

FEBRUARY 2026

THE RED LION, HIGH STREET, LACOCK

WC ROOFING WORKS

HERITAGE, DESIGN AND ACCESS STATEMENT



WC ROOFING WORKS, THE RED LION, LACOCK

HERITAGE, DESIGN AND ACCESS STATEMENT



It should be noted that the scale accuracy of images within this document cannot be guaranteed.

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Prepared by : RN

Checked by :

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BOX HOUSE, BOX HOUSE ESTATE,
BATH ROAD, BOX, SN13 8AA

T 01225 969380
E info@bhpharchitects.com
W bhpharchitects.com

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1 INTRODUCTION

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OVERVIEW

- 1.1 This statement supports an application for Listed Building Consent for the re-roofing of a single storey side extension to a Grade II listed Public House.
- 1.2 The proposals have been developed in accordance with: CABI's guidance on writing and using Design and Access Statements, Wiltshire Council's Local Plan and Heritage Topic Paper and the National Planning Policy Framework (NPPF) Section 16.
- 1.3 The works aim to preserve and enhance the building's architectural integrity while ensuring its continued contribution to the historic environment.



Existing Roof

1.4 PURPOSE OF THE DOCUMENT

- 1.5 This statement has been prepared in accordance with the Department for Communities and Local Government's (DCLG) Circular 01/2006 which requires applications to be accompanied by a Design and Access Statement. It also takes account of the advice set out in the CABI publication, "Design & Access Statements - how to write, read and use them".

THE PROPOSAL

- 1.6 The Application at The Red Lion, High Street Lacock seeks listed building approval to deconstruct and rebuild the stone slate roof to a side extension.
 - The works will comprise the careful dismantling and replacement of the existing lean-to roof structure. The external form, pitch, footprint, ridge height, eaves height, and visual appearance of the roof will remain unchanged.
 - The roof slates will be stripped by hand and set aside for reuse,
 - The existing roof timbers will be removed and replace with new ones,
 - A roof membrane will be added and insulation will be installed before the existing slates are to be replaced and new slates installed as needed to replace any that are too damaged,
 - New guttering will be installed on the short elevation to the High Street to protect the stone wall below.
 - All works will be undertaken in accordance with conservation best practice and under careful supervision to minimise impact on historic fabric.

2 ASSESSMENT

THE SITE

- 2.1 The site is not within an AONB.
- 2.2 The site is located within the Lacock Conservation Area.
- 2.3 The site and its neighbouring dwellings are Grade II Listed buildings.
- 2.4 The site is not within a Flood Zone.

SIGNIFICANCE OF THE ASSET

- 2.5 The Red Lion Inn at Lacock has special architectural and historic interest, dating from late 1700s, and forms part of the historic fabric of Lacock. The single storey side extension to the Grade II listed Public House contributes to the building's distinctive roof line, character, and appearance in the wider setting.

OVERVIEW

- 2.6 Listed Building Grade: II
- 2.7 List Entry Number: 1198403
- 2.8 Date first listed: 20-Dec-1960
- 2.9 List Entry Name: The Red Lion Inn
- 2.10 Statutory Address: THE RED LION INN, HIGH STREET



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Site Photos

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LISTING TEXT

- 2.11 Inn, c1730, red brick with ashlar dressings, half-hipped Bridgwater tile roof and 2 stacks on rear roof slope. Tall, formal, 3-storey, 7-window front of 2-3-2 bays, with parapet and large plain brick semi-circular pediment. Ashlar plinth, raised piers of banded brick and stone flanking centre and at outer angles of principal floors, heavily moulded coved ashlar cornice over first floor, broken forward over piers, and plain ashlar piers to second floor. Moulded parapet coping. Segment-headed windows in raised moulded stone surrounds with keystones, 6-pane to second floor, 12-pane to first floor and mullion-and-transom to ground floor. Central panelled double doors in large similar surround with hood on brackets over. Attached to left is small ashlar-fronted 2-storey and attic C18 house with dormer, recessed cyma-moulded 2-light mullion windows and moulded cornice over ground floor. Two first floor windows, 3 to ground floor, the right window replacing a door. Mullion-and-transom stair light on rear wall. Rear of main range is rubble stone with 3-window range of 2-light cyma-moulded flush mullion windows. A large south-west rear wing in rubble stone with stone slate roof has 2 dormers and 5-window range of 2-light cyma-moulded flush mullion windows. Interior of front range has chamfered spine beams and large west end stone fireplace. In rear wing, mid C18 staircase with square newels, turned balusters and brackets to treads. Upstairs west end bolection moulded fireplace.
- 2.12 Listing NGR: ST9165568420

