

# NO.10 THE CLOSE

North Walk, The Close, SALISBURY SP1 2EB

## SUPPORTING STATEMENT INCLUDING DESIGN AND ACCESS & HERITAGE IMPACT ASSESSMENT

OF STRUCTURAL REPAIRS TO ROOF TIMBERS  
to accompany a Listed Building Consent Application

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# 01 - INTRODUCTION

This document accompanies a listed building application for roofing repairs and internal wall recoverings, to the property No.10, North Walk, in Salisbury’s Cathedral Close.

It has been prepared on behalf of the owners Mr and Mrs R Thomas by Melanie Latham RIBA CA DipConsHistEnv (RICS) IHBC, of Affinity Architects Ltd,

The works have arisen during an ongoing refurbishment of the building that was the subject of a planning and listed building consent, ref: PL/2024/03458 and PL/2024/03304 for internal changes to the building and the creation of a new single storey rear extension.

This document should be read in conjunction with all the accompanying drawings and documents

Drawing Refs: **21-04-02**      **01: Location Plan**  
                                         **02: Site and roof plan**  
                                         **03: Elevation**

**Schedule of Works - proposed repairs including detailed photos**

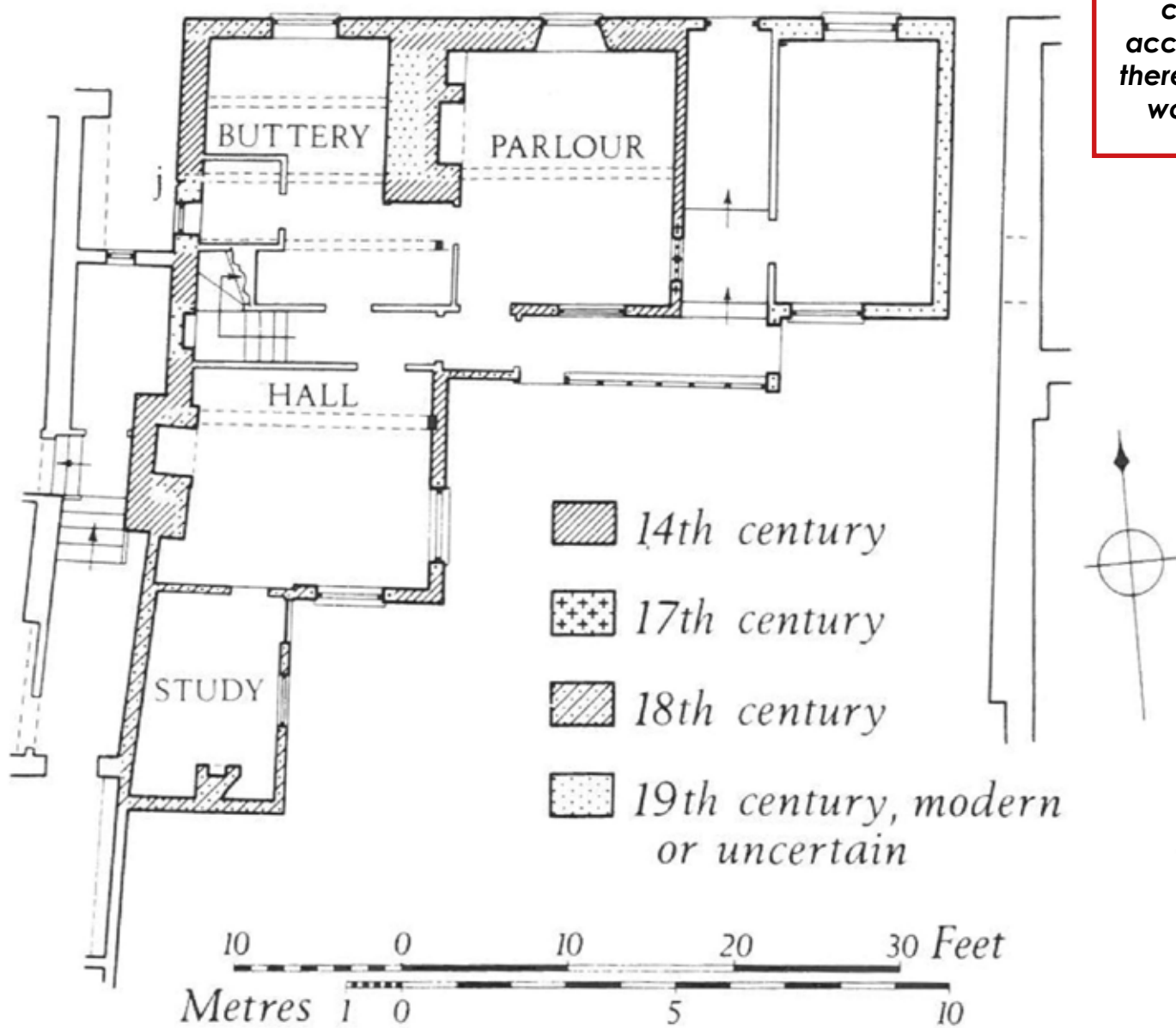
and accompanying reports by others:

