

Design & Access / Heritage Statement



Proposed replacement single storey extension & alterations to the first floor

at

Rose Cottage, 513 Bere Lane, Caundle Marsh, Dorset DT9 5JX

for

Mrs E Howat

Paul Gale mciat Planning + Architectural Design Ltd
Willows End, Glebe Close, Thornford, Sherborne, Dorset DT9 6PY



DESIGN & ACCESS STATEMENT

HISTORY

Rose Cottage is a Grade II listed building of the late 18th / early 19th century with rubble stone walls and a half-hipped thatch roof. The property probably originated as a roadside encroachment and was listed in May 1984 (English Heritage Legacy ID 104747).

The cottage has however subsequently been altered as the following planning consents:

1. 1/N/95/000218 dated 21/09/1995: Remove existing single storey extension & provide a two storey extension.
2. 1/N/02/000206 dated 06/02/2002: Erect single storey extension & make internal alterations.
3. 1/D/08/000558 dated 18/03/2008: Internal alterations to re-arrange stud partitions on the 1st floor to create a separate bathroom & toilet.
4. 1/D/13/000157 dated 29/01/2013: WC / Shower Room extension on the ground floor.

The cottage is positioned within a narrow strip of land to the north side of Bere Lane enclosed around the curtilage of the site with timber fencing, substantial hedges and a mature oak tree within the north west corner of the site.

Listed Buildings within close proximity to the application site are as follows:

1. Oak End: immediately adjacent east to Rose Cottage.
2. Nos 504(includes No.505): positioned west of Rose Cottage at the junction of the main road and Bere Lane.

Planning Permission P/HOU/2022/04252 & Listed Building Consent P/HOU/2022/ 04253 was granted on 2nd September 2022.

Due to minor changes to the finishes and slightly amended layout we now submit a further planning & listed building application.

DESIGN

It is proposed to undertake internal and external alterations incorporating the following:

1. Remove the existing natural stone & slate roof single storey extension built in 2002 under planning consent No. 1/N/02/000206 and timber single storey side rear extension built in 2013 under planning consent No.1/D/13/000157. Provide a replacement single storey extension.
2. Remove the existing timber studwork partitions on the first floor provided in 2008 under consent No. 1/D/08/000558 and make minor adjustments to the timber partitions to increase the existing bathroom.

It is proposed to provide an extension which respects the historic aspect of the existing Grade II Listed Building, both in scale and in a design which visually detaches itself from the existing dwelling, therefore remaining subservient to the existing cottage.

To maintain the integrity of the existing cottage the following materials are proposed:

Roof: Natural slate
Walls: Western Red Cedar timber vertical boarding left to weather naturally.
Windows: Painted timber
Doors (sliding): Powder coated aluminium

With reference to the minor alteration to the first floor studwork partitions to the existing bathroom this will provide a practical solution to what is an useable bathroom area first created in 2008. Therefore, the existing partitions are not historic.

ACCESS/LANDSCAPING

Access to the property is via an existing vehicular entrance directly from Bere Lane as indicated on the site plan.

No significant changes to landscaping are anticipated, as the site benefits from the substantial landscaping which already exist within the curtilage of the site.

However, the existing Ash Tree immediately adjacent to the existing cottage identified as T1 on the plans, will need to be removed as this is already too close to the existing cottage and to safeguard the structural stability of the existing cottage will need to be removed.

CONCLUSION

We believe that the proposals are appropriate and due to the scale and materials proposed will not be detrimental to the existing cottage.

By removing both of the existing single storey extensions previously approved by the district council and replacing them with a continuous slate pitched roof we believe that this represents an improvement to the existing property.

In conclusion we believe the proposals are appropriate in accordance with the Dorset Local Plan and the National Planning Policy Framework.

HERITAGE STATEMENT

As previous stated Rose Cottage is a Grade II listed building of the late 18th / early 19th century with rubble stone walls and a half-hipped thatch roof. The property probably originated as a roadside encroachment and was listed in May 1984 (English Heritage Legacy ID 104747).

Between the years from 1995 to 2013 the cottage has been the subject of planning applications to include single & two storey extensions together with providing new internal timber studwork partitions to the first floor, substantially altering the original historic first floor layout of the cottage. (Refer to an extract from the approved drawing of the 1st floor).

This present application seeks permission to re-visit the previously approved extensions and now to provide a cohesive replacement single storey extension for those previously approved and re-aligning the studwork partitions provided in 2008.

For the reasons outlined above, we therefore believe that the present proposals will have little impact on either its historic fabric or aesthetic value and would represent a minor enhancement to the character of the existing cottage.

I conclude that due to the position and scale of the replacement single storey extension being attached to the gable end of the two storey extension built in 1995 it would not cause any harm to the significance of the cottage, other listed buildings in close proximity to the application site nor to the conservation area.



Chartered Architectural Technologist

Dated: 14 August 2023

