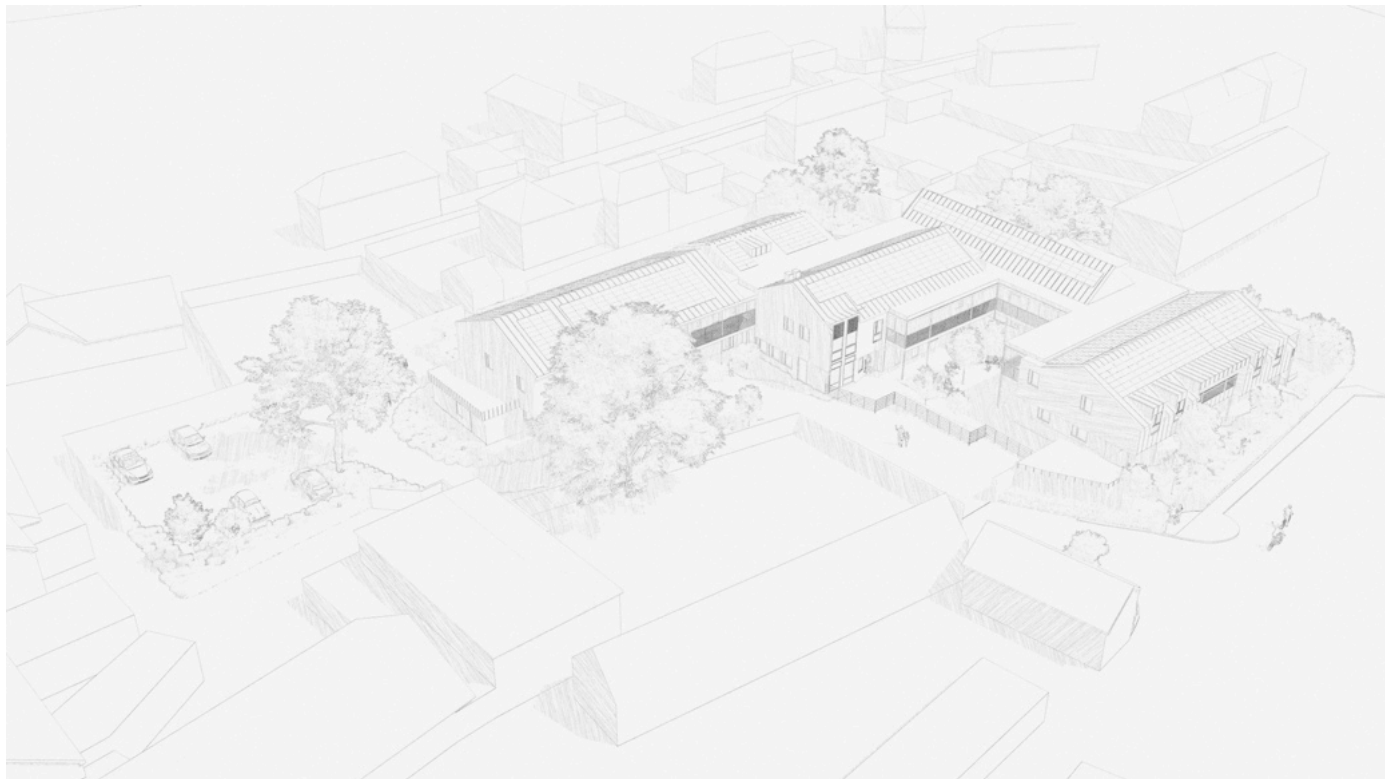
The proposed residential facilities will be supported by communal areas, one to one rooms, accessible mobility scooter store, communal laundry, multiple lifts to ensure access is maintained at all stages, level access bathroom facilities throughout and bathrooms with 'Jack and Jill' doors to enable 'ageing in place' and facilitate a direct

line of site to toilet facilities for residents who may later develop dementia.

The proposal can be seen to support Core Policy 49 through the provision of the day centre for use by the wider community. This therefore provides an extended and alternative community use where the previous care home C2 use did not.

Additionally the proposed site strategy introduces a new permissive footpath through the site, connecting Angel Lane and Barnes Place to the wider network of footpaths in Mere. This ultimately introduces a community use and benefit on the site which did not previously exist.

