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Fig.2 Site of proposed extension (indicated) to rear of Rosemary Cottage

HERITAGE, ACCESS & DESIGN STATEMENT

Project:

Proposed Extension to

Rosemary Cottage, Dark Lane, Mere, BA12 6DT for

Mr T Albone

October 2026



1. Site and Heritage Context

- 1.1. Rosemary Cottage is set within the Mere Conservation Area along a narrow lane near the centre of the town.
- 1.2. The original Rosemary Cottage is a small thatch stone dwelling sitting on the back of Dark Lane.
- 1.3. The cottage has extended along and back from the lane as single storey additions.
- 1.4. Vehicular access is directly off Water Street as Dark Lane is very narrow.
- 1.5. There are no adjacent listed buildings or listed buildings with shared boundaries. The closest is The Grange, fronting onto Water Street to the south.
- 1.6. The original cottage is an attractive and simple agricultural cottage which retains its simplicity which contrasts with the clear modern style of the extensions.

2. Proposal

- 2.1 The applicant wishes to rationalise the poorly detailed previous extension (see fig.2) and extend out by 3m through the existing retaining wall, and will require a new retaining wall to be built re-using the reconstructed stone from the existing wall.
- 2.2 This will involve removing the existing PVC conservatory and replacing with a garden room with stone plinth wall with lantern light.



Fig.2 & 3 Rear view of existing extension and retaining wall to be re-sited (indicated)

3. Design

- 3.1. The current conservatory is of standard off the peg design and of white uPVC. The proposal seeks a more elegant solution which sits better in relation, and more closely follows the design of the modern extensions, whilst being more visually recessive when viewed against the existing cottage.
- 3.2. The proposal therefore is designed with a matching stone plinth with slender aluminium glazing.
- 3.3. For utility the conservatory is extended, which will require moving back the existing retaining wall (see fig.3).

3.4. The result is the extension will be set down well into the ground and not visible outside the site.

4. Assessment of Heritage Significance

4.1. The proposal is not visible from outside the site (figs.4-6) and so there is impact on the character and appearance of the Conservation Area.

4.2. The improved design will ensure the setting of the existing older cottage is maintained, if not improved by the proposal.



Figs 4 & 5 View from street from each approach.



Fig.6 View down drive

5. Ecology

- 5.1. The proposed extension is a low single storey extension. The new roof has been designed to avoid interference with the existing low pitch roof of the previous extension and will join in the same manner and location as the existing conservatory, where the eaves to the main roof are sealed by the existing conservatory roof join, presenting no crevices for bat access. Internally the roof is glazed with full daylight (fig.7). This will result in no disturbance to the main roof.
- 5.2. Notwithstanding the existing roof is a tightly fitted slate roof with well-maintained soffits and gutters and offer no opportunities for crevice seeking bats within the slates. The slope of the roof is extremely low offering only the smallest of roof voids and this is interrupted by two light wells and filled with insulation.



Fig7. Existing conservatory and kitchen

6. Summary

- 6.1. The proposal is to replace an incongruous uPVC conservatory with a more appropriate and considered design.
- 6.2 This will be a larger structure requiring moving the existing retaining wall.
- 6.3 The proposal is set down from surrounding ground level and within the rear garden of the property, such that it cannot be seen from outside the property.
- 6.4 The proposal will have no impact on the character and appearance of the Conservation Area.
- 6.5 The existing roof will not be effected and has no crevices along the eaves as these are sealed by the existing conservatory.

Simon Rutter MRTPI