3 PROPOSAL

CONDITION AND NEED FOR WORKS

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- 3.1 Visual inspection of the roof confirms the following:
- That a number of tiles have lost their fixings and have slipped.
 - That the ridge of the roof is undulating
 - A number of the existing roof timbers show signs on damp and decay.
 - A number of slipped tiles have been removed from the roof this year on health and safety grounds, further opening the roof structure up to water ingress.
 - Repair in situ is no longer feasible without risking water ingress and structural failure. Their replacement is necessary for both preservation and safety.
- 3.2 The works are required due to deterioration of the existing roof timbers. The intervention has been designed as a like-for-like repair in terms of appearance, ensuring preservation of the building's character and special architectural interest.



Site Photos

DESIGN PRINCIPLES & APPROACH

- 3.3 The proposed works will:
- Carefully record all dimensions and features before dismantling,
 - Dismantle to wall plate level to protect adjoining historic fabric,
 - Salvage and reuse sound original stone slates where possible,
 - Source matching reclaimed materials where reuse is not possible,
 - And rebuild to original dimensions, proportions, and detailing.

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Existing Guttering

ADDITION OF RAIN WATER GUTTERING

- 3.4 This application seeks the approval to add a short length of rainwater guttering on the short elevation of the extension which fronts the High Street, and to replace the existing section with a larger section of guttering.

Primary conservation justification:

- Preventing deterioration of historic fabric.
- 3.5 The current situation is causing water saturation of the stonework, which leads to:
- Freeze-thaw damage (water enters stone, freezes, expands, causes cracking and spalling)
 - Erosion of stone faces and mortar joints
 - Biological growth (algae, moss, lichen) which can damage the stone surface
 - Salt crystallization damage from repeated wetting and drying cycle

Additional justification:

- 3.6 Ground-level problems - Uncontrolled water discharge is likely causing:
- Erosion of ground surfaces around the building perimeter
 - Potential undermining of foundations
 - Pooling water against the building base, increasing rising damp risk
- 3.7 Internal damage risk - Persistent wall saturation can lead to:
- Water penetration affecting internal plasterwork, decorative features, or timber elements
 - Damp-related deterioration of any internal historic fabric

- 3.8 A precedent already exists for The Red Lion. A part of the building already has guttering, showing that controlled water disposal has been accepted as appropriate for this structure. As a minimal impact approach, adding guttering:
- is a reversible intervention.
 - prevents harm rather than causing it.
 - can be designed to be visually sympathetic using traditional materials (cast iron, etc.).
- 3.9 Use: No change to the building's use
- 3.10 Layout: No changes to the internal layout or use are proposed.
- 3.11 Scale: Identical to existing.
- 3.12 Appearance: Faithful reproduction in matching materials and detailing.

ACCESS

- 3.13 The works will not alter public or private access. Temporary scaffold access will be required for construction only.

LANDSCAPING

- 3.14 No landscaping alterations are proposed.

SUSTAINABILITY

- 3.15 Where feasible, original materials will be salvaged and reused. Matching reclaimed materials will be used otherwise, reducing waste.



Side Elevation



Existing Gutter Hanger

4 HERITAGE STATEMENT

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HERITAGE STATEMENT

LACOCK

- 4.1 Lacock is a picturesque village in Wiltshire, England, boasts a rich heritage dating back to the Domesday Book of 1086, where it was recorded as having a population of 160–190 along with two mills and a vineyard. In 1232, Lacock Abbey was founded on the manorial lands by Ela, Countess of Salisbury, who endowed it to “God and St Mary.” The village and manor formed part of this endowment, marking the beginning of Lacock’s ecclesiastical significance.
- 4.2 During the Middle Ages, Lacock flourished as a market town and became a hub for the woollen industry. The River Avon, which borders the village, could only be crossed at Reybridge or via a packhorse ford until the 18th century, preserving the village’s secluded charm.
- 4.3 Following the Dissolution of the Monasteries, Lacock Abbey and its estate were sold to William Sharington. Through marriage, the property later passed into the hands of the Talbot family. One of its most notable residents was Henry Fox Talbot, a pioneer of photography, who lived there from 1800 to 1877.
- 4.4 In 1916, Talbot’s son Charles bequeathed the estate to his niece, Matilda Gilchrist-Clark, who adopted the Talbot name. In 1944, Matilda Talbot generously donated the entire estate—including the Abbey, the village, and 284 acres of surrounding land—to the National Trust.
- 4.5 Today, Lacock retains its historic charm, with three traditional public houses and a variety of shops lining its High Street, including a grocery store, bakery, gift shops, and a National Trust shop. The village continues to attract visitors with its timeless beauty and deep historical roots.

