WILTSHIRE BUILDINGS RECORD

3 Northgate Street, Devizes

A Historic Buildings Statement

February/March 2026

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1. INTRODUCTION

3 Northgate Street is a fine listed grade II* town house in the centre of Devizes. A c1800 polite façade thoroughly hides the remains of an earlier house on the footprint, perhaps as early as the late 16th century, and certainly at least of the 17th century. A glimpse of this earlier house is seen in the apex of the northern gable. In the 16th century Devizes was known as a centre for the cloth industry, and it may have been Robert Waylen who bought the site of Northgate Mill nearby and all the buildings on it, including no.3 Northgate Street. He likely transformed the old building into the present 3-storey town house, which stayed in the Waylen family and partly run as a school until at least 1902. After that date the house was divided into several apartments until 1958 when the ground floor came into commercial use.

In November 2024 no.2 Northgate Street adjacent was gutted by fire. This spread to no.3, destroying the roof and some of the attic floor. Since that time the building has remained empty, and long-term refurbishment is anticipated.

2. SUMMARY OF MAIN POINTS

- Some evidence found of a late 16th to 17th century building, perhaps timber-framed in the front and rear ranges
- The front and rear ranges appear to have been separate buildings before the refurbishment of c1800
- Purchased by Robert Waylen as part of a larger site including a cloth factory and almost certainly refurbished by him as his dwelling c1800
- In c1800 a new frontage was added to the earlier building, and the house taken up to three full storeys. Rear range added to the main house as a kitchen
- Became divided into several residential apartments after 1902
- In 1958 the ground floor came into commercial use
- In 2024 an incendiary fire at no.2 Northgate Street severely damaged the roof and attics of no.3

3. IMPORTANT FEATURES

- The remains of the late 16th or 17th century roof visible in the main range. The rear range roof is largely concealed, but may also be early. The deep chamfered beam in the rear range, and the early plank door in attic bedroom 4 may have been salvaged from the earlier building on the footprint of the present building.
- The plasterwork scheme and layout with some original doors, windows, fireplaces, floorboards and stair of c1800 largely remains, although damaged by fire and then water ingress
- There is a strong possibility of further historic fabric coming to light during restoration. The fabric of the chimney stacks has not been inspected, and there is a possibility that these may date to the earlier phase.

4. INSTRUCTION

In accordance with instruction by Francis Stacey, a historical appraisal of 3 Northgate Street, Devizes was undertaken in February 2026. The results, incorporated in the following report, present a photographic and textual record of the building as it now stands, supported by survey drawings, map and documentary evidence where relevant. This is followed by cautious archaeological interpretation.

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5. PURPOSE OF DOCUMENT

This report is intended to provide supporting information to assist in determining a building application in accordance with the National Planning Policy Framework[1] paragraph 128 which states:

> *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

6. ACKNOWLEDGEMENTS

Building Recorder: Report prepared by Dorothy Treasure, Gerald Steer, Anthony Cousins, Peter Filtness, Julia Brickell & Paul Jack at Wiltshire Buildings Record, Wiltshire & Swindon History Centre, Cocklebury Road, Chippenham, Wiltshire SN15 3QN Tel. 01249 705508 email to: dorothytreasure@wiltshire.gov.uk

Research: Steve Hobbs & Phyl Martin
Survey Drawings: Based on survey drawings by Modelling Architecture Ltd, Iffley Road, London, W6 0PB

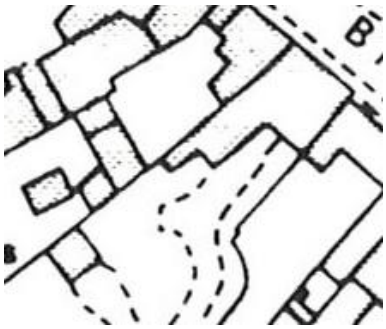
[1] Department for Communities and Local Government, 27th March 2012

7. DESIGNATIONS

Devizes Conservation Area

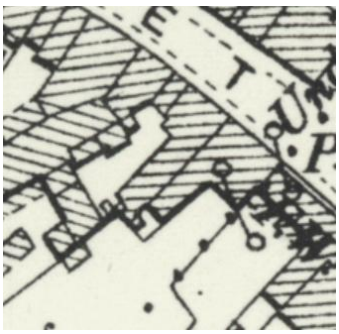
3 Northgate Street occurs within the Devizes Conservation Area designated 26th November 1970 and extended on 27th October 1977 so that it now covers the whole of the town centre. The Conservation Area is described as follows: The northern boundary follows a section of the Kennet and Avon Canal and then runs southwards around the outer wall of the Castle and following the line of the former railway, cutting back along Southbroom Road and the eastern side of The Green. The boundary then turns to the north-east of 3 St. James's Church, and back just north of Estcourt Street and north-westwards along Commercial Road, to The Wharf.

8. MAP REGRESSION

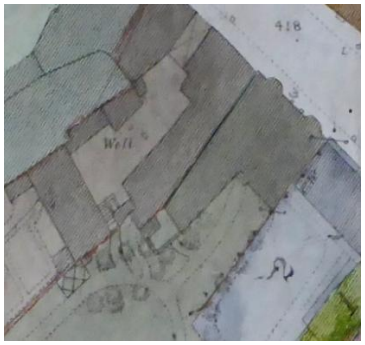


C1970

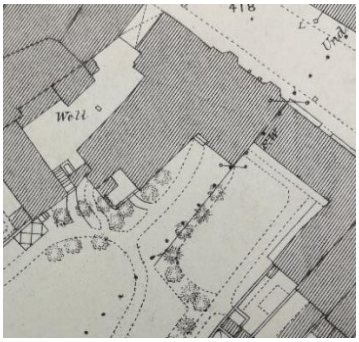
1923



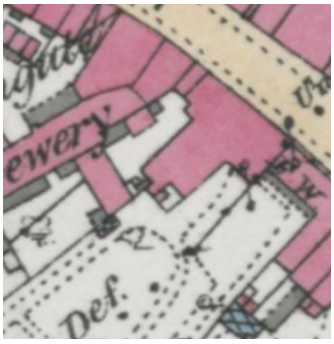
1900



1900



1886



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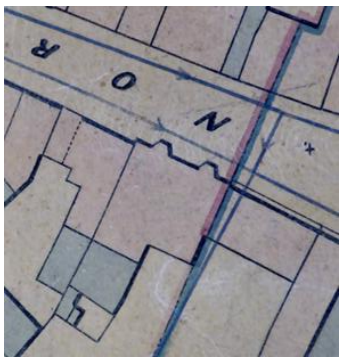


1849

1834

1759

9. HISTORY

Principal sources Wilts Victoria County History vol 10 (British History Online https://www.british-history.ac.uk/vch/wilts/vol10/pp225-252) (republished R Pugh A History of Devizes 2001). John Chandler, Devizes and Central Wiltshire 2003).

Devizes

Fig.1 Devizes, 1759 (WSA X/26HC)

Devizes takes its name from its position as boundary between two ancient manors (Latin, divisas). The medieval castle, that can be dated at least to the early 12th century, was the hub around which the town developed. The original market was located near St Mary's church. By 1300 as the importance of the castle declined the town spread into the bailey of the castle up to the castle chapel of St John's. A broad area, more than twice the area of its current size, was established for another market, which continues to flourish today. The north gate of the borough, after which the street was named, stood on site of the recently closed Wadworth's brewery.

A successful textile industry developed, leading John Leland to describe it in the mid-16th century, as being 'most occupied by clothiers'. Daniel Defoe produced a neat thumbnail sketch of the town "The Devizes is .. a large and important town, and full of wealthy clothiers; but this town has, lately, run pretty much into the drugget-making

trade; ... great quantities of druggets are worn in England, as also, exported beyond the seas ...' Daniel Defoe *A Tour through the Whole island of Great Britain* [1724-7] Quoted in *Devizes in the Eighteenth Century: The Evidence from Fire Insurance Records*, James Thomas (Archives, vol. 30 no.113 2005).

The economy of the town diversified and included the manufacture of beer and snuff. By 1740 the two windmills on the castle motte were used to grind tobacco. Evidence of the prosperity of the town is provided by its architecture. Long Street, in particular, having many fine examples of Georgian architecture. Devizes has no river and this may have inhibited its development. The Kennet and Avon Canal, opened in 1810, had an impact on the vernacular buildings; locally made bricks being the favoured material before the possibility of Bath stone brought in by barge.

3 Northgate Street

Secondary sources: Gillman's Devizes public register and business directory DEV.916: Goad maps Wiltshire Local Studies Collection. Local newspapers accessed via British newspaper Index. Primary sources: Wiltshire and Swindon Archives (WSA). Census and nonconformist records accessed via Ancestry. Personal information of Mrs. Nicolette Robertson.

