

30th March 2026

3 Northgate St, roof and elevation repairs - design statement

1.0 Introduction

This application is for urgent reinstatement works following a fire at the kebab shop at No. 2 Northgate Street in November 2024. The fire spread from the adjacent property to No. 3 Northgate Street, damaging the timbers in the eastern section of the roof.

Consequential damage has occurred to the interior of the building as a result of water used to extinguish the fire, as well as prolonged exposure to rain between November 2024 and December 2025, when the building was purchased by the applicant and a temporary roof installed.

The application has been informed by a measured survey undertaken between December 2025 and January 2026, and a high-level condition survey carried out in February 2026 to assess the condition of the roofing materials.

The owner of the building is a heritage plasterer and intends to carry out repairs faithfully using traditional materials. Repair works to the front range will be undertaken by the owner, and future works will also provide opportunities for heritage training days.

2.0 Listing

Grade:	II*
List Entry Number:	1251678
Date first listed:	09-Apr-1954
List Entry Name:	3, NORTHGATE STREET

Mid-18th century. Three storeys. Painted plaster, probably on stone, with a projecting stone plinth. Chamfered quoins. Flat moulded eaves cornice. Hipped stone tile roof. Two three-storey angular bays, each with three-pane central and two-pane side windows in architrave surrounds. Bays have part of the main cornice carried around at the top. Central false window to upper floors; on the ground floor, a central recessed six-panel door with architrave surround and doorcase of engaged Doric columns with moulded caps, with moulding continued over the doorhead. Broken entablature with triglyph frieze and open pediment. False arched radiating fanlight. Good knocker.

A heritage report has been prepared by Wiltshire Building Record and is submitted with this application.

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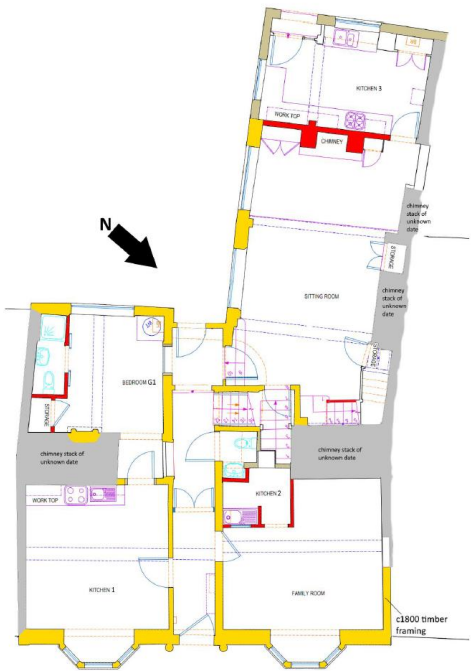
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Suggested phasing

- c1800
- By 1849
- c1900
- c1960
- Unknown

Annotations DT
after plans supplied
February 2026



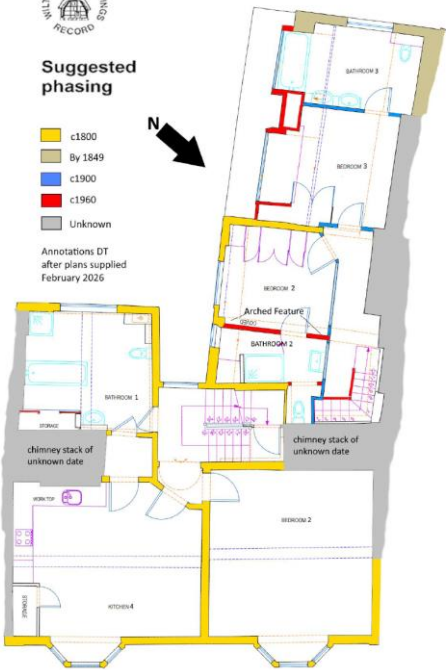
Ground floor



Suggested phasing

- c1800
- By 1849
- c1900
- c1960
- Unknown

Annotations DT
after plans supplied
February 2026



First floor



Suggested phasing

- c1800
- By 1849
- c1900
- c1960
- Unknown

Annotations DT
after plans supplied
February 2026



Suggested phasing



Annotations DT
after plans supplied
February 2026



3.0 Proposals

As noted above, this application seeks consent for urgent reinstatement works following fire and subsequent water damage. The works include replacement of fire-damaged elements and repair or replacement of fabric affected by water ingress.

The application also includes the construction of a workshop within the garden of No. 3 to facilitate plaster repairs, including mouldings and decorative work, to be carried out on site.

Summary of works:

- Structural repairs to the roof
- Repairs to internal building fabric caused by water damage.
- Removal of modern building fabric
- Associated works to make use of the existing scaffolding.
- A new workshop.

3.1 Structural repairs to the roof

a. Structural repairs

Structural repairs are required to the roof of No. 3 Northgate Street due to fire damage. The proposals have been prepared by a structural engineer and are shown on drawing 496/501.

The works affect the eastern side of the building and involve replacement of approximately 80% of the existing rafters. This assessment is approximate due to the temporary roof covering, and every effort will be made to retain historic fabric where possible.

Existing ceiling joists will be removed to allow access for repair works. The structural engineer has identified that the tying of the roof structure has been compromised over time due to previous alterations.

A large historic beam is no longer acting structurally but has been retained. It will be supported by new ceiling joists hung from 11" x 4" beams using steel straps at every third rafter.

On the south roof slope, the new structural scheme ties into the wall plate. On the north side, where the wall plate is higher, an additional joists are proposed.



Fire damage to roof structure



Historic beam and modern bearers either side.

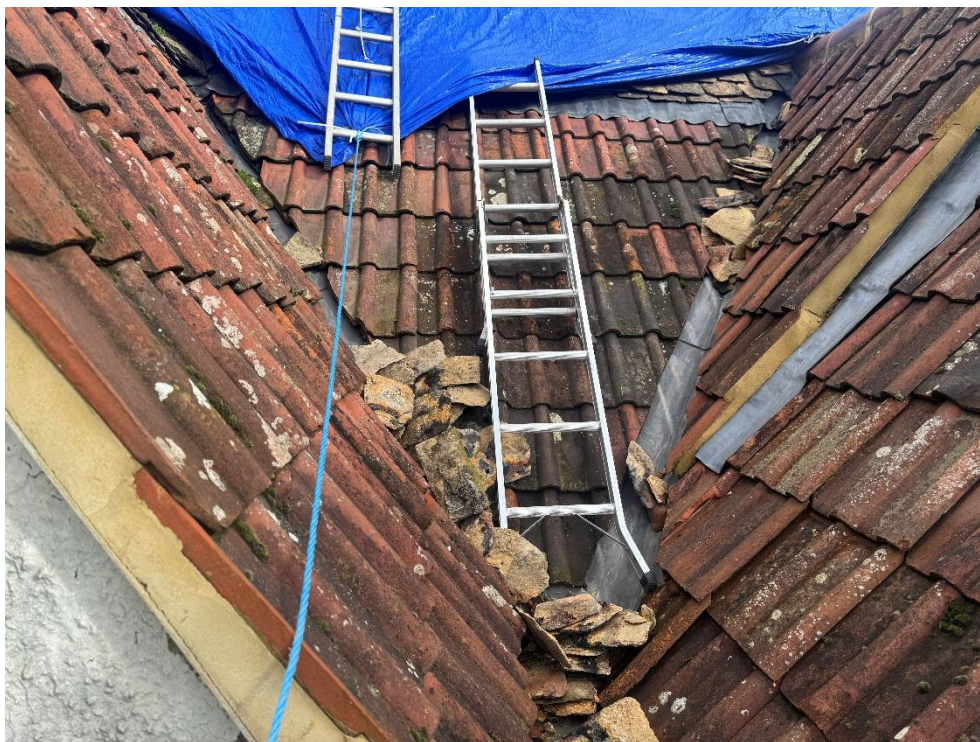
b. Re-roofing

The existing roof comprises a mixture of stone slates, traditional pantiles, and modern interlocking tiles, reflecting a history of incremental repairs.