- **Structural reports;** S James, Alexander Associates
  - **Heritage Assessment 2021;** E Milton, EMHP *(for the current owner’s brother)*
  - **Bat Survey Report;** D Ahern, Ahern Ecology
- (note that reroofing works have received a licence from Natural England)*

This submission follows an initial pre-application communication with Wiltshire Council’s Conservation Officer, Andrew Minting, which he followed by a site visit to inspect the ongoing works.

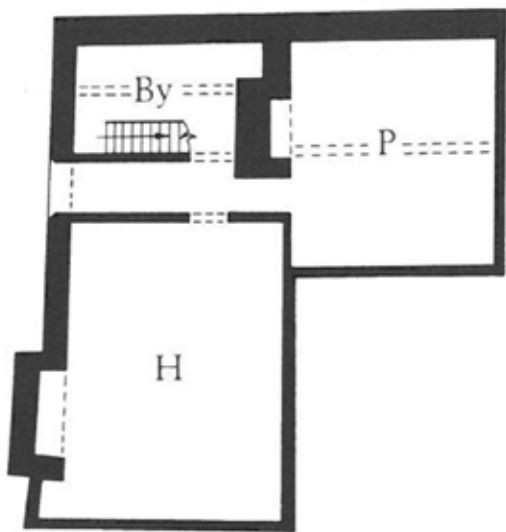
This application follows on from the approval for Listed Building Consent (Ref: PL/2021/0879) for Mr McArthur, Mrs Thomas’ brother. Much of the information contained within this report is repeated from that submission.

Fig.1 Plan of No.10



*A full assessment of the property's development and history has been carried out by Elaine Milton in accompanying documentation, so there is no intention to replicate that work here in this short overview.*

Fig. 2  
Reconstructed plan,  
as built in C14th



**Early house and Development:**

10 The Close dates from the 14th Century but despite subsequent changes and extensions over the 4 later centuries it retains features of considerable historic interest. The 'L-shaped' core built initially had a Parlour and Buttery on the north side, with a large Hall room to the south. This was entered on the west elevation between No. 10 and No. 9. A staircase likely rose to the left of the entrance passageway from within the Buttery to the first floor where the room over the eastern parlour was heated by a fireplace. The hall to the south side was originally opened to the roof although contained a large open fireplace and chimney on the western wall (Fig 2).