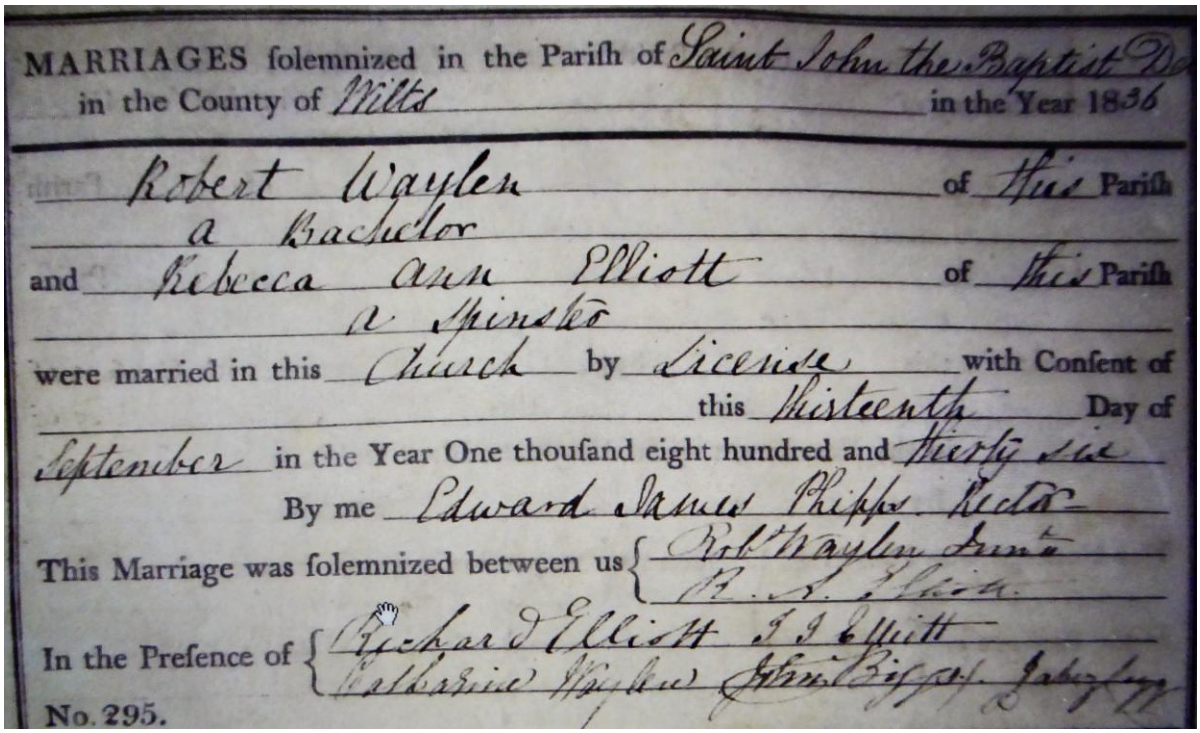
Fig.2 Map of Devizes, 1759, showing the town ditch and the parish boundary between Nos 2 & 3 Northgate street (WSA X6/26HC)

The 19th century

In the census of 1851 Robert Waylen, 52, proprietor of houses, wife Ann, 44, governess, 5 children, scholars, lodger 2 servants and one pupil, were listed a living in Northgate Street. House numbering was introduced by 1861, but it is evident that the house was the family home from at least ten years before. The property lay in the parish of St Mary. The boundary with the parish of St John ran between it and No 2 Northgate Street.

The Waylen family were a prominent nonconformist family in Devizes, associated with Northgate Congregational church. James Waylen, artist and historian (1810- 1894) was son of Robert Waylen, cloth manufacturer (1771-1842). James published two books on Devizes: Chronicles of Devizes (1839) and History of Devizes (1859). His father, Robert Waylen, gave land in Northgate street for a British school for girls, and by 1836 a school for boys had opened.

Robert Waylen married Rebecca Ann Elliot in Devizes St John church in 1836 **(fig.3)**. Before 1837 nonconformists could only be married in an Anglican Church.


MARRIAGES solemnized in the Parish of Saint John the Baptist De
in the County of Wilts in the Year 1836

Robert Waylen of this Parish
a Bachelor
and Rebecca Ann Elliott of this Parish
a Spinster
were married in this Church by License with Consent of
this thirteenth Day of
September in the Year One thousand eight hundred and thirty six
By me Edward James Phipps Rector
This Marriage was solemnized between us { Rob Waylen Junr
R. A. Elliott
In the Presence of { Richard Elliott J J Elliott
Catharine Waylen John Biggs Jabez Sayer
No. 295.

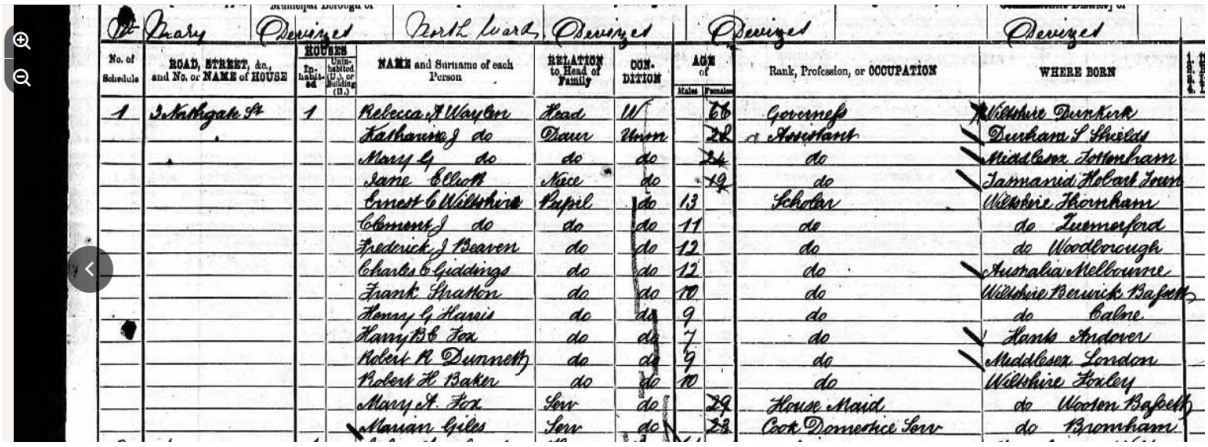
Fig.3 Marriage of Robert Waylen and Rebecca Elliot, 1836

Fig.4 Ground plan of the property adjoining Robert Waylen's cloth factory, c1820 (WSA 1780/41H)

Fig.5 Map of Devizes, 1849, showing the bay windows (WSA G20/700/1L) Note that the basic plan of the house with its distinctive bay windows exists by this time

Fig.6 Map of Devizes, 1869, showing the parish boundary between 2 & 3 Northgate Street; St Mary, red; St John, blue (WSA G20/700/2H)

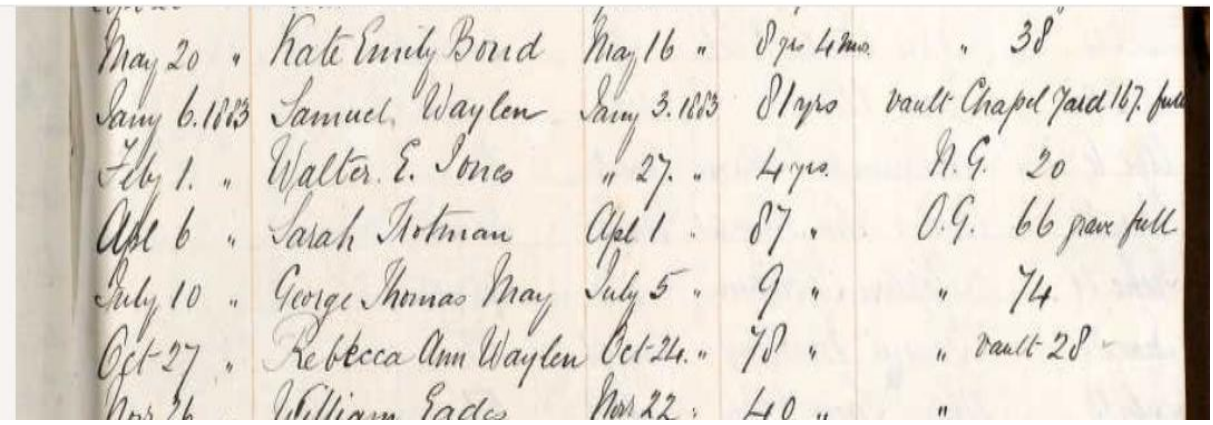
The census returns for 1861 record Robert Waylen and his wife Rebecca Ann, living in the property; Robert, was described as a proprietor of houses and Rebecca, a governess and schoolmistress (See Appendix 2). Robert died, probably in 1867, and his will was proved in that year (Principal Probate Registry PPR). In 1871 Rebecca continued to run a school, assisted by her daughters, Kathleen and Mary and a niece, Jane Elliot **(fig.7)**. No advertisements for a school run by her were placed in the local press, which is unusual for private schools. It is possible that the family's nonconformist milieu was sufficiently wide to make advertising beyond it unnecessary.



No. of Schedule	Road, Street, &c., and No. or Name of House	Houses Inhabited	Houses Uninhabited (U.) or Building (B.)	Name and Surname of each Person	Relation to Head of Family	Condition	Age of Males	Age of Females	Rank, Profession, or Occupation	Where Born
1	3 Northgate St	1		Rebecca A Waylen	Head	W		66	Governess	Wiltshire Dunkirk
				Katharine J do	Daur	Unm		28	Assistant	Durham S Shields
				Mary G do	do	do		24	do	Middlesex Tottenham
				Jane Elliott	Niece	do		19	do	Tasmania Hobart Town
				Ernest G Wiltshire	Pupil	do	13		Scholar	Wiltshire Thornham
				Clement J do	do	do	11		do	do Turnerford
				Frederick J Beaven	do	do	12		do	do Woodborough
				Charles E Giddings	do	do	12		do	Australia Melbourne
				Frank Stratton	do	do	10		do	Wiltshire Berwick Bassett
				Henry G Harris	do	do	9		do	do Calne
				Harry B E Fox	do	do	7		do	Hants Andover
				Robert R Dunnett	do	do	9		do	Middlesex London
				Robert H Baker	do	do	10		do	Wiltshire Foxley
				Mary A Fox	Serv	do		29	House Maid	do Wooten Bassett
				Marian Giles	Serv	do		28	Cook Domestic Serv	do Bromham

Fig.7 1871 England Census Returns for Rebecca A Waylen

In the 1881 census Rebecca Anne Waylen was described as a widow, aged 74, land and house holder; living with daughters Katherine Jean, 37, Mary Grace, 34, son William Alfred, all unmarried', one servant, and Samuel Waylen, 78, lodger.
Rebecca died on 24th Oct 1883 aged 78 and was buried in the graveyard of Northgate Street Congregational church **(fig.8)**. Her will was proved in 1884 (PPR). The property remained in the ownership, if not the occupation, of the Waylen family at least until 1910.