5.0 Core Policy 5 I
Landscape



Aerial sketch view of the proposed scheme, including amendments to the roof design facing Angel Lane.

Core Policy 5 I - Landscape

Development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures. Proposals should be informed by and sympathetic to the distinctive character areas identified in the relevant Landscape Character Assessment(s) and any other relevant assessments and studies. In particular, proposals will need to demonstrate that the following aspects of landscape character have been conserved and where possible enhanced through sensitive design, landscape mitigation and enhancement measures:

- i. The locally distinctive pattern and species composition of natural features such as trees, hedgerows, woodland, field boundaries, watercourses and waterbodies.
- ii. The locally distinctive character of settlements and their landscape settings.
- iii. The separate identity of settlements and the transition between man-made and natural landscapes at the urban fringe.
- iv. Visually sensitive skylines, soils, geological and topographical features.
- v. Landscape features of cultural, historic and heritage value.
- vi. Important views and visual amenity.
- vii. Tranquillity and the need to protect against intrusion from light pollution, noise, and motion.
- viii. Landscape functions including places to live, work, relax and recreate.
- ix. Special qualities of Areas of Outstanding Natural Beauty (AONBs) and the New Forest National Park, where great weight will be afforded to conserving and enhancing landscapes and scenic beauty.

Proposals for development within or affecting the Areas of Outstanding Natural Beauty (AONBs), New Forest National Park (NFP) or Stonehenge and Avebury World Heritage Site (WHS) shall demonstrate that they have taken account of the 268 objectives, policies and actions set out in the relevant Management Plans for these areas. Proposals for development outside of an AONB that is sufficiently prominent (in terms of its siting or scale) to have an impact on the area's special qualities (as set out in the relevant management plan), must also demonstrate that it would not adversely affect its setting.

Policy Summary:

Wiltshire Core Policy 5 I seeks to protect and enhance the local landscape character, stating that all new development must avoid harmful impacts on rural and urban landscapes.

Proposals must use sensitive design and landscape features to reduce the visual effect of new buildings, with a focus on conserving natural features such as trees and hedgerows.

Development at the edges of towns and villages is strictly limited to prevent urban sprawl, ensuring that settlements keep their own unique identities and do not merge together. In addition, proposals near National Parks or Areas of Outstanding Natural Beauty must demonstrate how they respect and preserve their scenic beauty.

Context:

The proposed scheme at Fives Court is located at a key intersection of landscape and heritage, being both within Mere's historic town centre and associated conservation area, whilst also on the edge of the Cranborne Chase National Landscape (formerly Area of Outstanding Natural Beauty).

Design Response:
Landscape Character and Analysis:

The project responds to the urban landscape of the town through the reuse of the existing building footprint, and by following the prevailing scale of development within the townscape. However the form of the existing building is not sensitive to the pattern of the surrounding development. Through the introduction of a first floor with varied roof heights, the proposal seeks to enhance the townscape characteristics.

The project seeks to preserve the key natural landscape features on the site, including the existing perimeter hedgerows and tree, including the designated trees on and around the site, which are fundamental to the context and setting of the conservation area.

Settlement Identity and Urban-Rural Edge:

The location of the project, within the hinterland of the town centre, avoids placing large new structures on the edge of the settlement, which can disrupt the transition between built-up areas and the natural countryside.

Instead the project location, which re-uses and expands an existing building, reinforces the existing townscape and ensures the existing urban-rural edge is preserved.

Protection of Visually Sensitive Features:

The town of Mere sits just outside of the Cranborne Chase National Landscape, however the town is visible from this designated landscape, and therefore development within the town must be sensitively considered to avoid harm.

The proposed development at Fives Court retains the existing building footprint, whilst increasing the height of the building from predominantly single storey to a two storey structure. This increase in height, whilst having an impact on the overall massing on the site, is still considered in-keeping with the height and massing of the surrounding townscape, and is not perceived as sufficiently prominent to negatively impact the National Landscapes special qualities or setting.

In addition the material choice for the roof has been chosen to comfortably sit within the context, particularly when viewed from Castle Hill, which sits on the edge of the designated landscape. The existing roof finishes in Mere are a split between red clay tile and slate. To balance the need for PV's on the roof of the proposed scheme, a grey metal finish was chosen which matches the slate roofscape of the town when viewed from distance. The reduced eaves and varied roof heights also reflect the character of the conservation area, in particular when viewed from Angel Lane.