THE RED LION

- 4.6 The Red Lion in Lacock is a historic Georgian coaching inn with origins dating back to the early 18th century. Located at 1 High Street in the National Trust village of Lacock, it is one of the village's most prominent architectural landmarks.

Historical Origins and Architecture

- 4.7 Construction: The current red-brick building was constructed in 1739 for John Ivory Talbot of Lacock Abbey.
- 4.8 Earlier Foundations: While the Georgian facade dates to the 1730s, it fronts much earlier structures. Historical records suggest it was built to capitalize on increased traffic from the newly turnpiked Bath road.
- 4.9 Key Features: The building is a Grade II listed property known for its distinctive semicircular pediment, Georgian interior, large open fireplaces, and original flagstone floors.

Ownership and Community Role

- 4.10 Wadworth Brewery: The pub has been under the ownership of the Devizes-based Wadworth Brewery since 1905.
- 4.11 National Trust: Like most of Lacock, the property is part of the National Trust estate, which has preserved the village's medieval and Georgian character since 1944.

Famous Filming Location

- 4.12 The Red Lion's authentic historic appearance has made it a frequent choice for film and television productions:
- Pride and Prejudice:
 - Cranford:
 - Harry Potter,
 - Downton Abbey,
 - Wolf Hall,
 - and The Wolfman.

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PROPOSED WORKS

- 4.13 The Red Lion Inn is listed at Grade II, recognising its special architectural and historic interest. The stone slate roof is integral to the building's historic character, contributing to its distinctive silhouette and appearance within the Lacock Conservation Area.

Roof Covering

- 4.14 The proposed works have been carefully developed in accordance with best practice in heritage conservation. The starting principle has been to retain and reuse as much original fabric as possible. The existing stone slates will be carefully stripped by hand, catalogued, and set aside for reinstatement. Where slates are beyond repair, matching reclaimed material will be sourced to ensure a consistent appearance. The roof will be rebuilt to the original dimensions, proportions, pitch height, footprint, eaves height and coursing pattern, preserving the building's historic character and roofscape.

Roof Structure

- 4.15 The limited loss of original structural fabric — specifically the roof timbers and battens — is justified by their poor and deteriorating condition, which has been confirmed by visual inspection. These elements are concealed from view and their careful replacement is necessary to achieve a structurally sound and durable repair.
- 4.16 The new structural timbers will be installed to replicate the existing arrangement, including: rafter positions, dimensions (unless minor increases are structurally required), spacing, eaves and verge details, bearing points.
- 4.17 Replacement timbers will comprise of pressure-treated softwood, strength graded to current standards. The battens will suit the existing slate gauge and replicate the existing coursing

and alignment whilst their sizes will comply with current standards.

- 4.18 Timber treatment will be necessary to the standard of use class but will not alter the external appearance.

Breathable Membrane

- 4.19 The addition of a high-performance sarking membrane which lies above the rafters and with insulation beneath the reinstated slates, will have no visible impact on the building's appearance, while meaningfully improving the thermal performance, weather resistance, vapour permeability and day-to-day habitability of the spaces below. This addition of the breathable membrane will also reduce the risk of condensation.

Internal Finish

- 4.20 The existing modern plasterboard ceiling will be replaced with materials of a similar character.

Guttering/Rainwater Goods

- 4.21 The replacement of the existing 115mm cast iron guttering with a larger-diameter 125mm half round cast iron gutters (a larger equivalent) should be regarded as a positive intervention in heritage terms. During periods of heavy rainfall, the existing guttering is insufficient and water currently overtops it, saturating the stonework below. Upgrading to a larger section will prevent this ongoing damage. In addition, a short new length of guttering is proposed on the High Street elevation of the extension, where there is currently no provision. This will protect the historic stonework from water running off the roof slope and splashing back from the ground. Both the replacement and new sections of guttering will be and detailed to match the existing installation.
- 4.22 Existing downpipes are to be retained and re-fixed unless they are found to be defective.