May 20 "	Kate Emily Bond	May 16 "	8 yrs 4 mos	"	38
Jany 6. 1883	Samuel Waylen	Jany 3. 1883	81 yrs	vault Chapel Yard 167 full	
Feby 1. "	Walter E. Jones	" 27. "	4 yrs	N.G.	20
Apl 6 "	Sarah Stotman	Apl 1 "	87 "	O.G.	66 grave full
July 10 "	George Thomas May	July 5 "	9 "	"	74
Oct 27 "	Rebecca Ann Waylen	Oct 24. "	78 "	"	vault 28
Nov 26	William Eades	Nov 22 "	40 "	"	

Fig.8 Register for Non-Conformist Burials – Rebecca Ann Waylen

Notices to let were published in local newspapers: In 1888 it was described as comprising 3 parlours, 7 bedrooms, commodious kitchen, out offices & cellars, lawn and flower garden; in 1895, 3 sitting rooms, 5 comfortable bedrooms, a box room & kitchen.
In the 1891 census Katherine Waylen, 58, was living in the house with Agnes Cox, 29, music governess, Annie Scott, 25, teacher of music and Kate Goss, 17, schoolteacher. On the death of Miss Katherine Waylen, a sale of furnishings and fittings was held.

Gillman's directories, electoral registers and local newspapers record the following occupants: Mrs Baker, 1886; Miss Katherine Waylen 1897, 1899, with Mrs Tebay in 1900. Katherine died in 1902 and a sale notice of the contents of the house was published in the local newspaper.
Misses Stevens, dressmakers, 1903. Joseph Musgrave, dentist, 1906-1911, were listed as residents in subsequent directories.

3 NORTHGATE STREET DEVIZES

Sale of Well-made HOUSEHOLD FURNITURE and Effects.

FRIDAY, OCTOBER 17th, 1902.

GEORGE T. SMITH has received instructions from the Representatives of the late Miss Waylen to SELL BY AUCTION, upon the Premises, on FRIDAY, October 17th, 1902, the substantially and well-made FURNISH OE THE RESIDENCE, Comprising more particularly Steel Bar Fenders and Fire Implements, Carpets and Rugs, Oak Dining Table with Insertions, 6 Oak-frame Dining Room Chairs, Oak Sideboard with Drawers, Cupboards and Plate-glass Back, 2 Sets of Oak Bookshelaes, a number of Books, Water Colours and other pictures, Ornaments, Occasional and other Tables and Chairs, Tea Service and Sundry Ware, Mantel Glasses, Curtains, &c., &c.

Sundry Ware, Mantel Glasses, Curtains, &c., &c.

The appointments of 5 Bedrooms, Box Room, &c., including Iron Bedsteads and Bedding, a Suite in Walnut, consisting of Wardrobe with Plate-glass panel, Duchesse Dressing Table, Washstand with Marble Top, Chest of Drawers and Towel Airer, Night Commodes, Brass-rail Fireguard, &c., &c.

Also the useful Kitchen and Culinary Requisites, Lawn Mower, &c.

Sale to commence at Twelve o'clock.

Catalogues may be obtained of the Auctioneer in due course.

Auction Offices, 4 Market Place, Devizes

Fig.9 Devizes and Wilts Advertiser 16 Oct 1902

Fig.10 1910 Finance Act records: (WSA L8/10/34.13.10)
Hereditament number 316 RJ Waylen owner; vacant (WSA L8/1/110)

From 1912 Miss Emily Honey (to 1952) and Miss Bessie Louisa Honey (to 1957 when she died), were the principal occupants, with RW Waylen and Admiral Sir W Hunt Grubbe (to 1921), living in separate apartments. Major & Mrs WF White were living there in 1917, when their son was reported as having been killed in France. Bessie and Emily were the daughters of James Henry Honey, house painter and lived in 5 Northgate up to the death of their father in 1911.

1958 was a significant year in the history of the house, as it marked its move from residential to partial commercial use. Planning permission was granted to Mr M Rendall, for the conversion of the ground floor into offices and RA Jennings, optician, moved his practice there. In 1961 planning permission was granted to JR Carwithen for the conversion of the first floor into two flats (WSA G20/769/1). Jennings continued to work there until 1966, and he was followed by a succession of opticians, until 1991, when the premises became a workshop for optical technicians. In 2004 it was described as unspecified office use, although with two residential flats on the first floor. (Goad Maps). In 2008 it was noted that the property had been vacant for a number of years by the Local Authority case officer when a change of use was being applied for by M Day[2] . In 2013 retrospective permission was applied for to convert the ground floor office (Kitchen 1 & Bedroom G1) into a single bedroom flat.[3]

[2] Planning ref: K/58019/F
[3] Planning ref: E/2012/1311/FUL

Fig.11 Northgate Street, 1945. No 3 has the double bay front (Nicolette Robertson)

Planning history

1976 2nd December: Planning ref: K/76/0641- Alterations to shopfront – approved

1977 8th December: Planning ref: K/77/0683 – Use former optician's premises as showrooms and office – approved

1987 1st December: Planning ref: K/11320/L – Removal of detached timber frames to eradicate dry rot and removal of brickwork and render and rebuild to wall plate level in concrete blocks rendered to match existing – approved

2001 23rd August: Planning ref: K/41043/L – Attachment of street light to building to illuminate public highway – approved

2007 30th July: Planning ref: K/56873/TR2 – Works to trees in the rear garden of the property to comprise the felling and stump grinding of a lime tree. N.B. The removal of laurel and shrubs as specified in the proposal are considered exempt works. Approved

2008 3rd March: Planning ref: K/58019/F – ground floor change of use to class A2 – approved

2013 30th April: Planning ref: E/2012/1311/FUL – Change of use of Consulting Room and reception to be a one bedroom flat. Approved with conditions

2014 5th February: Planning ref: 13/06764/LBC – Works to two ground floor rooms to allow their use as a single bedroom flat – approved with conditions

2014 17th December: Planning ref: 14/09529/LBC – Erection of conservatory to the rear of property – refused
2014 17th December: Planning ref: 14/09528/FUL – Erection of conservatory to the rear of property – refused

2017 13th December: Planning ref: 17/09694/LBC – Works to two ground floor rooms to allow their use as a single bedroom flat (part retrospective) – approved

10. Evolution of 3 Northgate Street

17th century

Evidence in the roof of the main house, and in the rear range all points to an origin in the 17th century: Dateable features for this first phase roof are:

- Use of traditional pegged jointing without nailing.
- The scantling of the oak truss elements.
- The use of uncambered collar trusses.
- The use of a heavy yoke plate, pegged.
- The heavy diamond ridge piece, now lost.
- The carpenter's mark and the chamfer on T2.
- The use of knee principals (as far as can be seen).
- The use of stone tiling, a feature not common in Devizes.

Taken together, these features suggest a date in the range **late C16th to late C17th** for the primary build.

In addition, the rear range has indications of timber posts that support the roof trusses above. A single wide-chamfered beam is still extant. It is supported on a moulded bracket on top of a post – an unusual arrangement. It is possible that the beam has been resited after the early 19th century remodelling.
The apex of the rear roof was visible from the roof of the main range, and this shows an early 19th century arrangement of rafter pairs and planked ridge, typical of this period.

Given that the visible walls are of brick, it is likely that this rear range was also remodelled in the early 19th century, reusing older fabric where appropriate.

The detailed form of the house in this phase cannot be deduced from the surviving evidence in the roof, but in the rooms below it is likely that more framing survives embedded in later partitions etc. It seems probable that the house was of three bays – both the present bay lengths are unusually long, suggesting a lost fourth truss.

Four chimney stacks occur in the house; two between the front and rear rooms in the main house, and two in the back wall of the rear range. The existing fireplaces, where retained, are 19th century. It is possible that these stacks belong to the late 16th or 17th century house.

Figs.12 & 13 17th century concave stop with roll moulding at Studley Grange Farm, Lydiard Tregoze. A similar moulding appears to have been removed from the rear range ground floor beam at 3 Northgate Street

C1800

A drastic remodelling at this time saw the building refronted and brought forward towards the road by a few feet, a not unusual arrangement also seen at 39 Silver Street, Warminster. The new front was of three full storeys with full height canted bays. Because of the thoroughness of the alterations, and new finishes to the fabric inside and out very little of the original fabric is now visible to inform the original layout of the 17th century building.

The main stair is almost certainly built against the formerly outside back wall of the original range at its junction with the lower rear range. This necessitated the half-dome cutaway at first floor to form a visually acceptable flow-through. The half dome inside the ground floor entrance to the rear wing was necessary for the door-swing, as the door was attached at the top of a short stair. All this indicates that the skeleton of the original building must survive to some extent, encased in the c1800 rebuild.