Mitigation and Enhancement Measures:

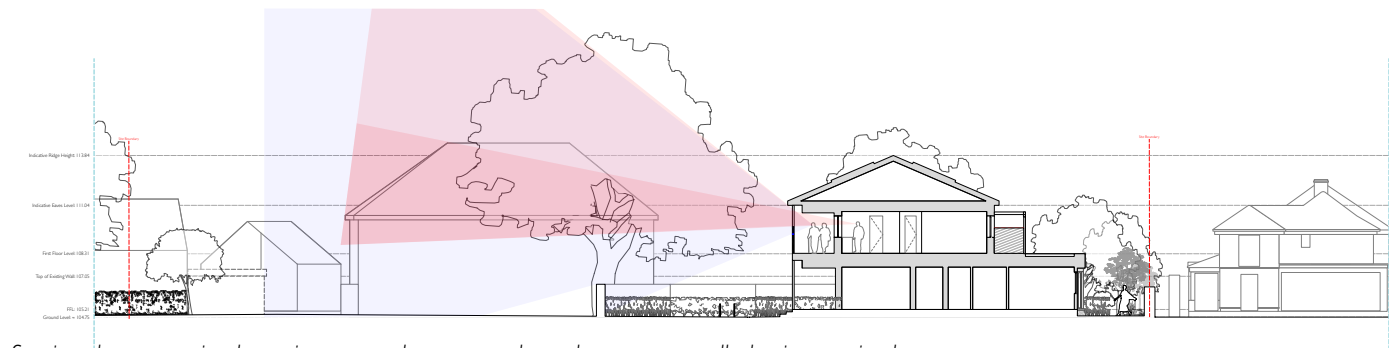
The existing hedgerow planting along Angel Lane is proposed to be retained and where suitable enhanced to protect the existing boundary conditions of the site as well as retaining the existing townscape context of the conservation area. The existing designated tree on the site is protected through sensitive management of existing and newly proposed hard surfaces.

New planting is proposed throughout the site, in particular between the access road / permissive path through the site and the resident access footpath, again reinforcing the boundary conditions and uses on the site.

The lighting strategy for the site seeks to avoid light-spill into the surrounding urban area and wider countryside, limiting harm to exiting ecology on and around the site, as well as harm to the landscape setting of the town. See the External Lighting Strategy Report (2563-B20-XX-XX-RP-E-0001) by Box20 for further information.

6.0 Core Policy 57

Ensuring High Quality Design and Place Shaping



Section demonstrating how views onto the western boundary are controlled using a raised balustrade (red). Overlooking from a typical height balustrade shown for comparison (blue).

Core Policy 57 - Ensuring high quality design and place shaping

A high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complementary to the locality. Applications for new development must be accompanied by appropriate information to demonstrate how the proposal will make a positive contribution to the character of Wiltshire through:

- i. enhancing local distinctiveness by responding to the value of the natural and historic environment, relating positively to its landscape setting and the existing pattern of development and responding to local topography by ensuring that important views into, within and out of the site are to be retained and enhanced
- ii. the retention and enhancement of existing important landscaping and natural features, (e.g. trees, hedges, banks and watercourses), in order to take opportunities to enhance biodiversity, create wildlife and recreational corridors, effectively integrate the development into its setting and to justify and mitigate against any losses that may occur through the development
- iii. responding positively to the existing townscape and landscape features in terms of building layouts, built form, height, mass, scale, building line, plot size, elevational design, materials, streetscape and rooflines to effectively integrate the building into its setting
- iv. being sympathetic to and conserving historic buildings and historic landscapes
- v. the maximisation of opportunities for sustainable construction techniques, use of renewable energy sources and ensuring buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, in accordance with Core Policy 41 (Sustainable Construction and Low Carbon Energy)
- vi. making efficient use of land whilst taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area
- vii. having regard to the compatibility of adjoining buildings and uses, the impact on the amenities of existing occupants, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter)
- viii. incorporating measures to reduce any actual or perceived opportunities for crime or antisocial behaviour on the site and in the surrounding area through the creation of visually attractive frontages that have windows and doors located to assist in the informal surveillance of public and shared areas by occupants of the site
- ix. ensuring that the public realm, including new roads and other rights of way, are designed to create places of character which are legible, safe and accessible in accordance with Core Policy 66 (Strategic Transport Network)
- x. the sensitive design of advertisements and signage, which are appropriate and sympathetic to their local setting by means of scale, design, lighting and materials
- xi. taking account of the needs of potential occupants, through planning for diversity and adaptability, and considering how buildings and space will be used in the immediate and long term future
- xii. the use of high standards of building materials, finishes and landscaping, including the provision of street furniture and the integration of art and design in the public realm
- xiii. the case of major developments, ensuring they are accompanied by a detailed design statement and masterplan, which is based on an analysis of the local context and assessment of constraints and opportunities of the site and is informed by a development concept, including clearly stated design principles, which will underpin the character of the new place
- xiv. meeting the requirements of Core Policy 61 (Transport and New Development).

