

4th June 2026

3 Northgate St, Gable Wall Repairs Design Statement

1.0 Introduction

This application seeks consent for essential repair works to the SE gable wall of No.3 Northgate Street following a fire at the adjoining property, No.2 Northgate Street, in November 2024 and the subsequent demolition of No.2 Northgate Street.

The fire spread from the adjoining property to No.3 Northgate Street, causing significant damage to the eastern section of the roof and associated structural timbers. A separate application has been submitted for urgent repair works to the property, however at that time, the SE gable wall was concealed by the adjoining property. Following the demolition of No. 2 Northgate Street, the extent of the damage to the exposed gable structure has become apparent and necessitates further repair works.

The owner of the building is a heritage plasterer and intends to carry out repairs faithfully using traditional materials.

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 door head. 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.

3.0 Proposals

This application seeks consent for urgent repair works following fire damage to No.3 Northgate Street and the demolition of the adjacent No.2 Northgate Street.

The demolition of No.2 Northgate Street has exposed the SE gable wall of No.3 Northgate Street and confirmed that the timber gable truss has been badly fire damaged. Based on a visual assessment, the proposed repair works include:

- Splice repair to the western principal rafter
- Splice repair to the collar
- Replacement of the badly fire-damaged eastern principal rafter in oak
- Replacement of the badly fire-damaged timber stud work located to the east of the gable truss in softwood

The extent of the proposed work is illustrated on drawing 496/112.

These repairs are essential to ensure the structural stability of No.3 Northgate Street. Replacement works are limited to structural elements that have suffered irreversible fire damage and can no longer perform their structural function.



The fire damaged SE gable wall of No.3 Northgate Street following the demolition of No.2 Northgate Street.

4.0 Summary

The proposed works are necessary following fire damage in November 2024 and the subsequent demolition of the adjacent No.2 Northgate Street.

The scheme seeks to return the building to a structurally sound condition with minimal loss of historic fabric. Repairs will follow traditional construction methods to ensure compatibility and legibility, and every effort will be made to retain historic fabric where possible.

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