A first floor was inserted above the Hall in the 16th Century supported on the moulded beam support that is now visible in the current sitting room. Stairs perhaps changed at that point and rose to what was listed in 1649 as 'four chambers' on the upper level. One chamber was divided by the plank and muntin partitions that still present on the current bathroom (below left)

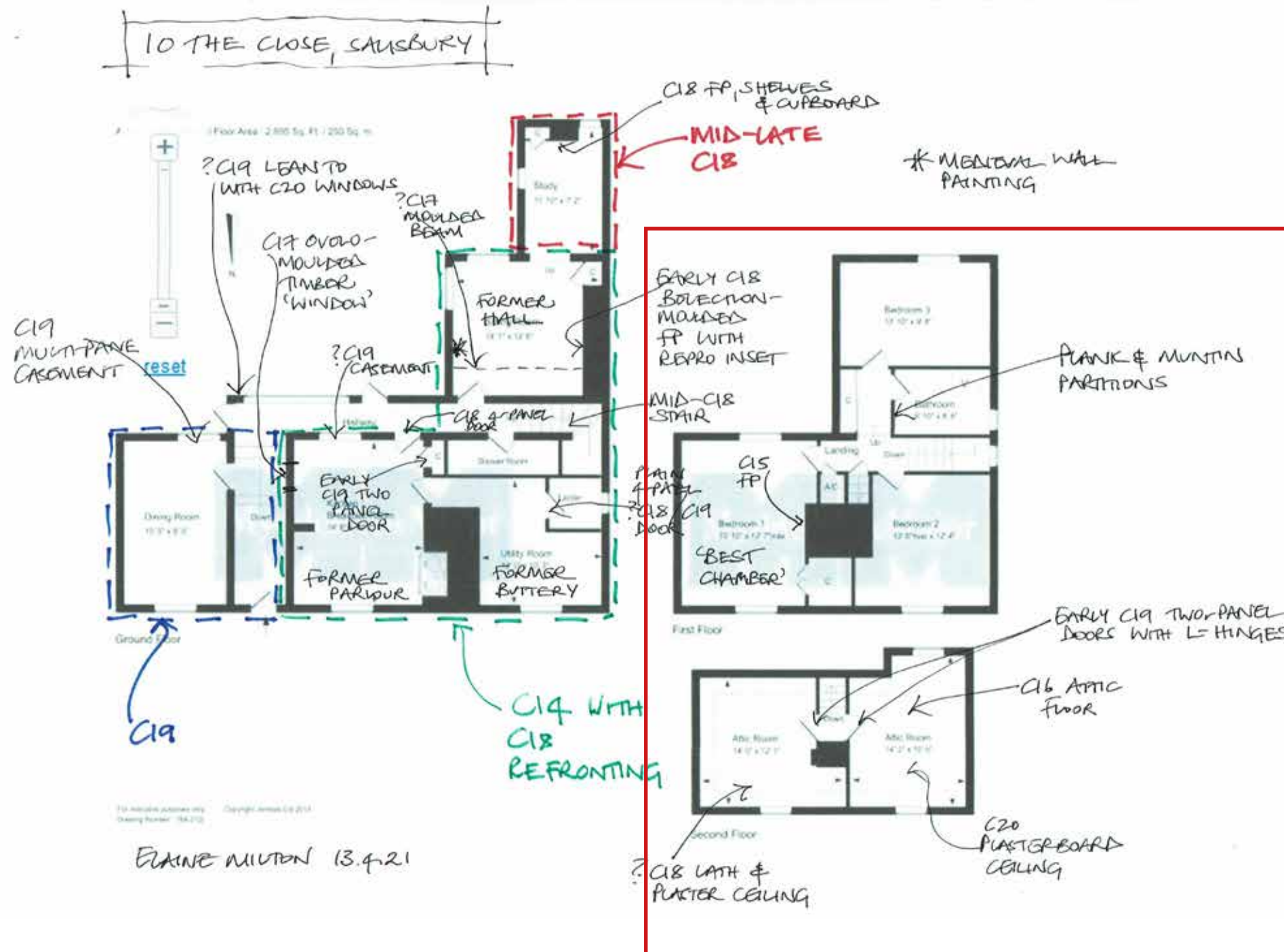


The vicar Richard Trickey is listed as owner of the property in 1765, and the repairs thought to come shortly after this time likely included the refacing of the north side of the property and raising the roof, at which point the two further attic rooms with dormer were likely created and the approach from the east side established. This overhaul also included the remodelling of some interior features and insertion of sash windows cornices to the upper rooms and other interior fittings. It is thought Trickey also added the study at the south end of the hall. After Trickey's death in 1802 the property was further amended during the 19th Century, where the eastern entrance was enclosed (creating the current front door) and the single storey eastern wing added (above right). The house was further repaired extensively in the late C20th at which point the more modern windows on the southern side of the house were installed and the medieval painting and fireplaces revealed.

