

DESIGN, ACCESS & HERITAGE STATEMENT

relating to an

APPLICATION FOR LISTED BUILDING CONSENT

in respect of proposed

**FIRST FLOOR BATHROOM WINDOW & CHANGE OF ROOF
COVERING TO PORCH**

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 4430-03B.
- 2.6 A Listed Building Consent Application ref. PL/2025/08665 dated Thursday 30th October 2025 for fire damage repairs is extant with a determination date of 25th December 2025.

3.0 Proposed Works

3.1 This proposal is for the addition of a first-floor window to Bathroom 1. The proposed window (WF12) is to be the same in size, detail and mouldings as WF9 (Bathroom 2).

- WF12 will be a timber casement eyebrow dormer window containing a pair of two lights, Accoya timber, painted, single glazed with ovolo internal mouldings to stiles, rails and glazing bars. Black antique cocks spur fastener and stay all as WF9.

3.2 This proposal is also for the change of the roof covering of the front porch from thatch to stone tiles.

- The proposed porch roof is to consist of natural stone tiles with diminishing courses.

4.0 *Design, Justification & Heritage Assessment*

- 4.1 The intention for the proposed window is to provide more natural light and ventilation to Bathroom 1.
- 4.2 Prior to the fire, the original thatch on the porch was adversely affected from rainwater run off from the main roof which caused the thatch on the porch roof to deteriorate quicker. This resulted in the porch having a damp, cold feel to it. The provision of stone tiles is a much more desirable option.
- 4.3 A separate application has been lodged with the Council seeking consent for proposed repair and reinstatement works for the Cottage as a whole. Please refer to PL/2025/08665.

5.0 Access Statement

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

6.0 Conclusion

- 6.1 The proposed works are to be carried out alongside the repair and reinstatement works detailed in the separate application ref. PL/2025/08665. The proposed window, taking into account the obvious benefit to living conditions for occupant, matches existing detail and should be considered to have a neutral impact upon the historic asset so catastrophically affected by fire.

The proposed porch roof will provide a more durable roof covering while improving the internal conditions of the porch, reducing the chance of moisture ingress through leaks from the thatch at this low lying position. The proposed roof coverings are to match the client's garage/ annexe which was provided under Application 17/09114/FUL.