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IMPACT ON SIGNIFICANCE

- 4.23 Taken together, all of the proposed works are designed to care for and preserve this designated heritage asset. The proposals will result in no harm to the significance of the listed building and will deliver a clear heritage benefit by arresting ongoing deterioration, reinstating the roof in its historic form and materials, and ensuring the long-term structural integrity of the building. This aligns with NPPF paragraph 213, which requires clear justification for any loss of significance, and paragraph 219, which supports proposals that better reveal the significance of heritage assets
- 4.24 The proposed works will have no adverse impact on the special architectural or historic interest of the listed building. On the contrary, they will deliver a heritage benefit by actively contributing to the building's long-term preservation and visual integrity.
- 4.25 The deconstruction and rebuild of the stone slate roof to a lean-to roof structured side extension has been carefully considered to replicate the appearance, form and materials of the originals, thereby maintaining the building's historic character and ensuring continuity in its architectural expression. The decision to repair the existing fabric is justified by its structurally unsound condition and the inability to achieve a durable, conservation-led repair. This approach aligns with best practice in heritage conservation, where the retention of form and character takes precedence when original materials can no longer perform.
- 4.26 By reinstating these key features in a historically accurate manner, the proposals will enhance the building's legibility and contribute positively to its significance as a designated heritage asset.

- 4.27 Furthermore, the works will safeguard the building's contribution to the wider historic environment, reinforcing its role within the streetscape and supporting its ongoing use and appreciation. In doing so, the proposals uphold the principles of sustainable heritage management and ensure that the building remains a valued part of the community's cultural heritage.
- 4.28 It is noted that the listing description does not make specific reference to the single-storey extension or its roof. This further supports the conclusion that the proposed works — which replicate the existing form, materials, and detailing — will result in no harm to the significance of the listed building as described and understood.
- 4.29 In accordance with Historic England's conservation hierarchy, repair of the existing roof structure was considered as the primary option before replacement was proposed following a detailed inspection by the National Trust's inhouse Surveyor in January 2026. Following discussions with local building contractors, it was concluded that in-situ repair is no longer a viable option.
- 4.30 The extent of decay to the roof timbers and battens, combined with the number of dislodged slates and the resultant water ingress, means that a piecemeal repair approach would not achieve a structurally sound or durable outcome. The proposed deconstruction and rebuild has therefore only been pursued as a course of last resort, consistent with the principle that replacement should only be undertaken where repair is demonstrably not feasible.
- 4.31 In accordance with NPPF paragraph 203, where a proposal will lead to less than substantial harm to the significance of a designated heritage asset, that harm should

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be weighed against the public benefits of the proposal. In this instance, any limited harm arising from the replacement of structurally failed roof timbers — elements which are concealed, not referenced in the listing description, and no longer capable of performing their function — is clearly outweighed by the public benefit of preserving a Grade II listed building in good structural repair, ensuring its long-term viability, and maintaining its contribution to the Lacock Conservation Area. The works are therefore considered to accord with NPPF paragraph 203.

- 4.32 The proposals also accord with Wiltshire Council's Core Policy 58, which seeks to conserve and enhance the historic environment by ensuring that development affecting designated heritage assets sustains and, where possible, enhances their significance. The re-roofing works, carried out in matching reclaimed materials to the original form and detailing, will sustain the significance of the listed building and deliver a positive heritage outcome.
- 4.33 The approach taken to the repair and reinstatement of the stone slate roof has been informed by Historic England's Practical Building Conservation series, specifically the guidance on Roofing. This guidance advocates the retention and reuse of original roof coverings wherever possible, the use of matching reclaimed materials where replacement is unavoidable, and the reinstatement of roofs to their original form and detailing. The proposed works follow this guidance closely, and the specification has been developed accordingly.
- 4.34 The works preserve the character and special architectural interest of the listed building in accordance with statutory duties under the Planning (Listed Buildings and Conservation Areas) Act 1990.

5 SUMMARY

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- 5.1 This statement has been prepared by BHPH Architects in support of an application for Listed Building consent for the re-roofing of a single storey side extension to a Grade II listed Public House.
- 5.2 The Application is described as follows:
- Listed Building Consent for the deconstruction and rebuilding of the stone slate roof to the single-storey side extension, including replacement of roof timbers and battens, addition of sarking membrane and insulation, reinstatement of existing stone slates with reclaimed matching slates where required, replacement of existing rainwater goods with a larger-diameter equivalent, and addition of a new short length of rainwater guttering to the High Street elevation of the extension.
- 5.3 In summary, the following key principles have been adopted in the layout and design of the proposed development in support of the submitted Listed Building Application.
- 5.4 The proposed deconstruction and rebuild of the stone slate roof to the single storey extension:
- Preserves and enhances the architectural integrity of the listed building.
 - Delivers a clear heritage benefit.
Aligns with national and local planning policy.
 - Maintains access and supports sustainability.
The application should be supported as a positive contribution to the conservation of a designated heritage asset.
- 5.5 In conclusion, it is considered that the proposals constitute sustainable development, which should be positively considered in accordance with the provision of the National Planning Policy Framework.