The house is now undergoing a refurbishment as part of the approved works to replace the rear lean to passageway with a new modern extension.

FIGURES TAKEN FROM 'SALISBURY, The Houses of the Close'  
by the ROYAL COMMISSION ON THE HISTORICAL MONUMENTS OF ENGLAND (RCHME)

## 02 - HERITAGE ASSESSMENT - SUMMARY



Elaine Milton (EMHP) carried out a Heritage Assessment of No. 10 prior to the project's commencement. Although in 2021 (and for the current owner's brother who was intending to execute the works at that point) the conclusions on the original building and its significance are still relevant.

Her assessment has been included as part of the documents to support and inform this submission. The illustration left are her notes from site during the inspection visit, with the first floor and attic floor highlighted in the red box.

Below is a summary from those findings, principally on the 'L-shaped' roof element of the property at the house's core, and the subject of this application.

- The house core is C14th, forming an 'L' shape (outlined in green on the adjacent illustration).
- This was developed in the C17th by inserting a floor over the original 'hall' that was within the projecting rear element of the 'L' shape.
- It was most heavily adapted during the mid-late C18th when the timber frame building was refaced with brickwork, the main staircase inserted and the entry to the house amended, the roof raised, and the attic rooms with dormers thought to have been created.
- Adaptations to the property during the late C20th were undocumented but evidence of replastering and adaptations with modern materials predate the current owner's mother purchasing the property in 1988, including fitting plasterboard to the ceilings in the attic and the rear bedroom where seen today.

### SUMMARY OF SIGNIFICANCE:

EMHP's report concludes that the building's significance lies in its medieval originals built for the Cathedral, with surviving fabric from 14th to the 19th century. It sits amongst the outstanding group of buildings within The Close but has significance of its own for its; considerable age, association with the Cathedral, still legible C14th plan form, with rare surviving wall painting, elements of historic fabric from different ages that show the evolution of the building, and a considerable proportion of C18th fabric from the most dramatic change during its time.

PLANNING HISTORY:

There appears to be no record of any recent applications for the building other than for tree works within the garden prior to more recent Listed Building applications by this practice where consent was granted:

- In 2024 - for internal alterations and a single storey rear extension
- In 2021 - for internal alterations, insertion of two rooflights at the rear and formation of a window opening to the side.
- In 1983 - to take down and rebuild approximately 20sqm of boundary wall.

THE NEED:

The building is currently undergoing extensive refurbishment following approval being granted in 2024 to extend at the rear of the property.

The scope of internal decorative refurbishment increased during the contract of work as the owners want to ensure the house will be ‘fit for purpose’ for the longer term, rather than works just focus on a new extension, so the condition of the building fabric was considered more holistically but only following the commencement of the works.

This review included roof coverings and the decision taken was to address the tile coverings which were found (over the core section of the building) to be relatively near the end of their lifespan. The notion of revisiting re-roofing in a year or two’s time, so soon after the wholesale internal refurbishment made little sense, and the works have been undertaken in tandem.

A condition assessment of the roof structure followed the tile stripping and the scope of repair works are described in full in the accompanying **Schedule of Works**.

PROPOSED WORKS:

Re-roofing is being undertaken to ensure the roof coverings are sound salvaging all possible tiles suitable for reuse to re-incorporate onto the roof when recovered. These older tiles will be focussed on the front and prominent elevations of the building, with matching bonnets, details and ridges reused wherever possible. New clay tiles will be focussed on the rear and less visible slopes.

During the course of stripping the roof, a series of defects were uncovered that have led to the need for some modification to the building which have resulted in this application for listed building consent.