Modern interlocking tiles have been used on less visible areas, including the lower north-facing pitch within the valley and the south-facing pitch. A lead apron has been introduced at junctions between differing materials to prevent water ingress. The eastern return gable is also covered in modern interlocking pantiles.

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Lead apron showing replacement of slate with modern interlocking pantiles.



Valley showing lead gutter and pantile and slates in same roof pitch.



Traditional pantile roof – out of scope of repair



Right pitch- Part pantile, part stone slate roof to be replaced in stone slate

Traditional pantiles remain on the western return but are not affected by the current proposals. A condition assessment undertaken by a local roofer has informed the repair strategy. Despite thermal shock damage, a sufficient quantity of stone slates is considered salvageable for reuse on the principal front roof slope.

New stone slates will be sourced locally to supplement existing materials and to re-cover areas currently finished in mixed materials. The February 2026 survey confirmed that the existing valleys are formed using the traditional Cotswold swept valley detail, which will be reinstated. Where the roof transitions to pantiles, lead valleys will be introduced.

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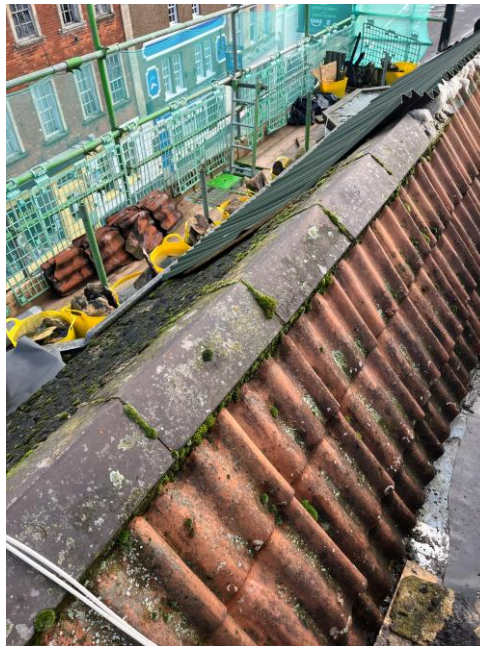
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Swept tiles to valley



Mortared hips



Inappropriate ridge tiles rto be replaced with stone ridges

Due to limited access, and debris in the gutter at the time of the survey, the exact detailing of the existing lead valley gutter could not be fully recorded. The final detailing will be determined by the appointed roofer but will follow the established form shown on section 496/501 and roof

plan 105 to incorporate a new sump at the outlet location. The sump will discharge into the internal roof gutter and will be formed in minimum Code 6 lead.

All roof details are shown on drawings 105C, 502, and 503.

c. Front lead gutter

The front eaves gutter is a shallow timber construction lined with lead. The lead lining requires repair. Inspection in February confirmed that, although not compliant with modern standards, the gutter performs adequately except at corner junctions where cracking has occurred. It is therefore proposed to introduce lead T-pren joints at corners to accommodate movement and prevent future failure.



Flat lead roof with shallow upstand



Failure at corners owing to expansion and contraction of lead around corners

Defective timber sections will be replaced on a like-for-like basis using good-quality timber.



Failure of timber gutter east side of front elevation.



Failure of gutter west elevation

d. Access hatch.

A new proprietary access hatch is proposed on the north-facing roof slope to allow future maintenance of the valley gutter.

3.2 Repairs to internal building fabric

Prolonged water ingress has resulted in significant deterioration of internal fabric, particularly in the eastern part of the building. Works are shown on drawings 102, 103, and 104.

a. Ceiling plaster and cornice

Ceiling plaster has failed in rooms on each floor, with lath failure evident. Ceilings will be replaced using traditional lath and plaster.

The extent of damage to cornices is not fully known, but partial replacement is anticipated. Existing paint will be removed to allow accurate moulds to be taken so that replacement sections match the original profiles.



Ceiling damage ground floor. Dec 25

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Ceiling damage first floor. Dec 25



Ceiling damage second floor. Dec 25

b. Party wall

Given the extent of water ingress, repairs to the timber-framed party wall between Nos. 2 and 3 may be required. Plaster will be removed to allow inspection and repair of the underlying structure as necessary.

c. Floor boards

Floorboards are cupped and damaged due to prolonged moisture exposure. Replacement will be carried out on a room-by-room basis.

- Upper floors: new larch boards (approx. 190mm wide)
- Ground and first floors: reclaimed boards to match existing dimensions



Cupped floorboards first floor. Feb26



Damaged floorboards second floor Feb26

3.3 Removal of modern building fabric

To facilitate repairs, modern partitions at second-floor level and kitchen units at ground and first floors are proposed to be removed.

3.4 Associated works to make use of the existing scaffolding.

Works are shown on drawings 106, 107, 108, and roof plan 105.

a. Render and Finishes

While scaffolding is in place, impervious paint will be removed from the front elevation to reveal underlying materials, anticipated to be stone with areas of render. Repairs will be carried out using lime-based materials.

At the rear and side elevations, modern cement-based render will be removed and replaced with lime render.

On completion, a Bath stone coloured shelter coat will be applied to all external wall stonework and render.

All external doors and windows will be painted with Little Greene Yellow-Pink 46 (swatch below), matching the client's private home, No.55 Northgate Street.



Yellow-Pink. 46.

Little Green Yellow-Pink 46 paint swatch.

b. Ventilation and Drainage

New vents and soil vent terminations will be installed to improve building performance. Locations have been carefully selected to minimise visibility from the public realm.

c. Chimney

The applicant proposes to reconstruct a historic chimney to enable installation of a wood-burning stove at first-floor level. Evidence suggests a former fireplace existed in the south wall of the eastern rooms.

As no direct evidence of the original chimney survives, the proposed design replicates the existing chimney serving the western rooms. An options appraisal identified this as the most appropriate approach in terms of proportion and character.





The proposed chimney will be designed to match the above chimney however with a circular section pot.

The chimney will be constructed in brick to match existing, with a clay flue set in lime mortar. It will be marginally higher than the adjacent chimney to comply with Building Regulations.

A metal cowl will be installed to prevent rain ingress. It is anticipated that the chimney will not be visible from the street.