Two large lateral stacks on the rear wall may be part of the remains, along with three roof trusses, partly truncated on the front slope to raise the top storey ceiling. A good chamfered and formerly stopped beam has been reused in the rear wing **(fig.)**.

A lean-to now extends the through passage to include entry to the rear wing. This was originally an exterior entrance.

Fig.14 Google Street View of the east side of 39 Silver Street, Warminster, showing an ashlar front of c1800 applied to a pre-existing structure of c1500.
11 Silver St, Warminster, England | Instant Street View

It is probable that the rear wing was not initially part of the house, but was perhaps a warehouse or other outbuilding. In c1800 it was remodelled as a kitchen for the main house and the door was moved closer to the main house, so it could be incorporated, hence the present awkward access with the cut-away in the ceiling for the door-swing. The historic floorboards run along the corridor into this lean-to back door area, and both the 6-panel doors to the rear wing and to bedroom G1 are an interior type, indicating that the lean-to was part of the c1800 remodelling.

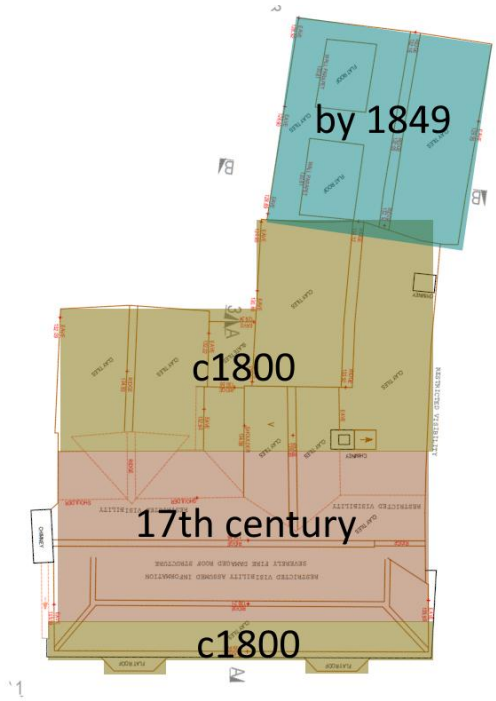
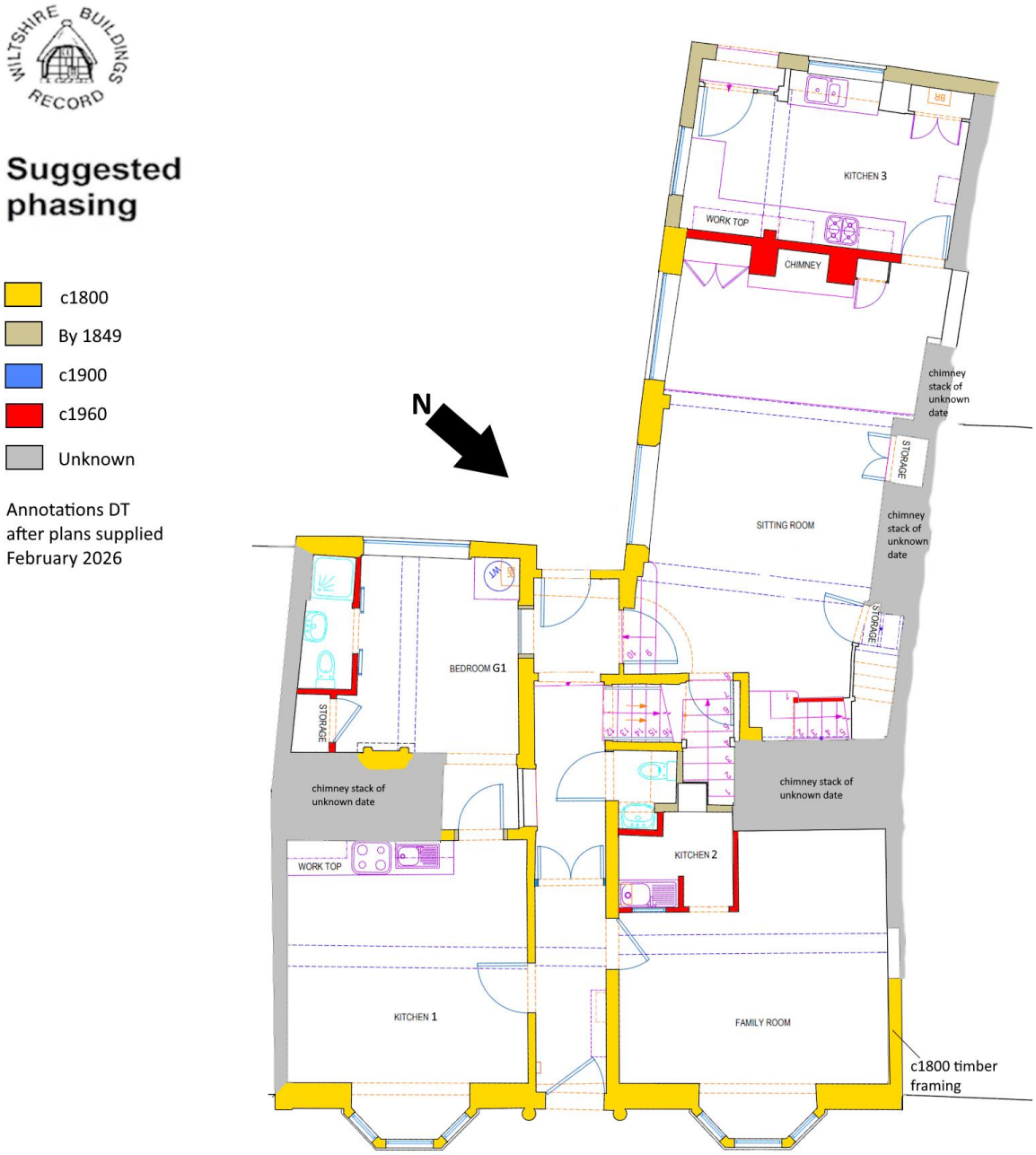
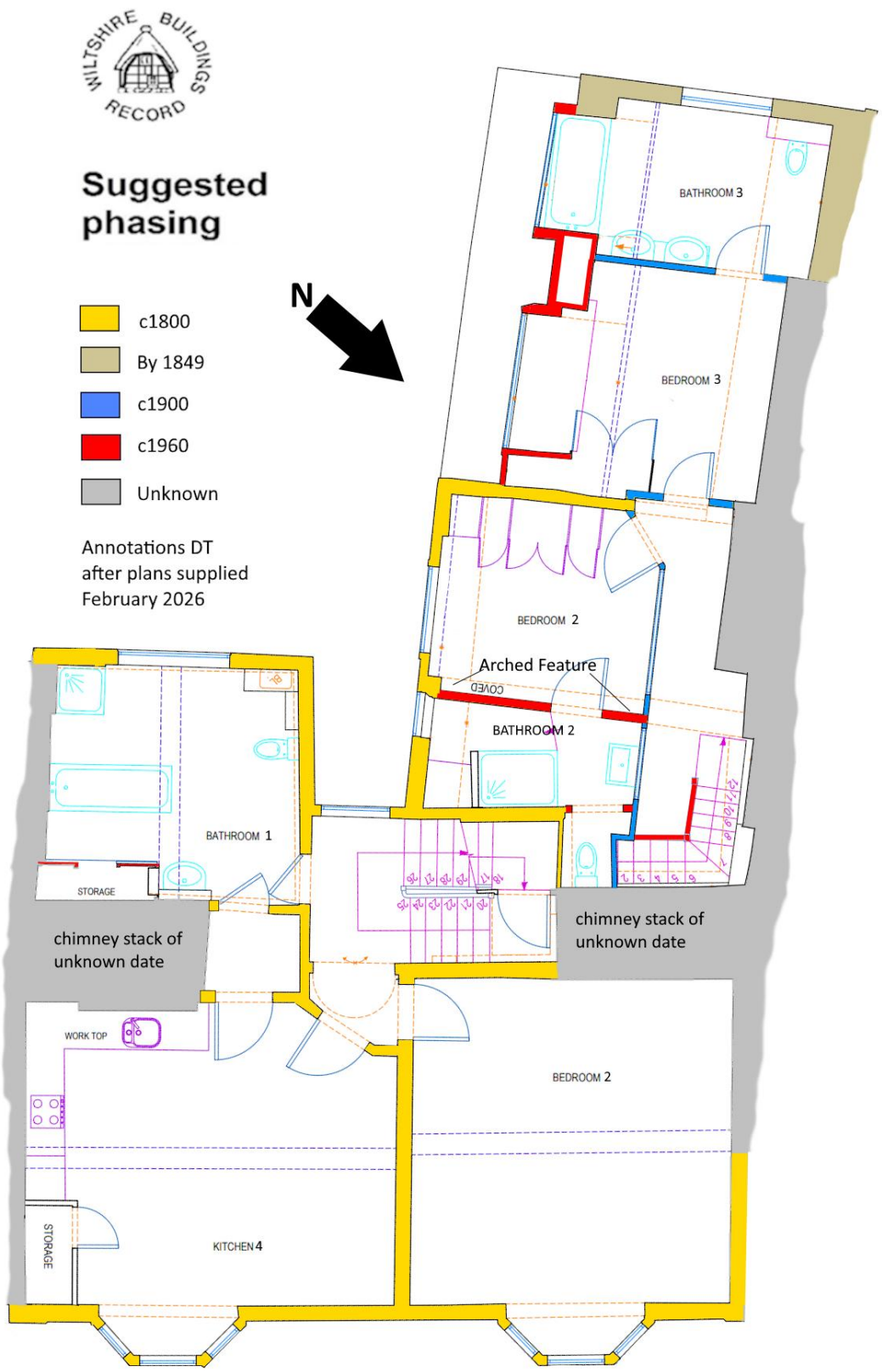


