

November 2025

Design, Access & Heritage Statement – Roof Repairs and Re-covering Works at The Chapter House, 9–13 St John’s Street, Salisbury (Grade I, II and II* Listed Buildings)

1. Introduction

This Design, Access & Heritage Statement supports an application for Listed Building Consent for essential roof repairs and re-covering works to The Chapter House, located at 9–13 St John’s Street, Salisbury, Wiltshire, SP1 2SB. The works relate to three adjoining historic properties of exceptional heritage significance:

- **9 St John’s Street – Grade I (List Entry 1273159)**
- **11 St John’s Street – Grade II* (List Entry 1259028)**
- **13 St John’s Street – Grade II (List Entry 1259034)**

The buildings together form The Chapter House public house and hotel complex, situated within the historic core of Salisbury and contributing positively to the character and appearance of the area.

2. Description of the Site and Buildings

The site comprises three semi-detached historic buildings of varying age and construction, each of significant architectural and historic interest. The earliest elements (No. 9) date from the 15th century, of timber frame with wattle and daub infill and an old clay tile roof. Nos. 11 and 13 are later structures of timber and masonry construction, with tiled and slate roofs and traditional detailing throughout.

The buildings retain much of their original character, including traditional roof forms, clay plain and slate coverings, lead details, and timber elements. Collectively, they form a visually cohesive and historically important group.

3. Description of Proposed Works

The proposals comprise repairs and re-covering of existing roofs and associated features across the three listed buildings. The works are conservation-led and involve no change to the existing roof profiles, ridge heights, or overall appearance.

Scope of works (summarised):

- Renewal of existing clay plain tile and natural slate roof coverings on a like-for-like basis.
- Replacement of defective felt flat roofing with new high-performance felt systems.
- Renewal of lead ridges, hips, flashings, valleys, and parapet gutters to Lead Development Association standards.
- Repair and localised replacement of defective timber rafters, battens, and wall plates as necessary.
- Repainting and redecoration of existing timber fascia's and rainwater goods.
- Repair of existing parapet copings and replacement of lead cappings where required.
- No alteration to existing roof forms, ridgelines, or external walls.

All new materials will match the existing in form, appearance, and quality – including natural clay tiles, reclaimed slates, and traditional leadwork. Reclaimed materials will be reused wherever possible to retain the building's patina and authenticity.

4. Design and Heritage Considerations

The works are wholly preservative in nature and intended to safeguard the building fabric from ongoing water ingress and weathering. The philosophy follows a principle of minimum intervention, ensuring the continued protection and legibility of the historic roofscape.

The proposals:

- Retain all significant historic fabric where sound and capable of repair.
- Employ traditional detailing and materials consistent with the existing structures.
- Ensure visual continuity across the three roof forms.
- Have no impact on the buildings' historic plan form, setting, or internal fabric.

There will be no change to the external appearance beyond the reinstatement of existing traditional finishes. The works will therefore cause no harm to the significance of any of the listed buildings, in line with Paragraphs 199–208 of the National Planning Policy Framework (NPPF) and Wiltshire Core Strategy Core Policy 58 (Historic Environment).

5. Access Statement

The proposals do not affect access arrangements to or within the property. All works are external and at roof level only. Site access during works will be managed through temporary scaffolding in accordance with health and safety requirements. No permanent alterations to entrances, exits, or circulation routes are proposed.

6. Conclusion

The proposed works are essential maintenance and repair measures designed to preserve the fabric, weatherproofing, and visual integrity of these important listed buildings. They represent a sensitive, conservation-led approach, reinstating traditional materials and detailing in full accordance with best practice.

The works will:

- Safeguard the long-term condition of the historic buildings.
- Preserve their architectural and historic significance.
- Maintain their contribution to the Salisbury townscape.

Accordingly, the proposals fully comply with local and national heritage policy and should be supported as a positive step in the ongoing care and stewardship of The Chapter House.