

Proctor Watts Cole Rutter

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Fig.1 Aerial view of site. Position of garage and swimming pool indicated.

**Design and Access Statement (to be read in conjunction
with the Heritage Impact Assessment)**

Project:

Proposed Swimming Pool, Garage and Underground Water Tanks at

The Old Rectory, Church Street, Mere, BA12

for

Ms Stevens and Mr Middleton

August 2026



1. Site and Surroundings

- 1.1. Old Rectory Cottage is a large, detached dwelling lying in extensive grounds. Located close to the centre of Mere it lies in a quiet cul-de-sac in a semi-rural setting together with other substantial properties in the locality, which includes St Michaels and All Angels Church. This is dealt with in more detail within the Heritage Impact Statement and its addendum.
- 1.2. The locality is characterised by a number of historic properties including the Grade II* listed church, St Michael The Archangel, which collectively form a distinct neighbourhood within Mere which lies within the town Conservation Area.
- 1.3. The extensive grounds at the property contain a series of timber and mono pitch outbuildings arranged along the north and west boundaries and to currently detract from the setting of the host dwelling. These are currently served by a gravelled drive.

2. Proposal

- 2.1. The application is to place a new garage on the site of an existing hardstanding against the western boundary of the site. This would be a substantial timber frame building under a dual pitched plain tile roof designed for longevity using natural materials.
- 2.2. The concrete hardstanding would be replaced with gravel.
- 2.3. In addition, a new swimming pool with small plant room, is proposed within part of the cultivated (grassed) area of the garden.
- 2.4. Two underground water tanks are proposed in the front and rear gardens.

3. Design and impact

- 3.1. The garage is designed as a simple three bay, part open fronted structure. This will be an oak framed building with softwood boarded cladding. A catslide roof is introduced to keep the overall height of the building down to ensure a lower overall ridge height.
- 3.2. A small shrub boarder will be lost, but otherwise the access arrangement and hardstanding areas will not be increased with the concrete replaced with gravel, as a result of the proposal. This will improve the appearance of this area of the garden.
- 3.3. The water storage tanks will be below ground and so have no visual impact and no impact on heritage assets. However, they will allow a reduction on water usage in dry periods and thus have a clear and obvious sustainability benefit in conserving water resources.

- 3.4. The swimming pool is of modest proportions and well screened from view and the street, and more immediately from the house by a well-established beech hedge. After enquiry no below ground buried heritage assets are expected. A small plant room alongside is proposed as simple timber building under a clay plan tile roof.

4. Ecology/Arboriculture

- 4.1. The swimming pool is placed within part of the garden enclosed by an established beech hedge.
- 4.2 The location is discrete and does not disturb any established habitat being placed on well cultivated garden.
- 4.3 Whilst the site has a number of trees in and around it, the accompanying Arboricultural Impact and Method Statement ensure those trees are protected from harm.

Simon Rutter MRIPI