Proposed metal cowl similar to the one shown above.



Street view along Northgate Street.

3.4 A new workshop.

To facilitate both immediate and future works (subject to separate consent), a new workshop is proposed within the garden.

The structure will be located adjacent to the existing garage and will provide space for plasterwork and material storage. It will be constructed on a concrete slab, with an insulated timber frame and external weatherboarding.

External finishes will be from redwood painted green. The roof will be felted and incorporate a central rooflight. The structure will be set away from boundaries to avoid damage to existing planting.

4.0 Summary

The proposed works are necessary following fire damage in November 2024 and subsequent prolonged water ingress.

The scheme seeks to restore the building to its pre-fire condition with minimal loss of historic fabric. Repairs will follow traditional construction methods to ensure compatibility and legibility.

Re-roofing will maximise reuse of existing stone slates, supplemented with locally sourced material. Previously mixed roof coverings will be rationalised to reinstate consistent stone slate finishes, with traditional Cotswold detailing including diminishing courses and swept valleys.

External works will remove impermeable finishes and reinstate breathable lime-based materials, supporting the long-term performance of the historic fabric.

Alterations such as the chimney, vents, and drainage improvements have been carefully designed to minimise visual impact.

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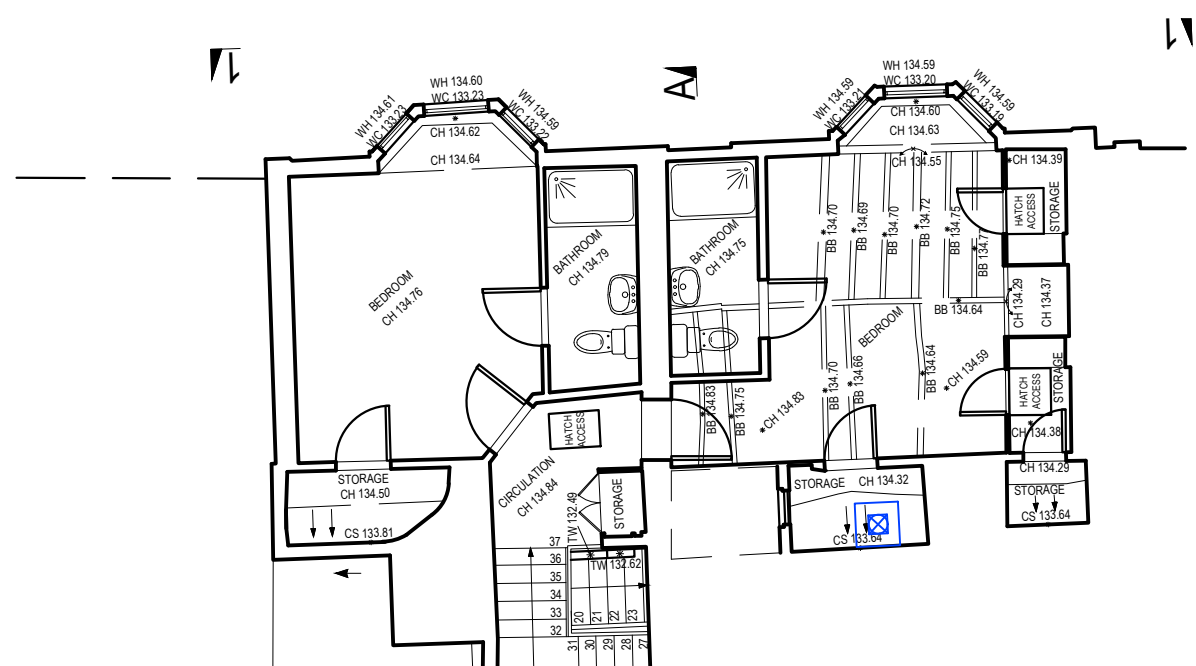
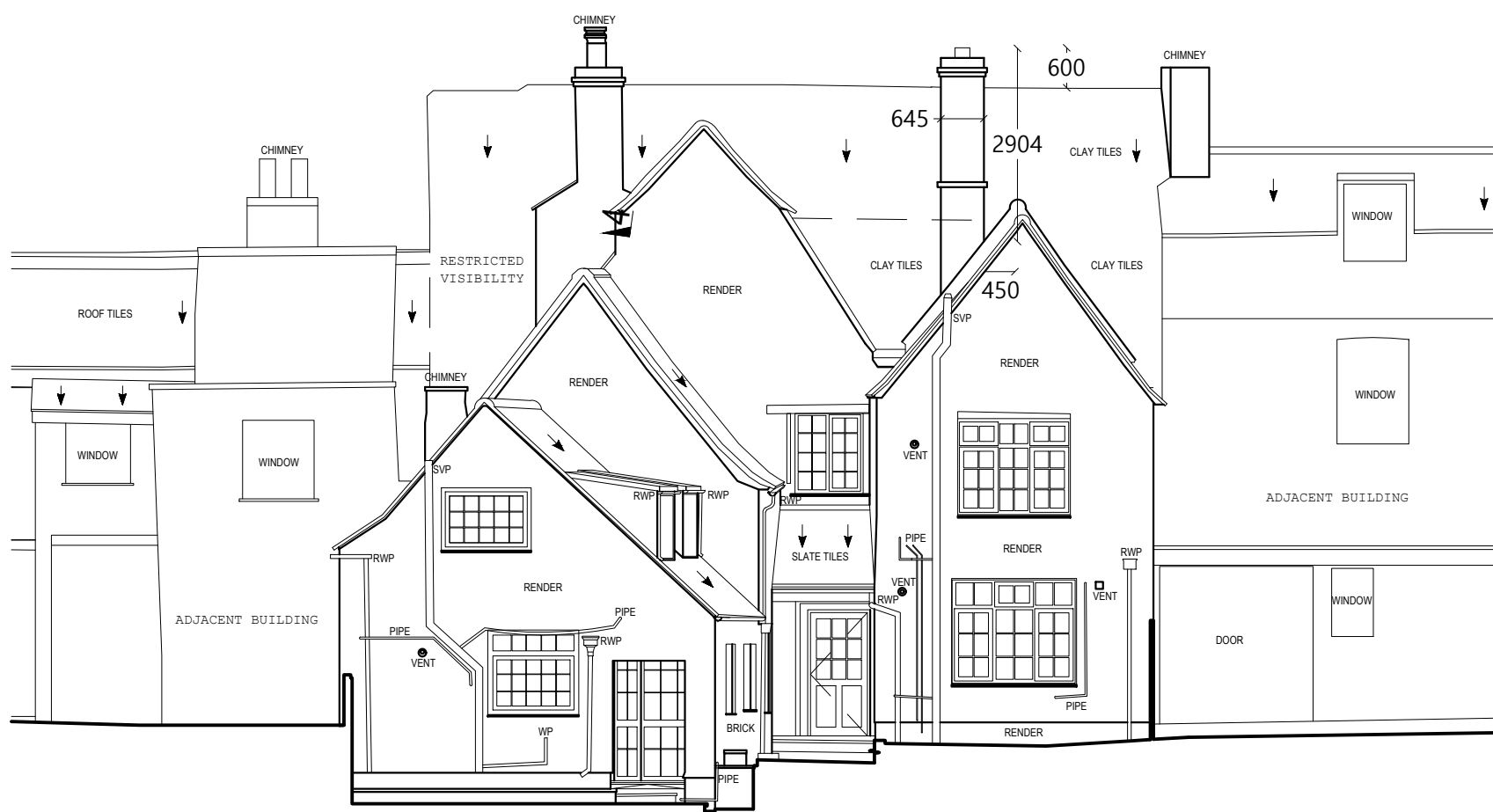
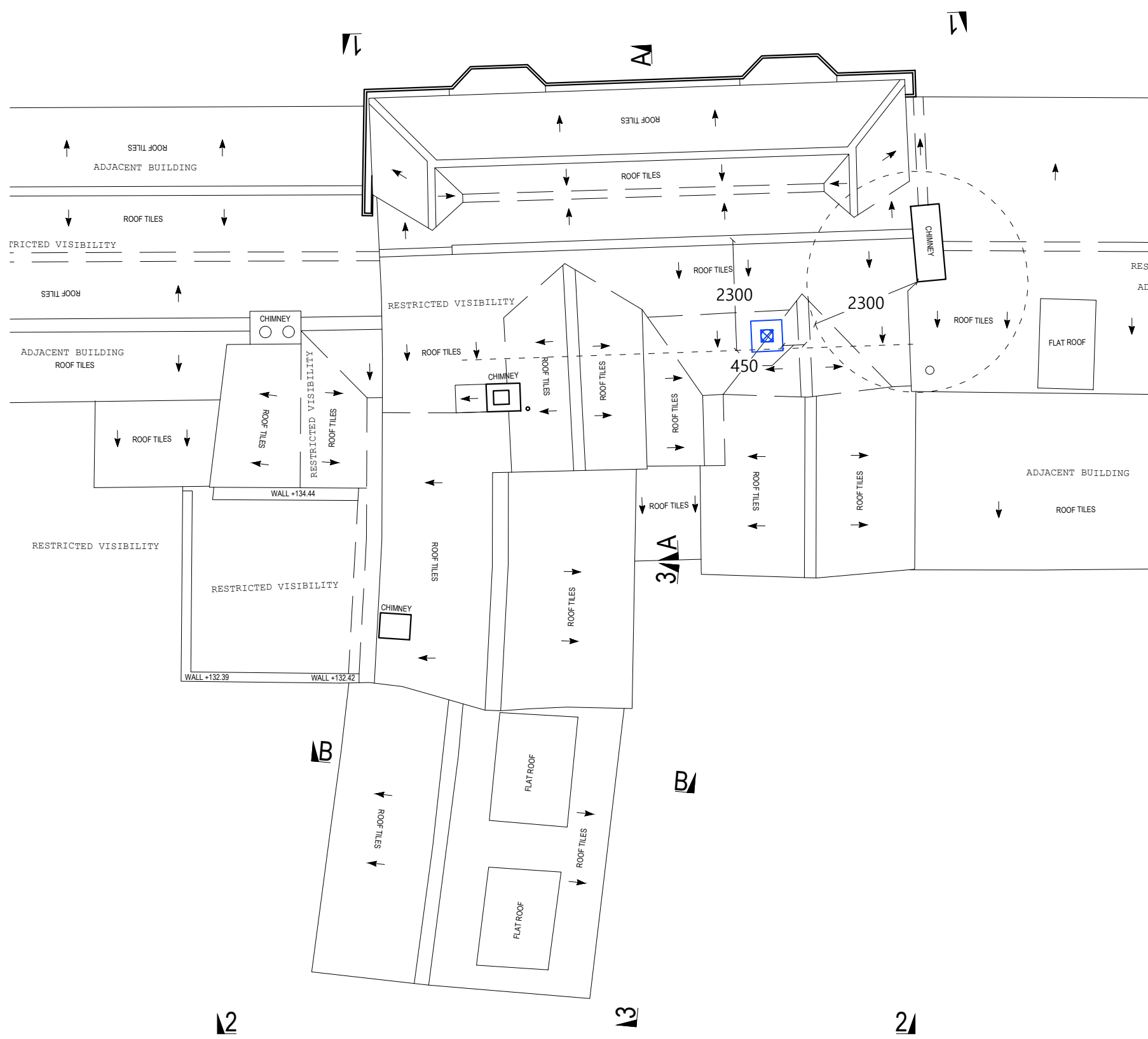
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The proposals are considered to be in the spirit of local heritage planning policy and the National Planning Policy Framework (NPPF).