Fig.15 Suggested evolution

11. Annotated Drawings



Ground Floor

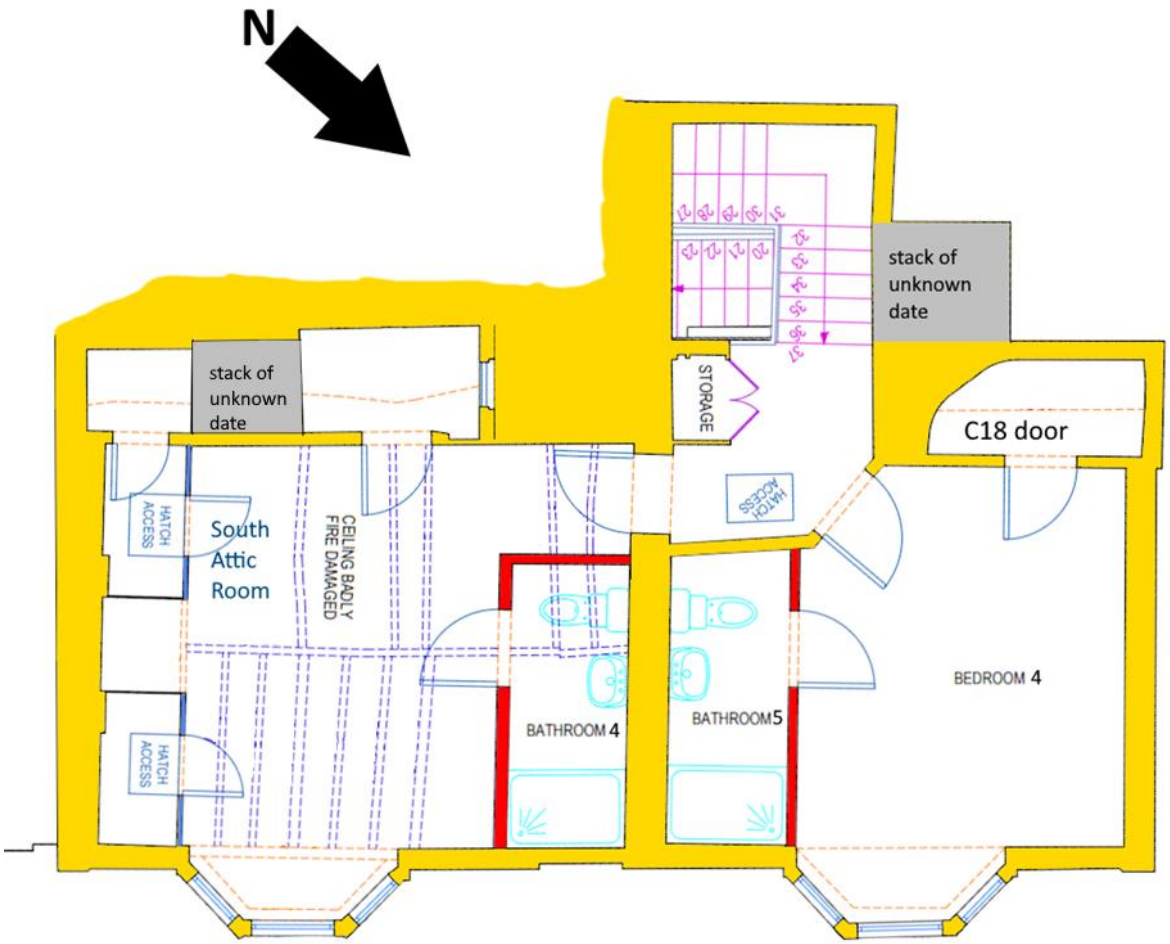

WILTSHIRE BUILDINGS RECORD
Suggested phasing
c1800
By 1849
c1900
c1960
Unknown
Annotations DT
after plans supplied
February 2026
N
BATHROOM 3
BEDROOM 3
BEDROOM 2
Arched Feature
COVED
BATHROOM 2
BATHROOM 1
STORAGE
chimney stack of unknown date
chimney stack of unknown date
WORK TOP
BEDROOM 2
STORAGE
KITCHEN 4

First Floor

Suggested phasing

- c1800
- By 1849
- c1900
- c1960
- Unknown

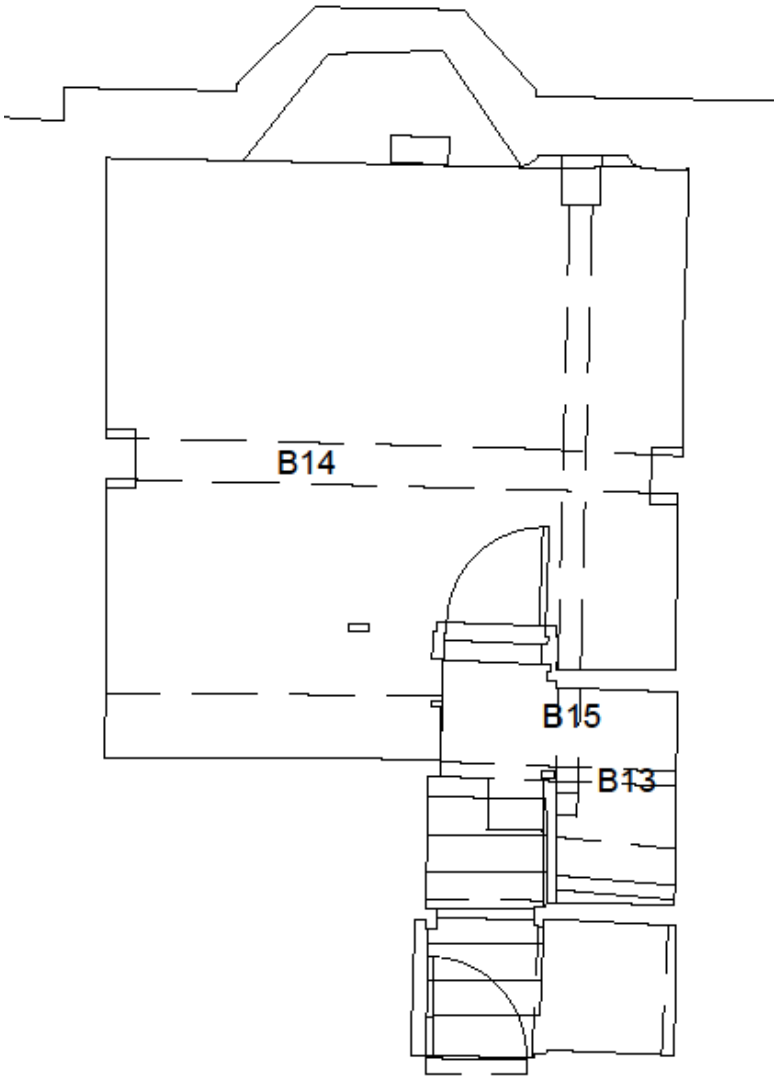
Annotations DT
after plans supplied
February 2026