The two areas for modification involve:

- Replacement/recovering of perished plaster surfaces in ROOF B:**  
The plaster finishes in the attic of the main house (Roof B) are in reasonably poor shape, due partly to their age, but mainly due to the way in which the laths have been very closely fitted in areas, leaving little room for the lime plaster to leach through to form the plaster ‘key’ (see image below right). The western attic room has already been replaced with plasterboard some time back, but the remaining lath and plaster ceiling has also now extensively failed. Undulations of the plaster skelings is pronounced, and there is loss of key on all surfaces as a result of the tightly spaced laths.

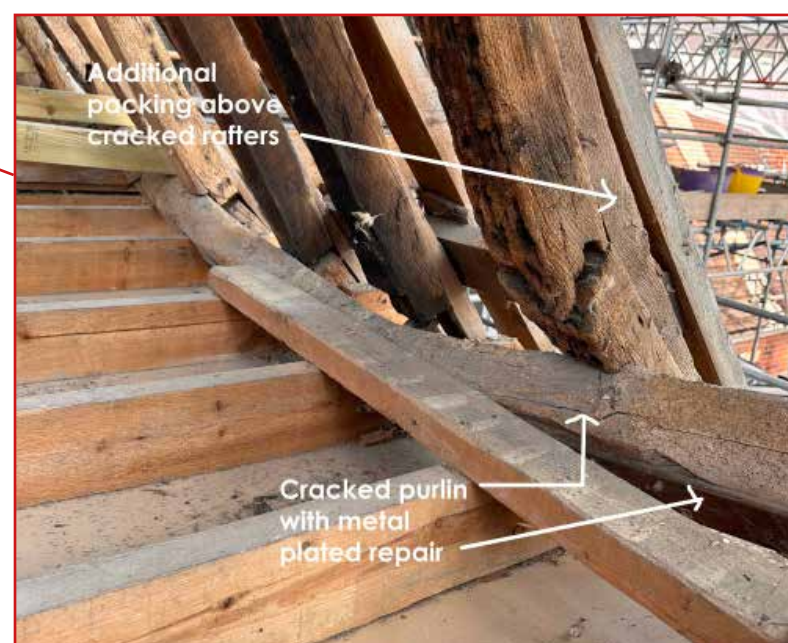
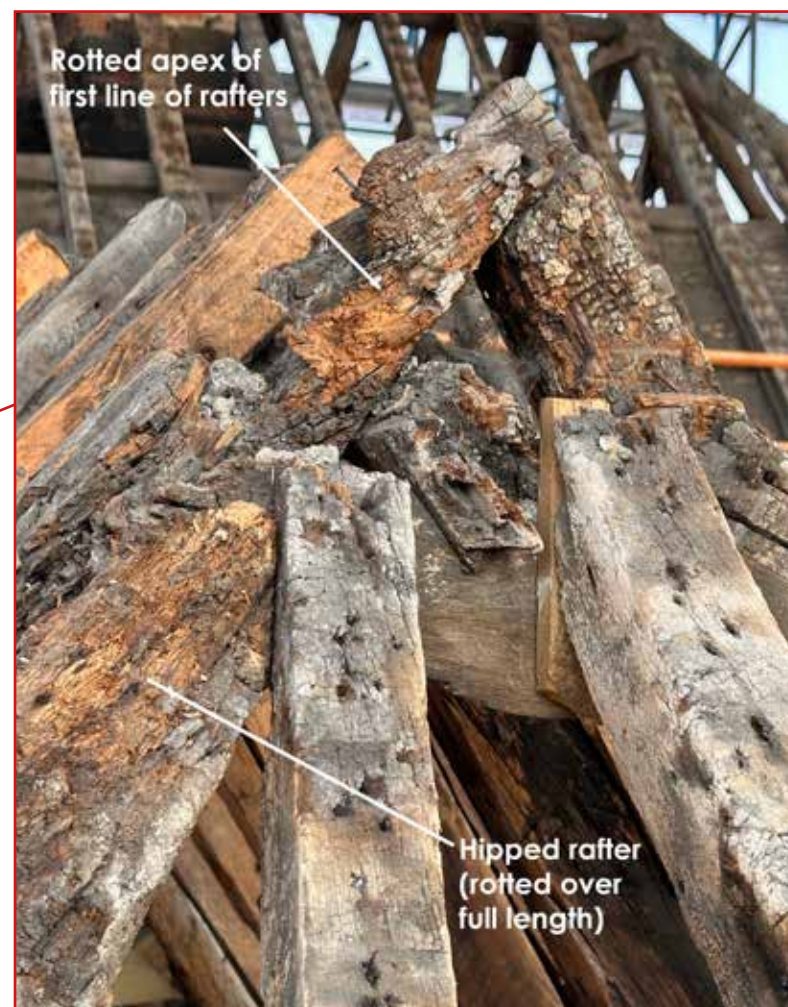
Condition assessment has concluded that these surfaces are all now at risk of sudden failure in places.