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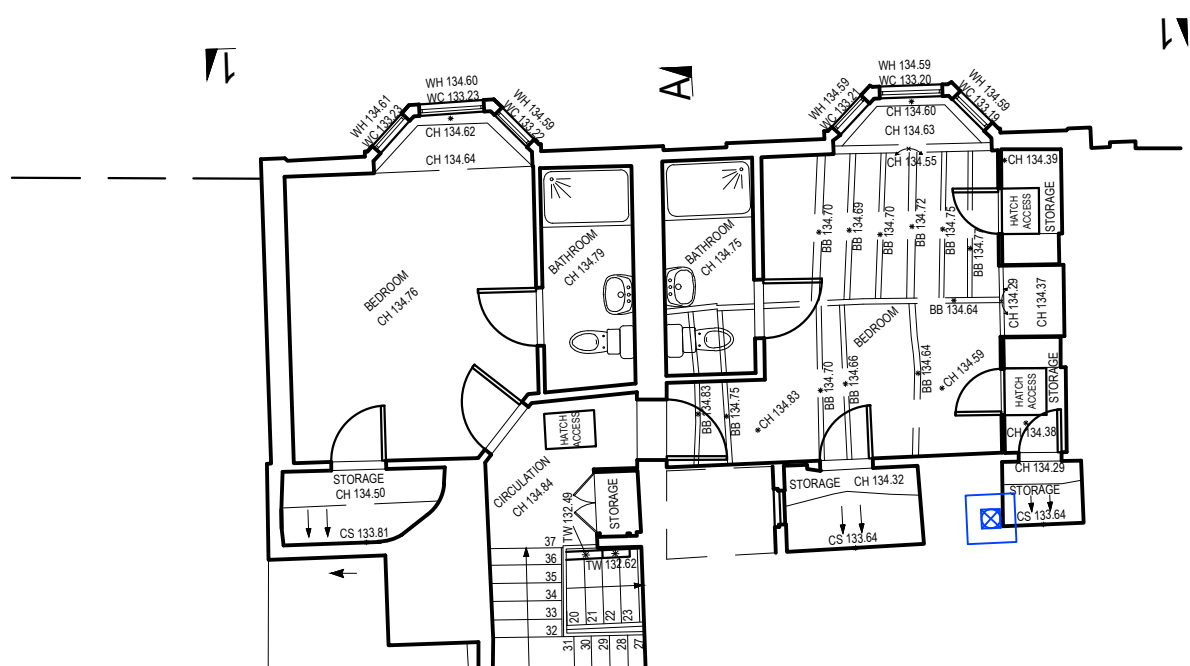
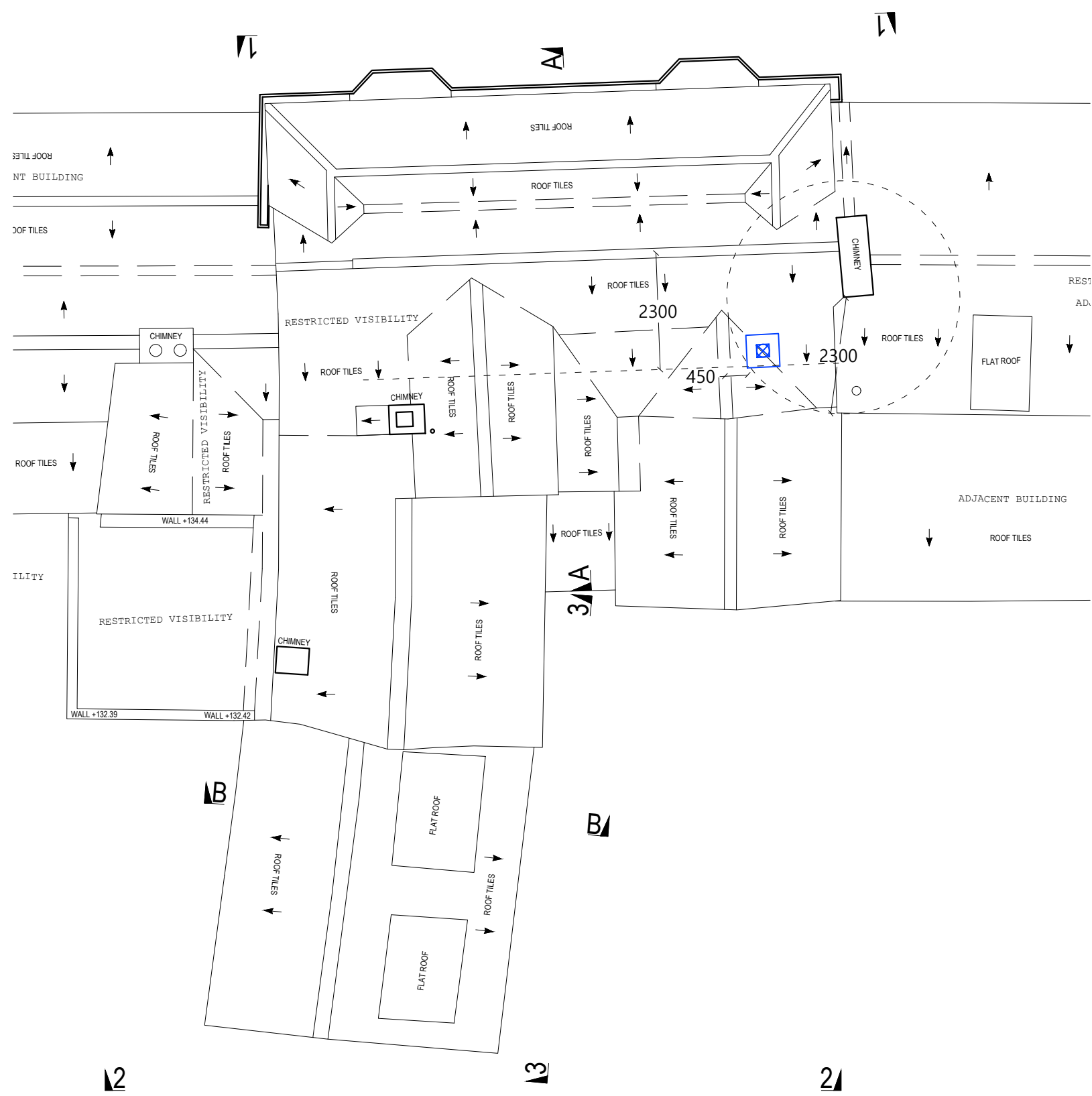
Chimney options appraisal