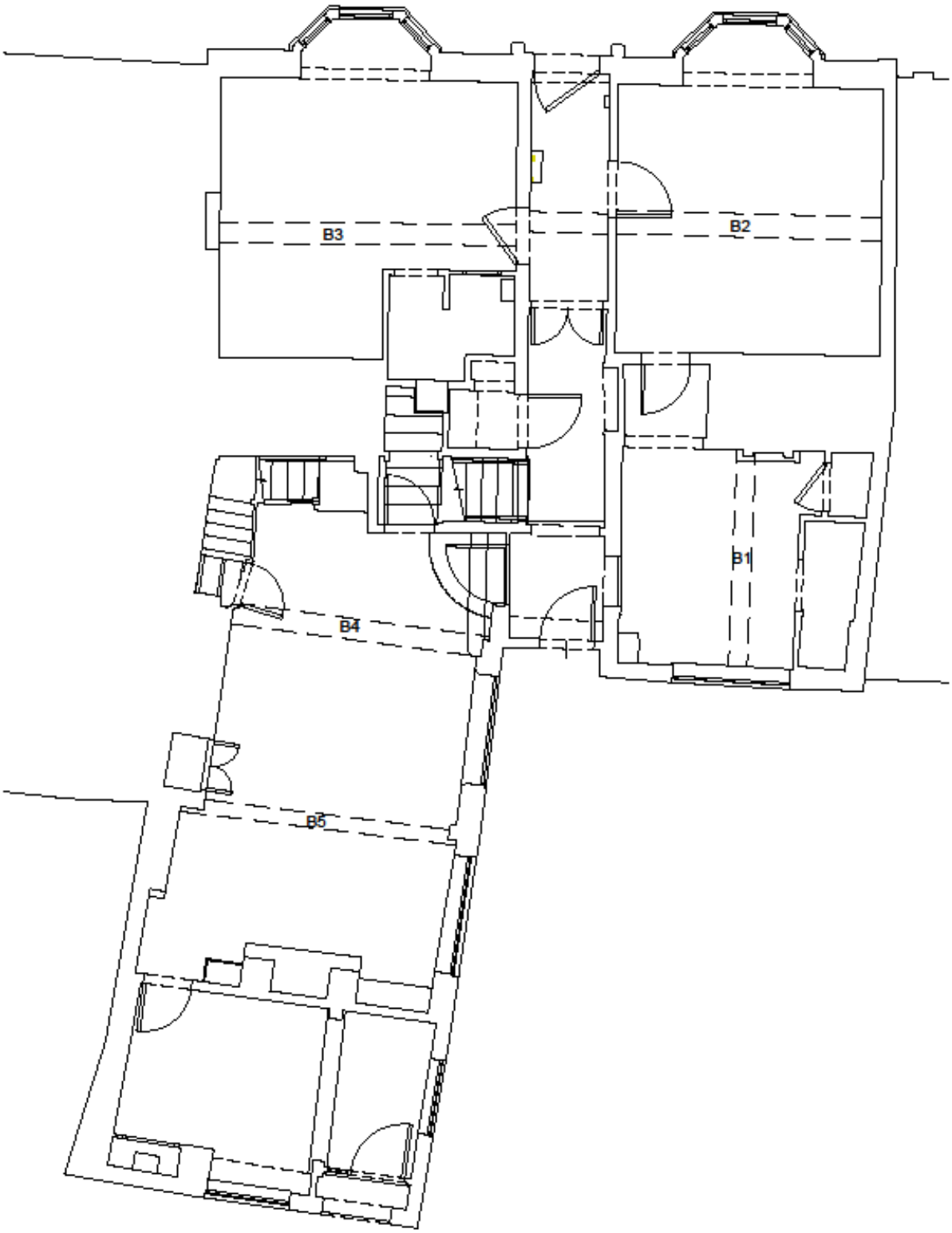


Attics

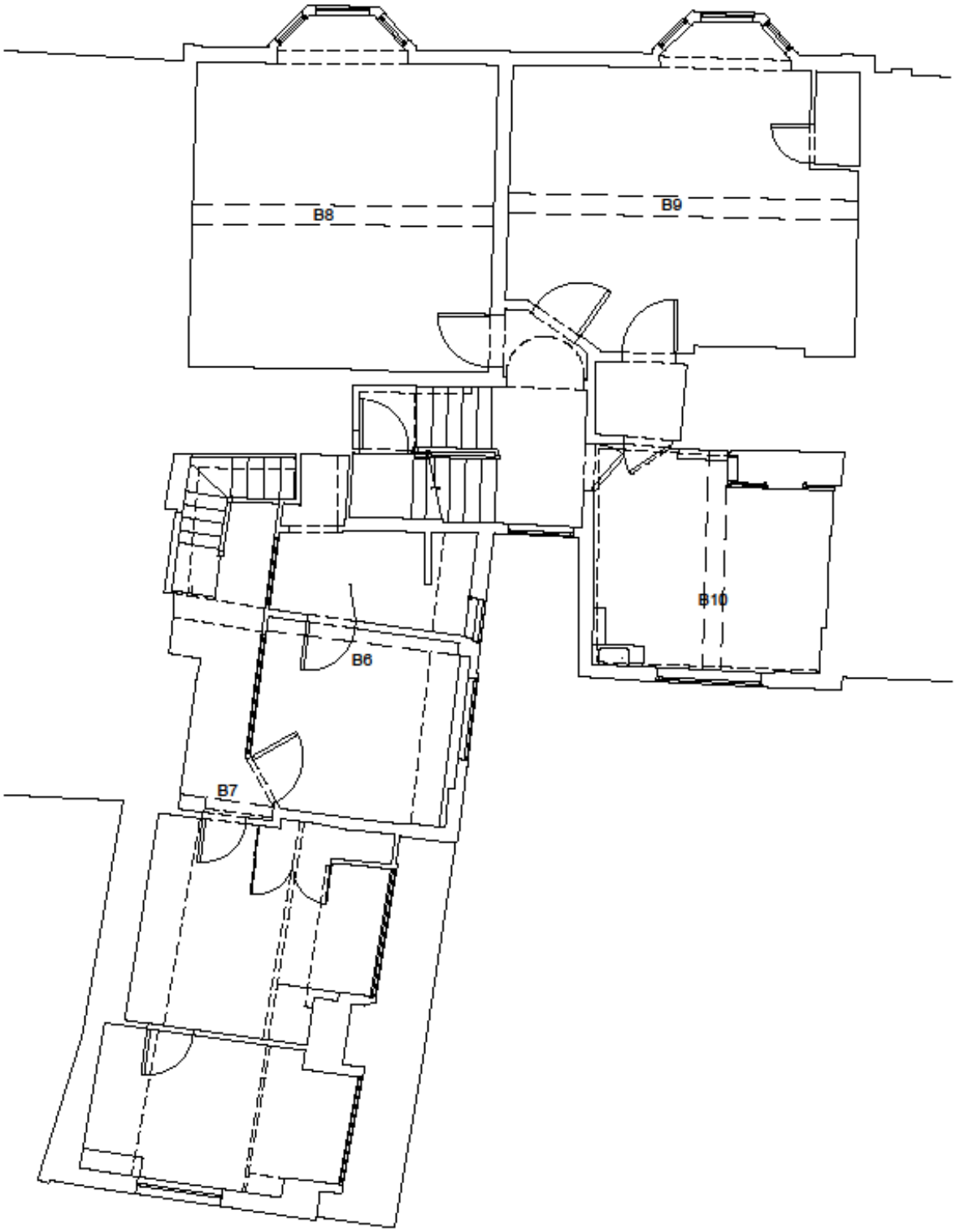
Notes on some elements of timber framing at 3 Northgate Street Devizes.

Cellar

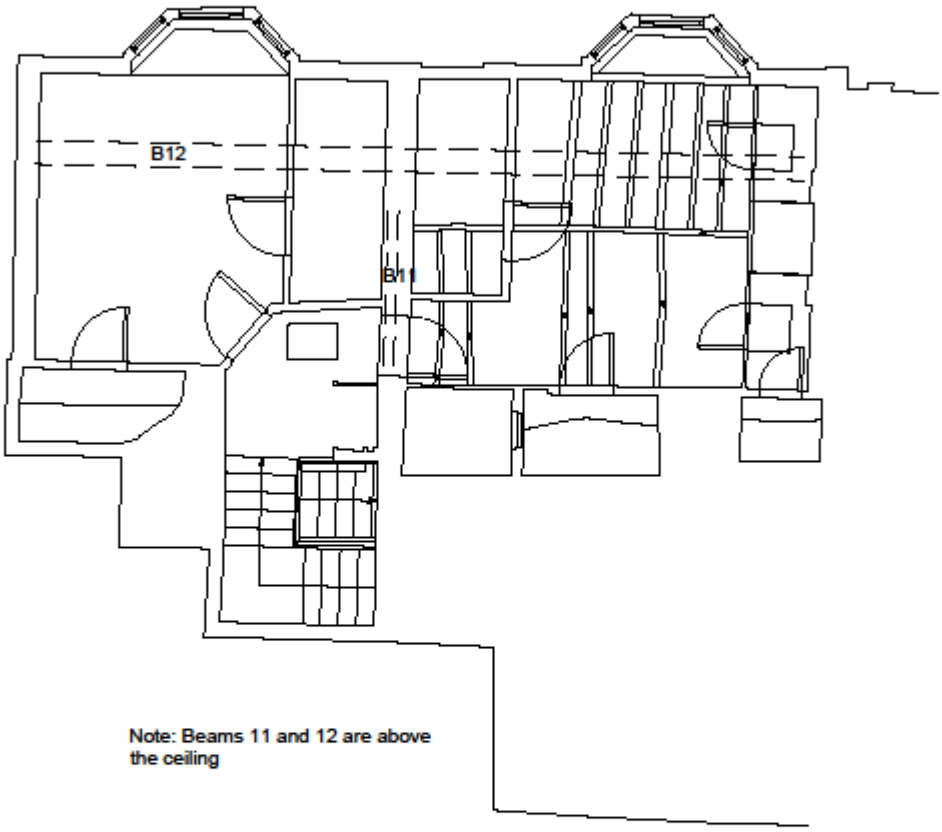




Ground floor



First floor



Second floor

Schedule of beams:

B1 220mm wide oak with plain run-out stops.

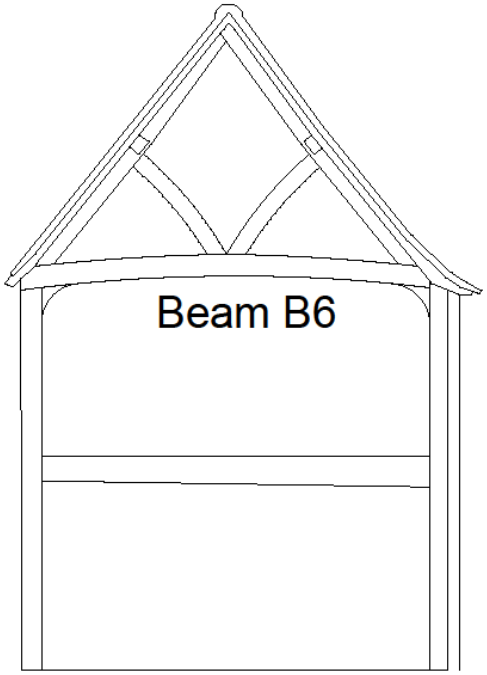
B2 Original (oak?) beam covered with lath and plaster. Dentilled mould with cavetto – used all round room as cornice.