Policy Summary:

Wiltshire Core Policy 57 requires all new developments, alterations, and extensions to achieve a high standard of design that creates a strong sense of place. It ensures new projects complement the local context, actively enhance the character of the area, and reflect the distinct qualities of the natural and historic environment.

Proposals should seek to respond to the local landscape, protect existing natural features, and ensure there is no negative impact on the privacy and amenity of neighbours, whilst also ensuring that the development is functional, safe, and easy for everyone to access and navigate.

Context, Layout and Built Form:

The proposed development, through the re-use and extension of the existing derelict building, seeks to both respect the built form of the existing townscape, whilst enhancing the utility and activity on the site.

The layout of the building has been developed to promote communal facilities and activities on the ground floor, adjacent to the main access points and walkways through the site.

The additional first floor apartments and living spaces are set back from the boundaries to respect existing boundary conditions and building lines, whilst the reduction in roofline to the accommodation wing facing onto Angel Lane respects the change in building height and topography as you move southwards and away from the town centre.

Architectural Detailing and Materials:

The retained ground floor of the existing building re-uses the reconstituted stone cladding, ensuring continuity with the wider material palette of Mere.

The proposed first floor additions seek to use light-weight materials to assist in the structural viability of the project, whilst also providing a visual contrast between the old and new development on the site.

Where the built form faces onto Angel Lane and the surrounding conservation area the material palette for the first floor proposes metal standing seam cladding to both the roof and walls, reflecting the aesthetic of the historic hinterland of agricultural and light industrial developments.

Elsewhere at the first floor, timber cladding is proposed to provide a more natural and softer aesthetic, which better relates to areas of resident circulation and the planted courtyard spaces proposed for resident activities and informal gathering.

Historic and Natural Environment:

See commentary relating to Core Policies 51 and 59 for detailed information on how the proposed design responds the Historic and Natural Environment of Mere.

Landscape, Connectivity and Signage:

The landscape design strategy seeks to retain the existing site access points, whilst enhancing pedestrian access onto both Angel Lane and Barnes Place.

The layout and form of the existing building footprint provides the opportunity to develop a series of planted courtyard spaces, one that connects with the pedestrian entrance at the front of the site, whilst the latter provides a more private area for the residents to congregate and connect with each other.