**PROPOSAL:**

- Replace the attic ceilings with a woodwool boarding to take a new lime plaster finish.
- Repair the skelings using stainless steel washers and wire to pull back the loose areas of plaster (where still intact) back to the rafters. Missing sections of plaster will be relathed to take 3 coat traditional haired lime plaster. All surfaces will be given a fine lime plaster over skim prior to decoration.



PHOTOS THIS PAGE:  
Above: Overtight spacing of laths - limited space for plaster to form ‘key’  
Top right: Remaining lath and plaster ceiling in attic  
Bottom right: Indicative condition of sloped skelings



## • Structural issues to rear roof (ROOF C):

The rear roof over the southern range has been found to have a cracked purlin on the east side, that has led to a slow roof collapse over time. Uncovering has revealed that the roof pitch has been maintained by the continuous overlaying of packing pieces onto the tops of the rafters. The purlin was never replaced, simply plated and the continuing roof 'sink' has continued.

Combined with the extent of timber decay and general health of the structure, the engineer has condemned the roof being simply recovered without intervention. His report forms part of this submission.

## OPTIONS ANALYSIS:

1. Repair existing roof structure
2. Replace roof structure with like for like replacement
3. Retain existing roof structure and supplement with new timber structure

The options above were all considered, the difficulties for the first two are felt to be:

- **Option 1:** previous repairs on the cracked purlin are extensive, and it would not be possible to carry out supplementary repairs to address the issue, thus the purlin would need entire replacement. To achieve this would result in the loss of all remaining lath and plaster surfaces internally due to the dismantling of almost the entire roof structure, and lead to further timber loss where rafter fixings cannot be easily removed due to age and rot having weakened junctions that would fracture on removal. Overall, this was felt to be an unacceptable loss of the historic frame and the original fabric of the building.
- **Option 2:** Aside from the loss of historic fabric with this route as Option 1, replacement of the entire roof structure with like for like oak was an unacceptable cost for the applicants. Replacement of the entire roof with modern timbers was felt to be an unacceptable loss of the historic framing.
- **Option 3** was considered to be overall the approach which retained as much of the historic fabric as physically possible. By keeping the original structure in place, a new modern timber roof could be built over it, between the existing rafters, bearing off the existing plates and forming the new roof pitches. The new structure would take the weight of the tile covering, allowing the historic roof to remain in situ unaffected and thus retaining the lath and plaster skellings. This option was felt the best combination of being an economic approach and the minimal loss of fabric where the old roof structure would be retained for future generations and still visible in the attic space on completion.

## PHOTOS ON THIS PAGE:

Far left - Roof C - eastern slope

Top right: Condition of timbers on half-hipped end

Bottom right: cracked purlin and rafters on eastern slope

## PROPOSAL:

- Insert new rafters set between the existing structure, to replace the support for roof coverings and mitigate stability issues caused by the progressive ‘dropping’ over time.