B3 Original (oak?) beam covered with lath and plaster. Floral moulding to cavetto section – used all round room as cornice.

B4 Oak 275mm wide with 65mm chamfers and plain run-out stops.

B5 Beam is boxed-in with timber and plaster.

B6 Un-moulded oak beam with slightly arched soffit. Width of 225mm – boxed-in with timber and plaster. A conjectural reconstruction is shown in section A – A.



Conjectural section A - A

B7 Boxed-in beam is possibly the tie-beam of the original gable oak frame.

B8 275mm wide oak with plain run-out stops.

B9 275mm wide oak with plain run-out stops.

B10 275mm plastered with plain run-out stops.

B11 Former principal rafter, re-used. Mortices, suggest it was once part of a curved, queen-strut, collar-tied, tie-beam truss.

B12 Massive, added oak purlin to support the roof structure after the I was added to the original oak framed building.

B13 Small square ok beam, added to support the latter inserted staircase. At the west end it is housed onto an oak post.

B14 300mm wide oak beam. Now supported at by later, added structure. It has a Steel channel section bolted on which supports the ground floor joists.

B15 Small oak beam, re-used with multiple mortices for studs on the underside.

12. Description

(Main elevation faces north-east taken as east for the purposes of this report)

Exterior

Front elevations

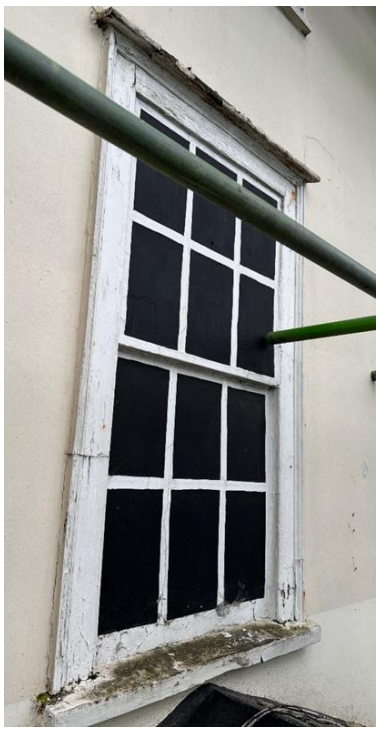


Fig.15 Main east elevation

Fig.16 False sash over central entrance

The imposing rendered front is of 3 storeys with full-height canted bay windows on either side of the central entrance with an open triangular pediment and engaged pillars **(fig.15)**. Projecting rendered quoins. The entrance hall has a false painted fanlight over the door **(fig.17)**, and above that a false 6x6 sash with an architrave surround **(fig.16)**. 6x6 sash windows with 4x4 side-sashes, some with original thick moulded glazing bars, some 20th century repairs. The engaged pillars are painted, but indications are that they are stone.

Fig.17 Semi-circular false fanlight in open pediment

Fig.18 Rendered base of wall with one of two bootscrapers still extant

Fig.19 Light timber-framing of c1800 with edge-set brickwork panels forming the north return

Roof

Due to the handy presence of scaffolding, the roof covering could be inspected in some detail. The higher, rear roof is primary, now covered in a mixture of stone tile, double roman tile and corrugated iron laid horizontally, all observed on the inner pitch **(fig.20)**. Tarpaulin covers the apex of the roof, and is a recent addition.

The front, lower slope is part of the remodelling undertaken around c1800 or soon after. This also has a mixture of stone tile, roman tile and corrugated iron on both sides and is partially hipped.

Part of the upper west gable to the rear range is visible above the adjoining property. The apex of the truss is seen to be infilled with brick with inset bargeboards, or possibly reused decoratively dentilled wall-plate, in two scarfed sections. A more detailed description is given with an interpretation of the roof structure later in this report.

The rear range roofs visible from the scaffolding show slate tile on the steep pitched first extension, and a lower roman tile roof to the second extension **(fig.21)**.

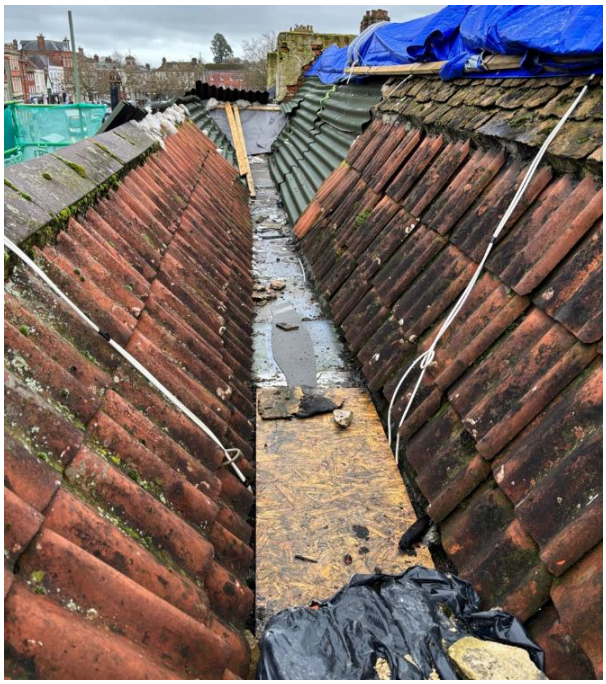


Fig.20 Valley between front and rear main roofs ***Fig.21 View of rear range roofs***

Rear elevations

The rear elevation comprises gabled ranges at right angles of differing heights. All the gables appear to have cement rendering applied at different times, the central gable with a roughcast cement render and plain clay tiles **(fig.22)**.

From the evidence of the roof timbers of the rear range gable seen from the main roof, this is a short extension to the main range of c1800, and no earlier **(fig.103)**.

A further extension was made by 1834 **(fig.15)**. The sketch plan of c1800 shows that the corner facing the garden was rounded, now not the case. This may suggest a rebuild.

All windows on this rear elevation are modern Upvc casements. The rainwater goods are mostly plastic, with one cast iron downpipe with rainwater head to the right-hand gable.

Fig.22 Rear ranges

Interior of main house

Much of the interior of the house contains residual decorative plasterwork, floors and doors dating from the remodelling of c1800 when it was the family home of the Waylens, whose cloth mill and outbuildings were nearby, and subsequently a school by c1851. Some subsequent alterations to the circulation of the house at ground floor have taken place, perhaps in relation to the school.

Ground Floor

Hall

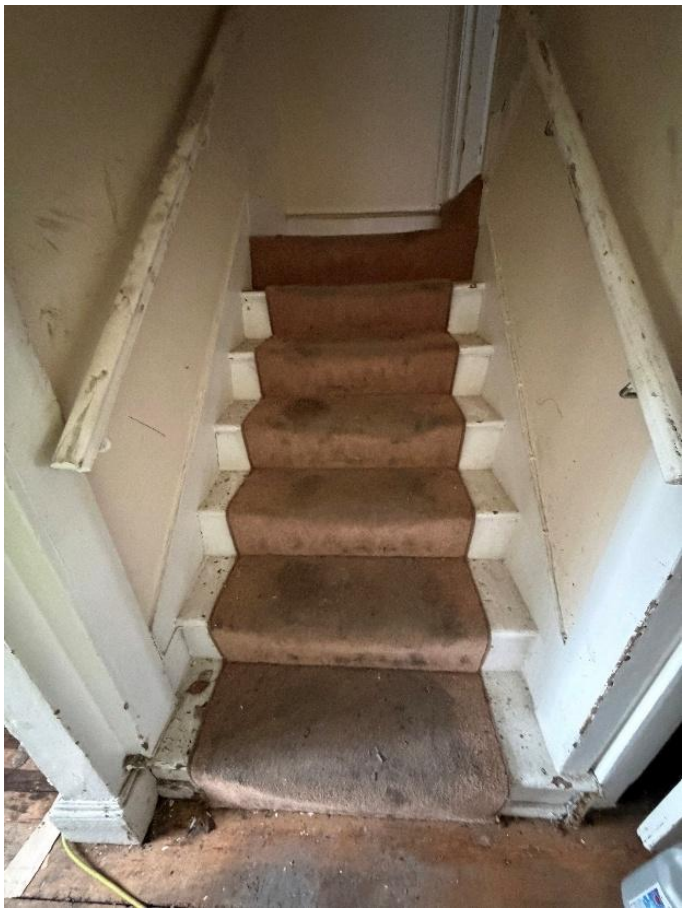


Fig.23 Lower enclosed flight

This narrow hall runs from the front to back doors **(fig.24)**. Before c1800 the back door was in line with the exterior wall on the west side of the stair position. After c1800 this had been extended in the remodelling under a lean-to to cover the entrance to the rear wing, which had become the kitchen for the house. Much of the decorative detail in the architrave surrounds, softwood floorboards and dado rail appears to date from this phase **(fig.26)**. Alteration has taken place in the room access. Kitchen 1 had a secondary access made from the small lobby opposite the stair. Bedroom G1 had a second doorway inserted in the north wall (not present in c1800), and subsequently blocked in perhaps by c1900.

The many modern linings hamper interpretation of the fabric, and as opening up is carried out, no doubt further features of interest are likely to be revealed.

