

HERRITAGE STATEMENT

**Proposed Alteration and
Extension at
Bramble Cottage
Rhodyate
Blagdon
BS40 7TP**

**For
Mr P Brunning
26/02/24**

1.0 Background Information

The property is located off Rhodyate Blagdon via a private drive. The application is proposing a single storey side extension to the East elevation. The existing property has been extended over two storeys in the past to the east.



The walls are painted render with a clay tiled roof and white pvcu double glazed windows. It has a oak covered porch.



The site is on sloping ground with natural stone walls and mature garden.

Conservation Area Heritage Evaluation

The Blagdon Conservation Area was designated in 1978 but no Conservation Area Appraisal appears to have been prepared for it. A brief appraisal of the Conservation Area's character and appearance, in the context of the proposal, have therefore been provided to inform the impact assessment.

The Conservation Area encompasses much of the village of Blagdon. As discussed above, the village can be divided into three distinct areas: East End, West End, and Street End. The Site is located within the Street End area. East End encompasses the historic core of the village of Blagdon, which spread westwards to West End in the later medieval and post-medieval periods.

Street End appears, from the cartographic sources, to have developed in the post-medieval period and into the modern period. This creates three distinct characters within the Conservation Area; one of narrow village lanes located in and around the historic church (East End); one concentrated along the main spinal route of the village with views over the recreation ground looking towards the church and Blagdon Lake (West End); and one of a narrow road heading southwards with a mix of agricultural land and further narrow village lanes (Street End).

There are several 'pockets' of modern developments in the southern area of the village which are excluded from the Conservation Area boundary, e.g., Fallowfield and Score Lane. The Conservation Area comprises the historic core of the village of Blagdon and the surround agricultural land. The key routes within the Conservation Area are the A368 (High Street and Bath Road) which forms the principal route through the village, and the rural village lane, Church Street and Street End, which form a sinuous interconnecting streetscape.

The A368 was established as a turnpike road in the 18th century and became an important travel route through the village. This road is now a busy road corridor, although reflective of the historic routeway through the village, and thus, positively contributing to the significance of the Conservation Area.

The site is located on the Street End area of the village, with the road leading southwards beyond the village towards the higher land of the Mendip Hills. This area is characterised by post-medieval cottages/houses lining the street interspersed with modern developments and glimpses of agricultural land.

The narrow streetscape and the post-medieval dwellings create a rural road-side settlement character. The style and location of these buildings, combined with the outlying agricultural areas positively contribute to the character and appearance of the Conservation Area. The modern developments make a neutral contribution, neither adding or detracting from the historic or architectural interest of the Conservation Area.

The original Bramble Cottage is likely to have been constructed circa 1840 and comprises solid load bearing stonework, which has at a later date been rendered. The property would probably have been constructed as a “Miners Cottage” to house workers working in the lead mines on The Mendips.

3.0 Impact

The application proposed a modest subserviant single storey extension on the east elevation, finished in painted render reclaimed matching tiles and oak frame, which respects the existing materials and the vernacular of the area.

A small enclosed enlarged patio area is proposed to be guarded by glazed guarding.

The proposal will have no impact on the conservation area.