SF Plan

1.0 Option 1

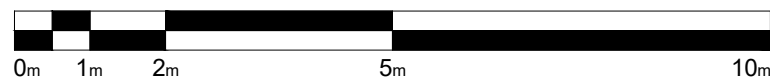
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SF Plan

2.0 Option 2

1:200 @ A3



Scale 1:100 @A1 1:200@A3

- Mar26 IM JPM First issue

ISSUE DATE DRAWN CHECKEDDESCRIPTION

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PROJECT 3 Northgate Street

CLIENT Private Client

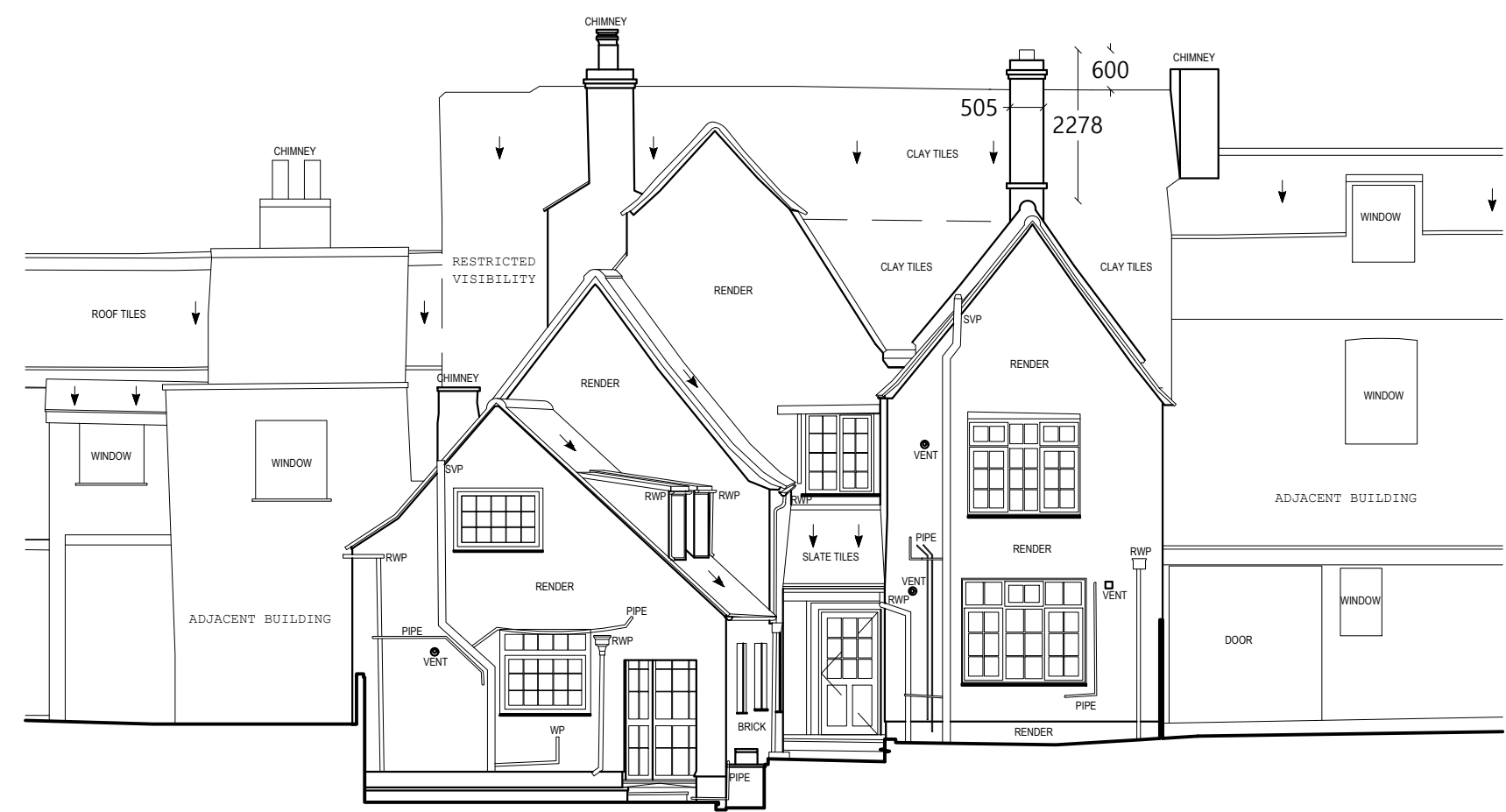
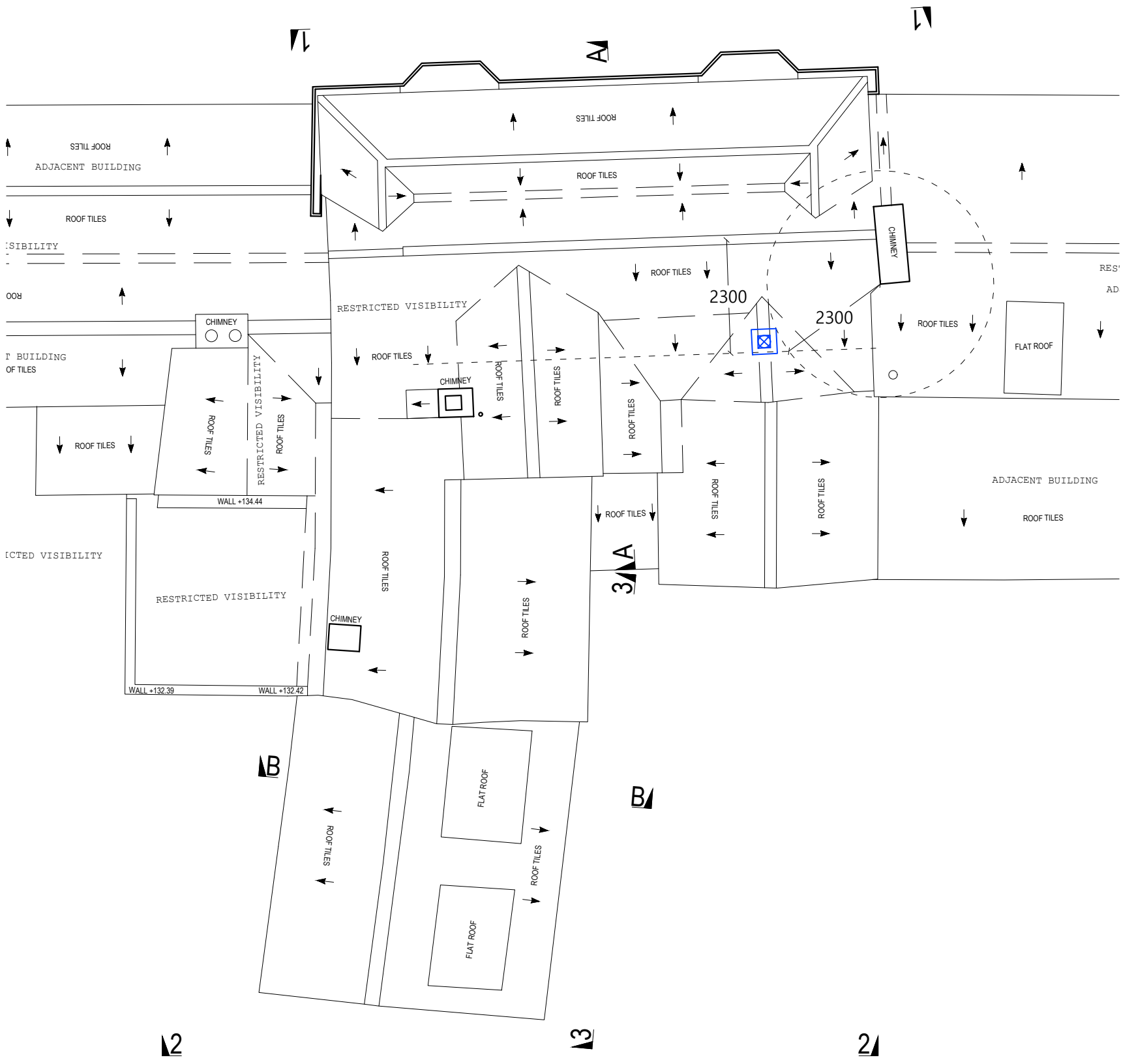
DRAWING STATUS Listed Building Consent