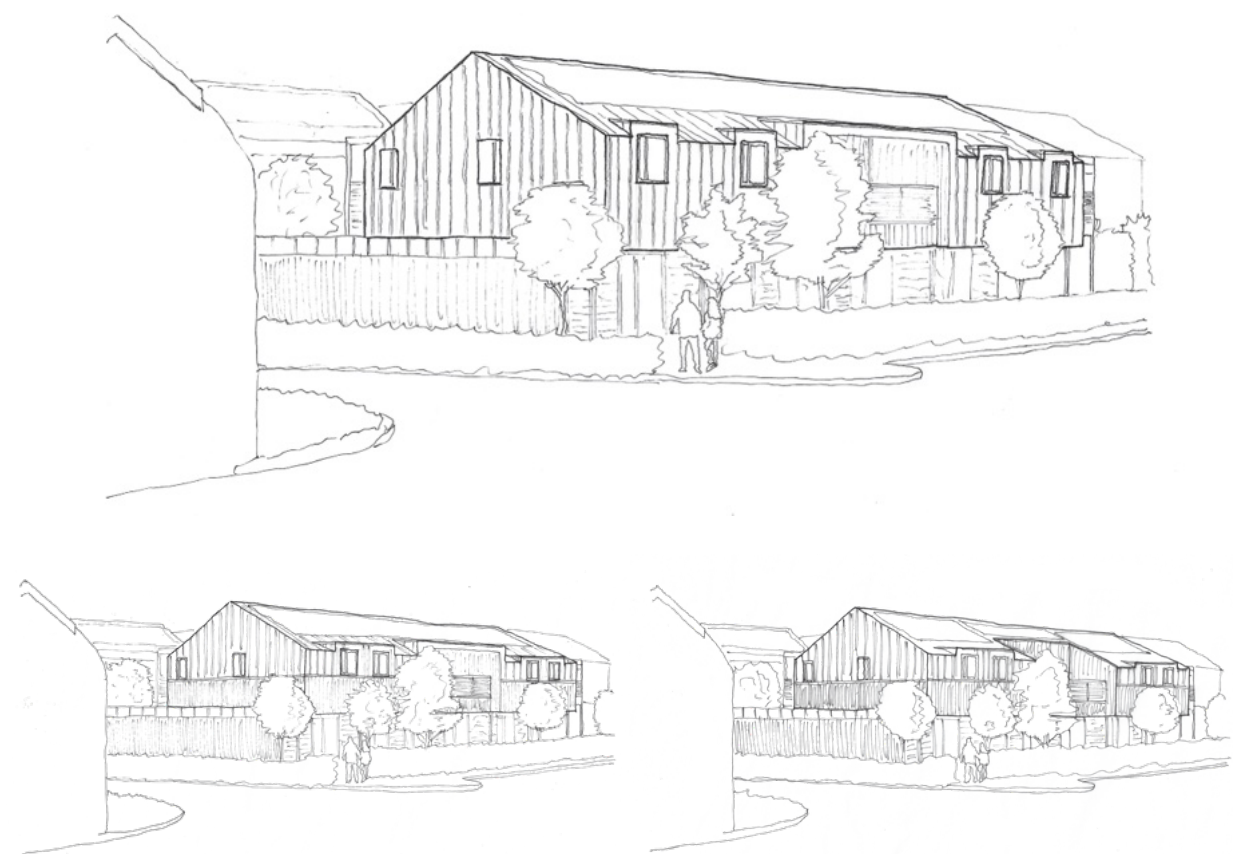
Around the perimeter of the site, the existing established planting and boundary conditions are retained, ensuring continuity with the wider townscape and conservation area. Established stone walling is retained on boundaries to the north and east, whilst existing hedgerows and areas of dense planting are retained along the south and west, looking onto Angel Land and neighbouring properties.

For further information see Landscape Strategy (324_GLA_00_XX_RP_L_0001 November 2025) by Greenhalgh Landscape Architects.

Signage for the building is proposed to be limited to discrete text at the main entrance to the building, which is set back from the public realm on Angel Lane.

7.0 Core Policy 58

Ensuring the Conservation of the Historic Environment



Sketch options developing alternative roof lines and cladding materials to the accommodation block facing Angel Lane - in response to Conservation and Urban Design officer comments.

Core Policy 58 - Ensuring the conservation of the historic environment

Development should protect, conserve and where possible enhance the historic environment. Designated heritage assets and their settings will be conserved, and where appropriate enhanced in a manner appropriate to their significance, including:

- i. nationally significant archaeological remains
- ii. World Heritage Sites within and adjacent to Wiltshire
- iii. buildings and structures of special architectural or historic interest
- iv. the special character or appearance of conservation areas
- v. historic parks and gardens
- vi. important landscapes, including registered battlefields and townscapes.

Distinctive elements of Wiltshire’s historic environment, including non-designated heritage assets, which contribute to a sense of local character and identity will be conserved, and where possible enhanced. The potential contribution of these heritage assets towards wider social, cultural, economic and environmental benefits will also be utilised where this can be delivered in a sensitive and appropriate manner in accordance with Core Policy 57 (Ensuring High Quality Design and Place Shaping). Heritage assets at risk will be monitored and development proposals that improve their condition will be encouraged. The advice of statutory and local consultees will be sought in consideration of such applications.

Policy Summary:

Wiltshire Core Policy 58 seeks to protect the rich history of the county, stating that all new development must protect, conserve, and enhance the historic environment, with proposals needing to carefully consider how they will affect the setting of important historic buildings and sites.

