

DESIGN, ACCESS & HERITAGE STATEMENT

relating to an

APPLICATION FOR LISTED BUILDING CONSENT

in respect of proposed

FIRE DAMAGE REPAIRS

at

BEWLEY COTTAGE, 7 BOWDEN HILL, LACOCK, SN15 2PW



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1.0 Site analysis

- 1.1 Bewley Cottage is a Grade II Listed dwelling located to the south of the village road (Bowden Hill) overlooking Bewley Common, it lies within the village Conservation Area.
The dwelling dates from 18th Century (formerly a row of cottages) with clear and distinct phases of built development. The more recent enlargement of the cottage is a two-storey western extension and a single storey eastern extension.
- 1.2 On Monday 21st July 2025 the cottage suffered a catastrophic fire, leaving the structure without a roof and extensively damaged by fire, smoke and water.
- 1.3 The cottage was believed to have been previously reinstated following a fire in April 1996 with new thatch, roof structure and internal floor and ceiling finishes synonyms of the time. Sanitary provision and Kitchen units are of a similar era.
- 1.4 The roof was covered in combed wheat reed thatch upon softwood rafters and oak purlins, ridge beams and raised collar trusses.

The Bathrooms at first floor have horizontal ceilings, the remaining first floor ceiling follows the rafter line.

The eastern shallow lean-to single storey extension has interlocking concrete tiles and remains intact.

The first-floor structure, ground floor structure and external walls are structurally sound yet effected in part by smoke and water.

- 1.5 The listing details are as follows: -

LACOCK BOWDEN HILL ST 96 NW (south side) 3/17 No 7 II

Row of cottages, now one house, C18, painted rubble stone with thatched half-hipped roof and three ridge stacks. 1½ storeys. Four eyebrows above, three over leaded casement pairs, one fully glazed with leaded lights. Ground floor has, from left, C20 casement pair, pair of 2-light cyma-moulded mullion windows with single light between, casement pair, 2-light beaded mullion window, and projecting porch. Four similar eyebrows to rear and 2 ground floor beaded mullion windows.

Listing NGR: ST9309767943

- 1.6 A covered scaffold will be erected from the 17th November 2025 which will remain in place until the proposed repairs and reinstatement are weathertight during 2026.

2.0 Planning History

- 2.1 The early adaptations from a row of cottages to a single cottage pre-dates Wiltshire Councils planning record results but is thought to be 1970-1980.
- 2.2 There are no records recording the 1996/1997 roof and first floor alterations, nor the 1970-1980 east and west extensions. However, 1999 alterations to access and the porch were approved under Applications N/99/01041/TCA & 042/LBC.
- 2.3 There are further Applications relating to removal of trees and hedging between 1998 & 2021.
- 2.4 During 2017 the detached Garage was removed and a new Garage and Annexe provided under Application 17/09114/FUL.
- 2.5 The historic timeline showing the progressive changes to the dwelling are highlighted on Drawing 4430-03A.

3.0 Proposed Works

3.1 In this Application there are no proposed alterations to the rooms nor structure (roof repairs/reinstatement excepted).

3.2 The proposals are all of a repair nature and in brief are described below:

- Provision of new cut roof over the two-storey dwelling with oak raised collar trusses (some members perhaps retained), oak purlins, oak ridge beam, oak curved braces and softwood rafters.
- Provision of fire-resistant boarding upon the rafters, finished with combed wheat red straw thatched.
- Provision of replacement plasterboard ceiling linings at first and ground floor – there are no lath and plaster finishes present.
- Provision of plasterboard wall linings to stud partitions at first floor - all to C20 partitions.
- Replacement of heat damaged glass – mainly single glazed 4mm float glass and some 13mm double glazed units.
- Replacement of C20 laminate floor to Reception Rooms at ground floor.

4.0 Design, Justification & Heritage Assessment

- 4.1 The existing roof structure and thatch date from 1996/1997. There are no historic/original timbers present. There are – C18 stone walls with C20 extension at east and west, C18 first floor structure to Dining Room, with 1996/1997 floor structures and flooring elsewhere.

Floor, wall and ceiling finishes are evidently 1996/1997 not earlier – in brief, the historic dwelling much altered and adapted during the late C20 leaving little physical evidence of the original (walls and mullioned window surrounds expected).

- 4.2 The intention is to provide a new green oak roof structure incorporating softwood rafters, covered with fire resistant boarding and thatch (combed wheat reed)

Floor, wall and ceiling finishes are to replicate those present pre-fire – namely modern floorboarding (retaining concrete and quarry tiles where present), plasterboard and skim to walls and ceilings.

- 4.3 Historic fireplace openings, stone mullion window surrounds and stone random rubble walls are to be retained.

- 4.4 Contemporary 1996-2020 sanitaryware, Kitchen, joinery and cupboard fittings all suffered from the Fire Brigade and natural rainfall requiring repair and replacement.

- 4.5 Electrical power and lighting, waste pipes, hot & cold services, gas flame effect fires shall all be renewed and contained within or behind contemporary (not historic) finishes.

- 4.6 A separate Application is to be lodged with the Council seeking consent for a window to Bathroom 1 at first floor.

5.0 Access Statement

- 5.1 There are no negative access implications arising from the proposals, the repairs and reinstatement maintain the existing access arrangements.

6.0 Conclusion

- 6.1 The repairs and reinstatement works to the roofs are to be carried out with traditional material and techniques to weatherproof the cottage ready for re-occupation post drying and reinstatement of finishes and services.

The fire gives an opportunity to provide fire resistant at roof level, yet in all other respects no further change is required.