## Impact of proposal:

- The new roof timbers result in a marginally modified ridge height, where the apex of the roof will raise by approximately 100mm on completion
- The new roof timbers straighten out the ‘historically collapsed’ roof slope.
- Attic window adaptation: A small fixed light on the south elevation of the house, which gives natural light onto the attic staircase, would be extremely close to the new straightened roof pitch and the new valley gutter and tiling come across the bottom corner (see photo to the right). This window is not original and either late 19th or early 20th century, with modern beading and float glass. The section of frame to be cut out had already suffered rot from the valley gutter proximity. Keeping the window at it’s current size would create an inherent defect and increase risk of further deterioration rot due to likely water ingress. The determination has been to reduce the window size by half, to ensure the roof pitch passes below it. **See elevations provided.**

## Fabric loss:

Whilst these works have been devised deliberately to RETAIN the medieval framing and original roof rather than replacing it to save as much of the surviving historic fabric as possible, there would be some limited loss.

- Two hipped rafters have rotted beyond repair and creating the new hip is not feasible over the top of the existing, as it is to go between and above the side slopes.
- A band of lath and plaster at the top of the skelining slope would be removed on both sides, to insert the new tie beams for each rafter.

## PLEASE REFER TO SCHEDULE OF WORKS FOR FURTHER DETAILS

**All other works constitute a like for like replacement.**



**PHOTOS ABOVE:**

*Top: Attic stair window light*

*Bottom: Attic stair window light viewed from inside with oblique view of new timber roof structure*

## 04 - HERITAGE IMPACT ASSESSMENT



ABOVE:  
14th century roof timbers on Roof B

This assessment of impact has been based on the original assessment of the building's significance, carried out by Elaine Milton in 2021 the accompanying plan to which is included on page 5. Judgment has been based on the core fabric of the building's timber frame being original to the C15 with coverings being of later date.

Her report stated that:

*"The Assessment concluded that 10 the Close is a Grade 2 listed house, dating from the 14th century but with substantial alteration from the 17th century onwards, the significance of which mainly derives from its age, association with the Cathedral and the quality of surviving architectural features from various periods of its evolution"*

Assessment judgement of the elements in this instance has taken the view that the medieval core of the building (its timber frame) is precious and for retention where feasible. And whereas any historic fabric should to be retained where feasible, coverings and surface finishes are elements which are naturally updated and changed over a building's history due to damage and wear. These elements are felt to be more specifically contributing to the building's character and its visual appearance rather than being significant for the fabric itself.

### The attic plaster surfaces:

- The integrity of the plaster ceiling and skelings in the attic are no longer sound and are at risk of sudden failure. One room was replaced with plasterboard in the 1980s with the remaining ceiling now collapsing too. Replacement of both areas is proposed with a natural fibreboard and new lime plaster finish. The sloping skelings pose less risk to inhabitants, and the proposal to repair them will retain historic plaster surfaces.
- There is minor loss of historic fabric from removal of the remaining lath and plaster ceiling but works generally look to save as much lath and plaster in the rooms as possible. The plasterboard and gypsum skim finished ceiling will be replaced with a lime plaster, that will be more in keeping with the character of the building.

### Structural roof repairs:

- The main roof B and rear roof C form the oldest part of the building. Works to convert the attic and raise the roof were carried out during the mid-late C18th but the roof timbers are likely older.
- The extent of repairs necessary on the Roof B are very 'light touch' considering the context and age of the structure. Repair works on the main roof B are modest in nature and piecing in timber to match only where necessary, forming strengthening timber sections to the hips in order to form fixings for battens where the timber has decayed on the top faces; all historic fabric is to be kept in place where possible and dormer windows repaired like for like.