The policy applies to both major and local heritage assets, with the need to protect nationally significant sites, World Heritage Sites, listed buildings, conservation areas, and even unlisted buildings of local merit, ensuring any new building respects local character and identity.

Assessment of Heritage Significance:

Both an ‘Archaeological Assessment’ and a ‘Heritage Impact Statement’ were submitted as part of this planning application, and should be referred to for more detail on the location and significance of local heritage assets.

Conservation Area

Fives Court sits within the southern extent of the Mere Conservation Area, as described on page 8 of the Design and Access Statement. The majority of the listed buildings within Mere are located north of the Fives Court site, surrounding the historic centre of the town and market place. In addition there is designated protected tree on the site (Tree Preservation Order) which plays a key role in the setting and context of the conservation area.

Fives Court Wall

The closest listed structure to the proposed site is the ‘Fives Court Wall’, which is a Grade II Listed structure less than 100m north of the site.

St Michael the Archangel

The church of St Michael the Archangel is located approximately 140m west of the site at Fives Court and is a Grade I Listed building, with remnant features from the 11th century. The church forms the primary focal feature of the historic townscape, acting as a visual fulcrum from which all of the surrounding buildings take their cue.

Anglo-Saxon Burial

An Anglo-Saxon burial of national significance was discovered outside of the proposed development site, to the south, in the mid-1990’s. The context of this burial to the surrounding landscape and settlement use is unknown.

Design Solutions in Response to Heritage Assets and Setting:

The proposed development at Fives Court seeks to reinforce the architectural language of the hinterland structures of Mere town centre, particularly evident to the south of the town and adjacent to Angel Lane, which are linear in form and reflect the agricultural and light industrial heritage which supported the commerce and market focussed centre of Mere.

- To respond to the particular character of the conservation area and enhance the public realm along Angel Lane, the western wing of the proposed development is reduced in height to better reflect the scale of neighbouring development.
- Reduced eaves and dormer windows reflect the low rise nature of the structures further north along the lane, whilst the metal finish to the roof and walls reinforce the architectural language of the remaining agricultural barns and light industrial spaces.
- The reduction in height of this part of the proposed development also creates a variety of roof heights across the site, which further helps to reflect and enhance the undulating roofscape and character of the conservation area and wider village as a whole.

More generally the proposal to re-use the footprint of the existing building and surrounding hard landscaping helps to limit any disturbance or damage to undiscovered archaeological remains, by avoiding the need for extensive groundworks on the site.

Enhancement and Public Benefit:

Beyond protecting the existing historic fabric of Mere, the proposed scheme seeks to enhance the public realm and nature of pedestrian movement in the town by creating a new permissive footpath through the site, that links to the existing network of local footpaths.

In addition the communal spaces in the proposed building seek to build on the visual connectivity to the wider townscape, by creating crafted views of the church and Castle Hill to the north.

8.0 Revised Design Information

The following drawings have been amended / included in support of the revised planning application. These are to be read alongside the previously submitted design and consultant information.

- WCMRFC-050-00-00-DR-A-0003-P09 Site Plan Proposed
- WCMRFC-050-00-00-DR-A-0004-P10 Ground Floor Plan
- WCMRFC-050-00-01-DR-A-0005-P10 First Floor Plan
- WCMRFC-050-00-RF-DR-A-0006-P04 Roof Plan
- WCMRFC-050-00-XX-DR-A-0101-Bin Store - Proposed Plans
- WCMRFC-050-00-XX-DR-A-0201-P06 North Elevation
- WCMRFC-050-00-XX-DR-A-0202-P07 East Elevation
- WCMRFC-050-00-XX-DR-A-0203-P07 South Elevation
- WCMRFC-050-00-XX-DR-A-0204-P06 West Elevation
- WCMRFC-050-00-XX-DR-A-0207-Bin Store - Proposed Elevations
- WCMRFC-050-ZZ-ZZ-DR-A-0302-P06 Site Section B-B
- WCMRFC-050-ZZ-ZZ-DR-A-0602-P03 Visualisation 2
- WCMRFC-050-ZZ-ZZ-DR-A-0603-P03 Visualisation 3



One50studio

Create Centre
Smeaton Road
Spike Island
Bristol
BS1 6XN

0117 2140465
www.one50studio.com