

Heritage, Design & Access Statement

Hill Cottage
7 Reybridge
Chippenham
SN15 2PB



photograph from the public highway August 2026

Introduction

Hill Cottage is a Grade II listed detached dwelling at the northern extremity of the Lacock Conservation Area. It also sits within the Bath and Bradford on Avon Bats Special Area of Conservation. The property is built of natural stone, brick and timber; the image above is from Mons Lane and shows the dormer windows and brick infill panel referred to in this application.

The woodwork to the east (front) facing side on the original timber-framed red brick range and the north gable end requires investigation and repair as detailed below; this application is to seek consent to carry out the works.

Listing

LACOCK REYBRIDGE ST 96 NW 3/148 No 7 (Hill Cottage) GV II

House, C17 and C18, a C17 timber-frame and red brick range on rubble stone high base with Bridgwater tile roof and south end stack with C18 rubble stone south end addition with stone slate roof and south end stack. 1 1/2 and 2 storeys. Original range has square framing and angle bracing, 2-window range of triple casement windows, upper windows in gabled dormers. Two storey C18 range, one-room plan, has door in chamfered surround and 2-light cyma-moulded flush mullion window above. Two similar windows to south end wall. Interior: original range has oak plank door in south end wall and fireplace screened from door by C18 settle.

Proposed Works

1. Work to the dormers to repair the frames and posts.
2. Investigation work to the tie beam, original oak dormer frame and softwood wall plate on both dormers.
3. Removal of tiles to undertake works.
4. Rebuild brick infill panel.
5. Patch repairs to the gable end timber frame.
6. Further investigation of the original oak frame.

Design & Access statement

There will be no impact on the property's access.

The appearance of the house will not change; the dormers, brick infill and gable end will be repaired using like for like materials. The work will ensure long-term preservation of the appearance of the house.

Joanna Kitching
August 2026