

Heritage Statement and Impact Assessment

Barland Cottage

Property: Barland Cottage, Bewley Mews, Bewley Lane, Lacock, SN15 2NW **Designation:** Grade II Listed (List Entry: 1022128)

Conservation Status: The property is situated OUTSIDE of the Lacock Conservation Area.

Proposal: Installation of a domestic EV charging upstand and approximately 51.2m of buried cabling.

1. Introduction & Significance

This statement supports a joint application for Householder Planning and Listed Building Consent. Barland Cottage is a Grade II listed stone-built dwelling of significant historic interest. While it is an integral part of the historic Lacock estate landscape, it is important to formally note that the application site lies outside the boundaries of the Lacock Conservation Area. The significance of the asset is derived from its traditional Wiltshire stone construction and its "group value" within the Bewley Mews terrace. The setting includes a shared, gravelled parking area which is screened from the public highway (Bewley Lane) by existing boundary walls and established vegetation.

2. The Proposal

The project involves the installation of a single Simpson & Partners Home Series V3 charging upstand. Power will be supplied via an armoured cable exiting the wall of Barland Cottage.

To protect the historic setting and minimize disruption to the open car park, a "perimeter route" has been selected. The cable will be transitioned into a narrow, hand-dug trench running flush against the stone terrace wall and the perimeter brick wall. It will then cross the gate entrance between the two pillars before being routed behind the existing hedge line to the pedestal location.

3. Heritage Impact Assessment

- **Impact on Historic Fabric:** The proposal has been designed to avoid any permanent attachment to the listed masonry. The cable will be entirely buried, ensuring no modern infrastructure is visible on the elevations. By following the base of existing walls and crossing modern gravel, the work avoids disturbing any historic foundations or original paving.
- **Impact on Setting:** The freestanding pedestal (1.3m height) is situated in a discreet location. The anthracite finish and the decision to fully bury the cable run—rather than utilizing surface-mounted conduit—ensures the visual setting of the listed terrace remains unencumbered and authentic.
- **Reversibility:** The installation is fully reversible. The trench will be backfilled and the gravel surface reinstated to its original condition, leaving no permanent change to the landscape or the heritage asset.

4. Conclusion

The proposal represents "less than substantial harm" to the heritage asset. The use of a hand-dug, buried perimeter route is the most sympathetic method possible to provide 21st-century infrastructure while protecting the integrity of the Grade II listed building. The public benefit of transitioning to zero-emission transport outweighs the negligible visual impact.