- **Roof C:** Option 3 has been proposed as the most suitable approach of three, overbuilding the collapsed roof with a new roof structure fitted between existing rafters to keep the original frame in place and retains as much of the original structure as possible. When recovered the roof ridge will be raised by 100mm, and the collapsed pitch straightened. The small attic stair window will also be reduced to avoid the clash with the roof slope and valley gutter.
- There will be a visual impact from the minor changes to Roof C. However, the height difference is relatively modest, and this roof is only seen from the property's private garden where proximity and height of the roof seen from the ground at an oblique angle mitigates this ridge raise being noticeable.
- The attic window is a later insertion and the fabric affected relatively modern. The impact on this is limited in nature – the reduced window will still provide light onto the attic staircase.
- **Setting:** The roof coverings need replacement and the approach for recovering is to focus all possible tiles that can be salvaged to the front roof slopes visible from the public realm. This approach is to ensure a more 'weathered' and 'natural' appearance to the front and visible pitches of the property retaining its character within the Close setting. Newer tiles will be focussed to the back of the property where they will have limited visual impact and only from the property's private garden.

### Summary:

The proposals are felt to have a **low impact** on the significance of the building. The key objectives of the proposals are to ensure the integrity of the building and continued life of the dwelling, with retention of as much historic fabric and character as possible whilst carrying out a wholesale refurbishment of the property approved by the previous application.

The works will preserve the building for continued use as a dwelling, bringing previously unused attic rooms back into service. Materials used will be in keeping and suitable.

The significance of the building itself will be unaffected by the changes proposed. The minor changes will make a very modest visual impact on the rear elevations, but the character of the building within the setting of the Close and group value of the surrounding buildings will remain unchanged due to the tiling approach being taken.

Overall it is felt that works incur **no harm** to the heritage asset and therefore satisfy the requirements of planning policy, and Core Policy 16 of the NPPF, to conserve and enhance the historic environment.

## PRE-APPLICATION FEEDBACK:

The items listed within this application have been the subject of a pre-application discussion with Wiltshire Council's Conservation officer, Andrew Minting by email.

The correspondence concluded in arrangement for a site visit which was undertaken on 28th August 2025.

The outcome of the visit was to agree the scope of works as set out within this document

Following this, the proposal has been finalised and submitted here for listed building consent.

## ASSOCIATED ISSUES:

**Ecology:** A Bat Survey report has been submitted with this application, relating to the recovering works.

All preparatory works and opening up to allow for early inspections have been undertaken with the Ecologist's involvement.

**Please note that roofing works received a BAT LICENCE from Natural England, ref: WML-CL47 and the site has been registered under the Earned Recognition scheme for Bat mitigation licensing.**

The Bat ER licence has also been included with the submission

## CONCLUSION:

No.10 the Close is a Grade 2 property, of considerable age and has a large number of features of historic interest. The property is undergoing approved works to upgrade and extend it to the rear, and as part of that work, re-covering the roofs of the main section of the building. Further structural repairs have been uncovered during the stripping of roof coverings, and whilst the roof overall is in remarkably good condition for its age, some amendments to fabric need to be undertaken to keep the building functioning.

These works arose unexpectedly as part of reroofing, and this application is to formalise the agreed approach discussed on site with the conservation officer, who was kind enough to visit at short notice to examine the site findings, and allow the works to continue without a costly delay.

The proposed repairs to ROOF C have been chosen to best retain the historic timber framing that forms part of the original medieval core of the building, rather than carry out invasive works to replace sections of the roof. It's new structure will carry the weight of the roof coverings, allowing the original roof to remain in place. The loss of small amounts of remaining fabric is felt to be minimal here.

Plaster surfaces of both attic room wall and ceilings and the first floor bedroom ceilings are currently unsafe and present a risk of sudden failure. The proposals here do see the loss of C18th lath and plaster, but strike a sensible balance between retention where feasible by overboarding ceilings. Attic surfaces being replaced with new board to improve thermal performance will be lime plastered, and retain the 'softer' character of a lime plastered finish, following undulations of the existing roof structure behind.

Overall, it is felt that the proposals offer a pragmatic and measured approach to repairs on the building during a 'once in a generation' refurbishment. The changes will secure its future to keep it in a good state of repair. The works have been carefully considered and conceived to be respectful of the historic elements of the building and retain these in situ. We would respectfully submit that they meet all necessary policy requirements for being acceptable to gain listed building consent.