DRG TITLE Proposed Chimney Options

JOB/DRG No. 496/001

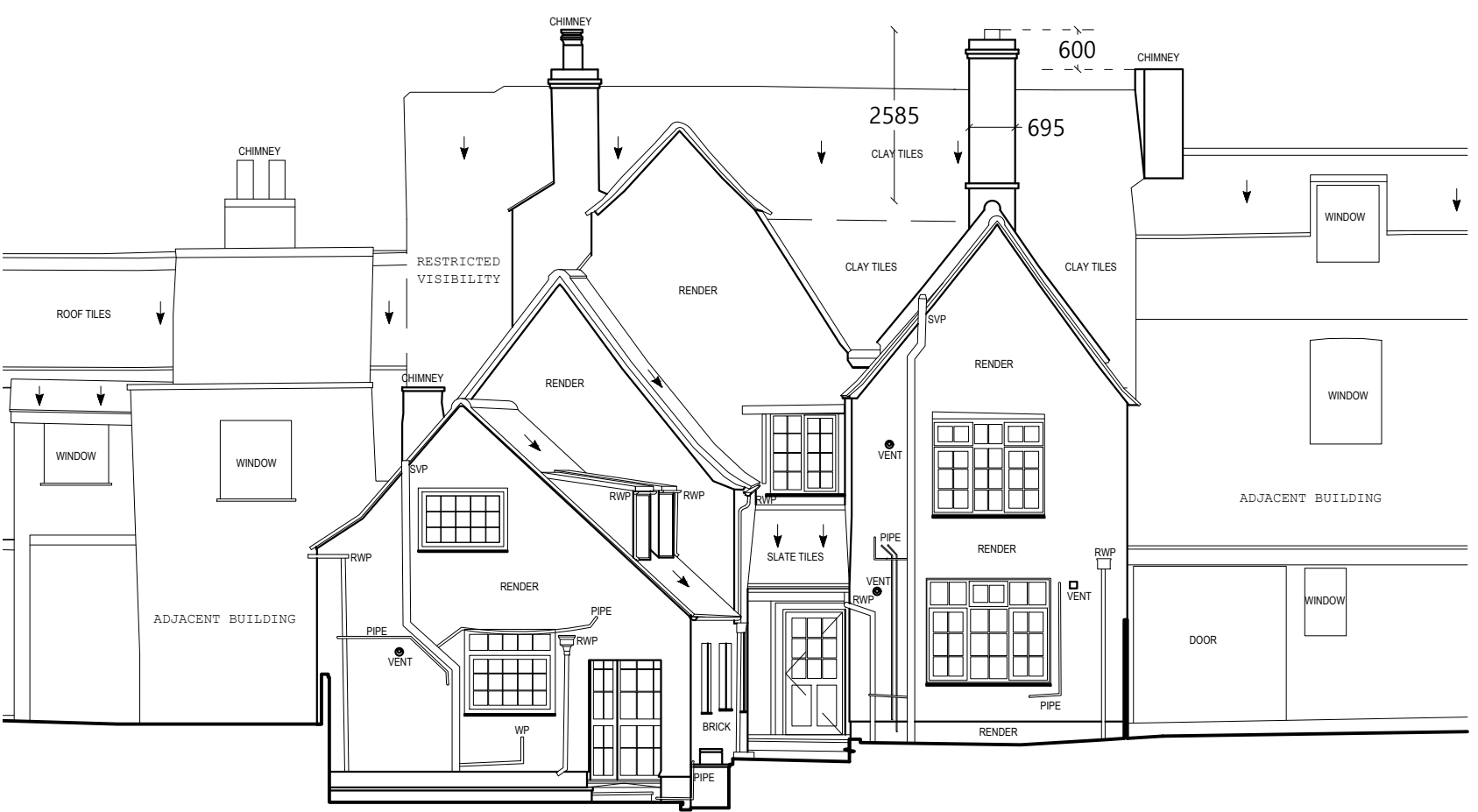
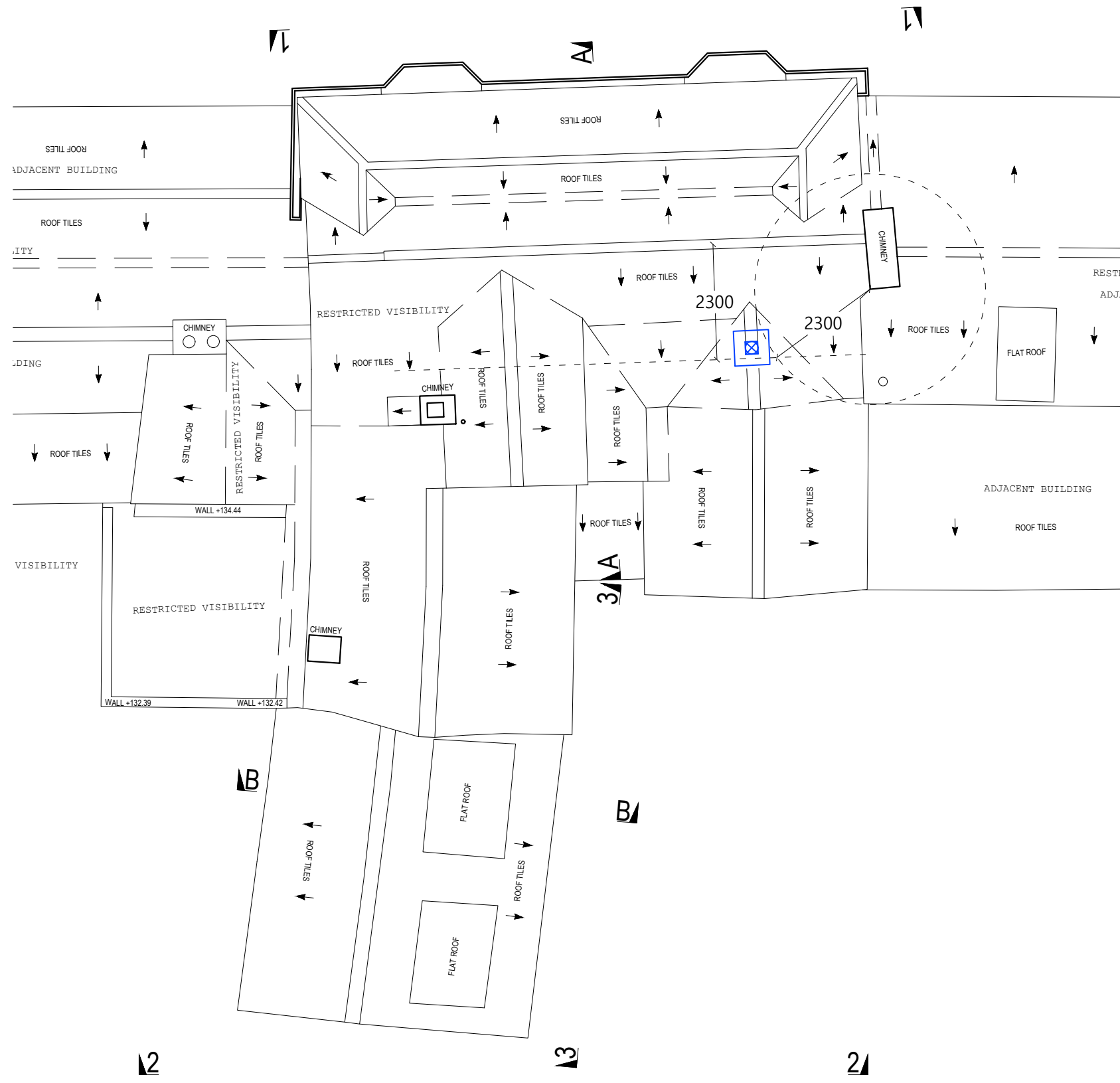
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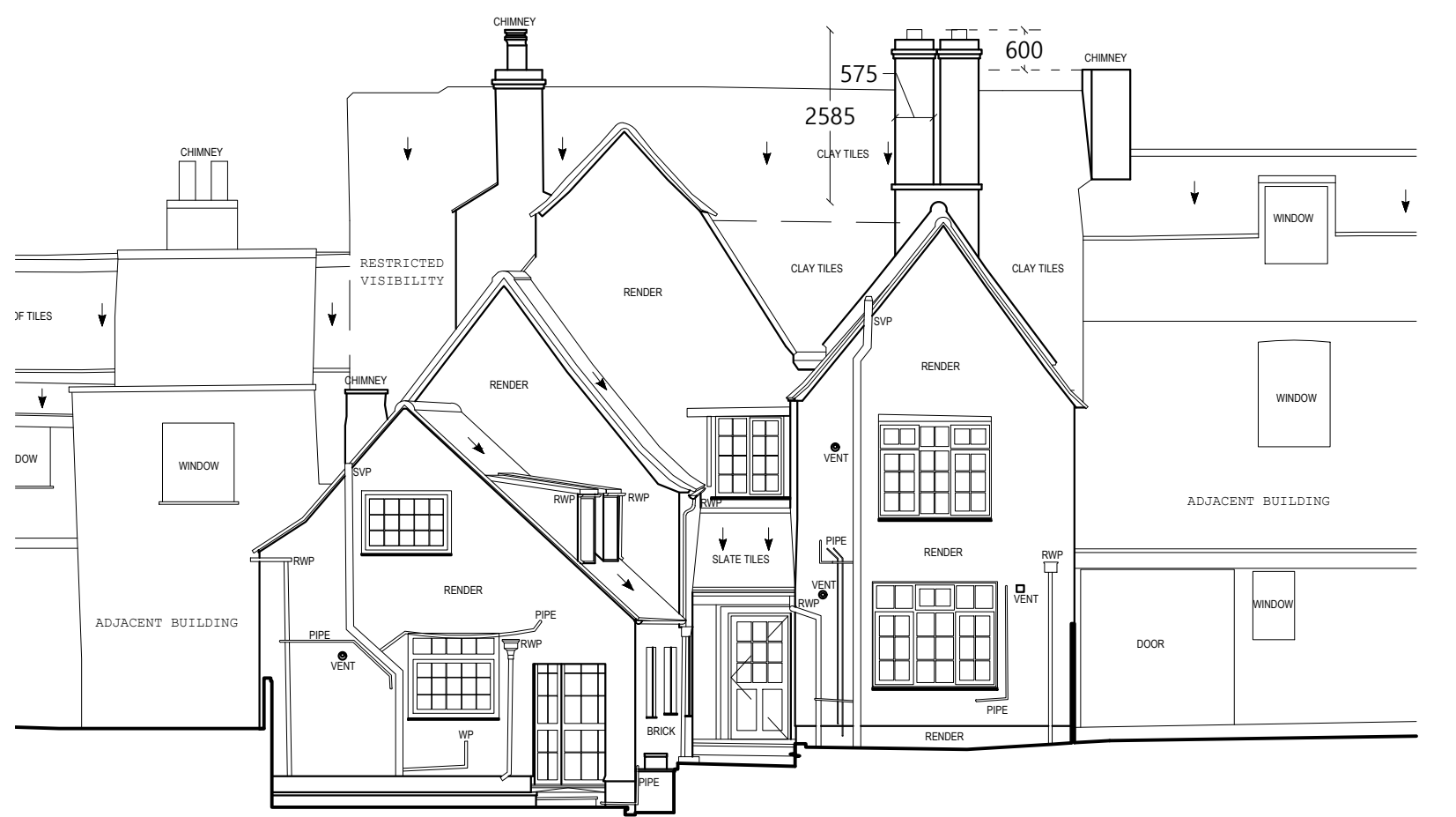
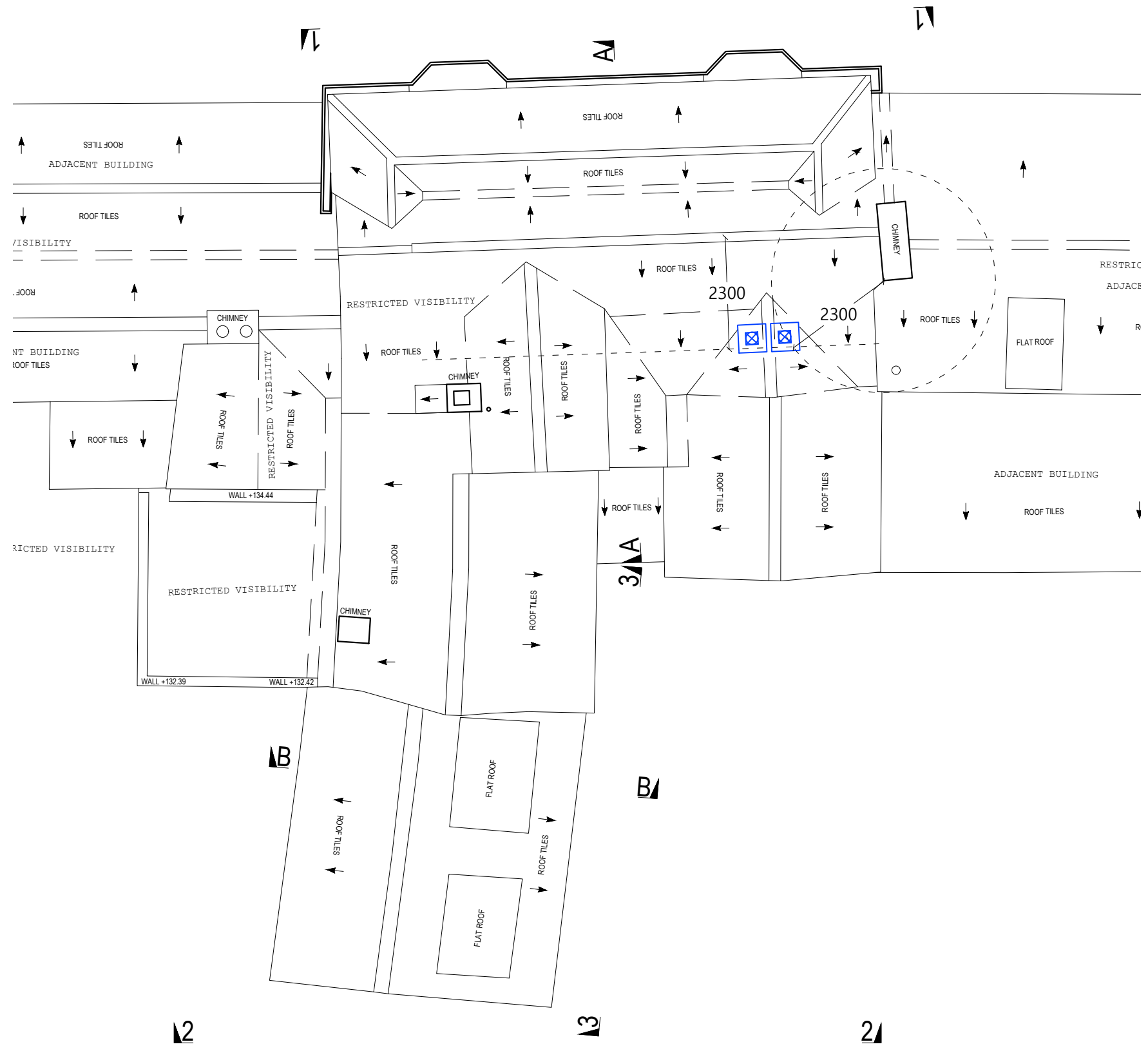
1.0 Option 3a

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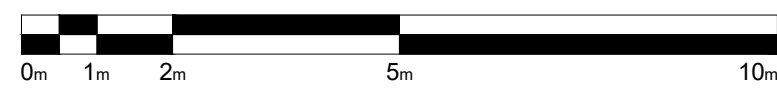
2.0 Option 3b

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2.0 Option 4

1:200 @ A3



Scale 1:100 @A1 1:200@A3

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SCALE 1:200@A3

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