Fig.24 Hall looking towards front door. Note the stilted segmental arches with moulded imposts. The closest arch may have lost its moulded architrave surround. The glazed double doors with overlight is circa 1900

Fig.25 Good 6-panel door to Bedroom G1, with original skirting board

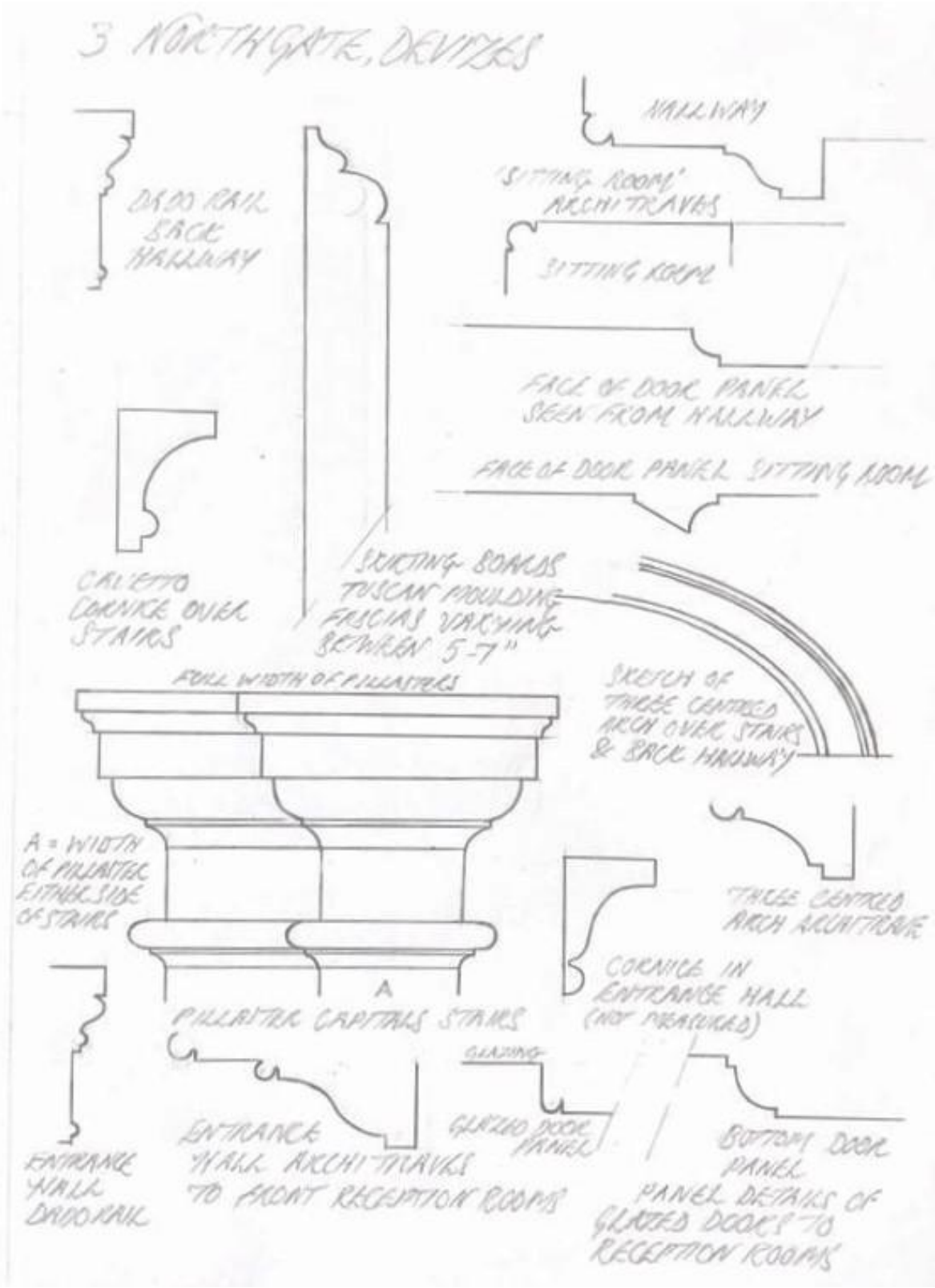


Fig. 26 Hall details

Kitchen 1

Formerly the drawing room in c1800. This has a contemporary residual decorative scheme of moulded plastered beam, cornice, dado, skirting boards and canted bay window with fielded panelled shutters **(fig.30)**. The fireplace on the back wall is obscured by late 20th century kitchen cabinets and tiling. This room has a good cornice of stylized acanthus leaves with a frieze of what appears to be Lincrusta **(fig.28)**. This also runs along the lath and plastered beam **(fig.29)**. The picture rail is likely to be later.

Fig.27 Kitchen 1 looking south

Fig.28 Detail of cornice

Fig.29 Continuation of moulding along beam

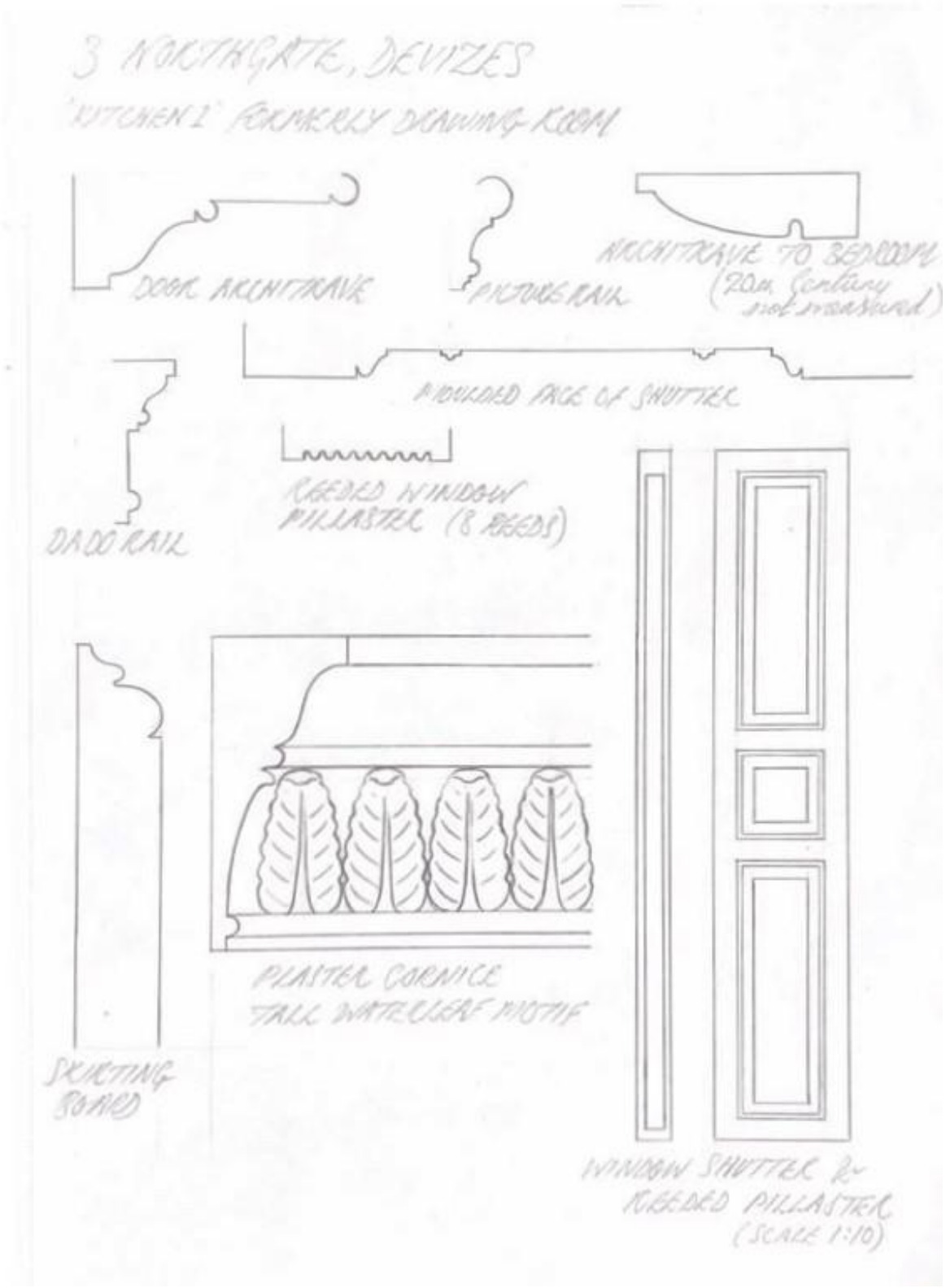


Fig.30 Kitchen 1 details

Family Room

Designated as a dining room in c1800. A mirror image of Kitchen 1 (former drawing room) but with more restrained plasterwork **(fig.36).** Part of the plasterwork has been removed from inside the bay window, revealing ashlar stone beneath **(fig.32).** The same

running band of acanthus leaves makes up the top of the cornice and along the beam, with a ribbed freize and picture rail. Is this frieze present in Kitchen 1 under the Lincrusta? A recess in the north wall has a stilted arched architrave surround, as seen throughout the house **(fig.31)**. A small en-suite kitchen (kitchen 2) has been partitioned off in the south-west corner of the room. Accommodation has been made in the west wall in the kitchen to house a handbasin for the WC created under the stair.

Fig.31 Family room looking north

Fig.32 Ashlar stonework inside bay

Fig.33 Detail of deeply-overpainted acanthus cornice with ribbed frieze. Note ogee-moulded and flat architrave surround of central wall recess

Fig.34 6-panel door to Family room ***Fig.35 Ogee-moulded architrave surround***

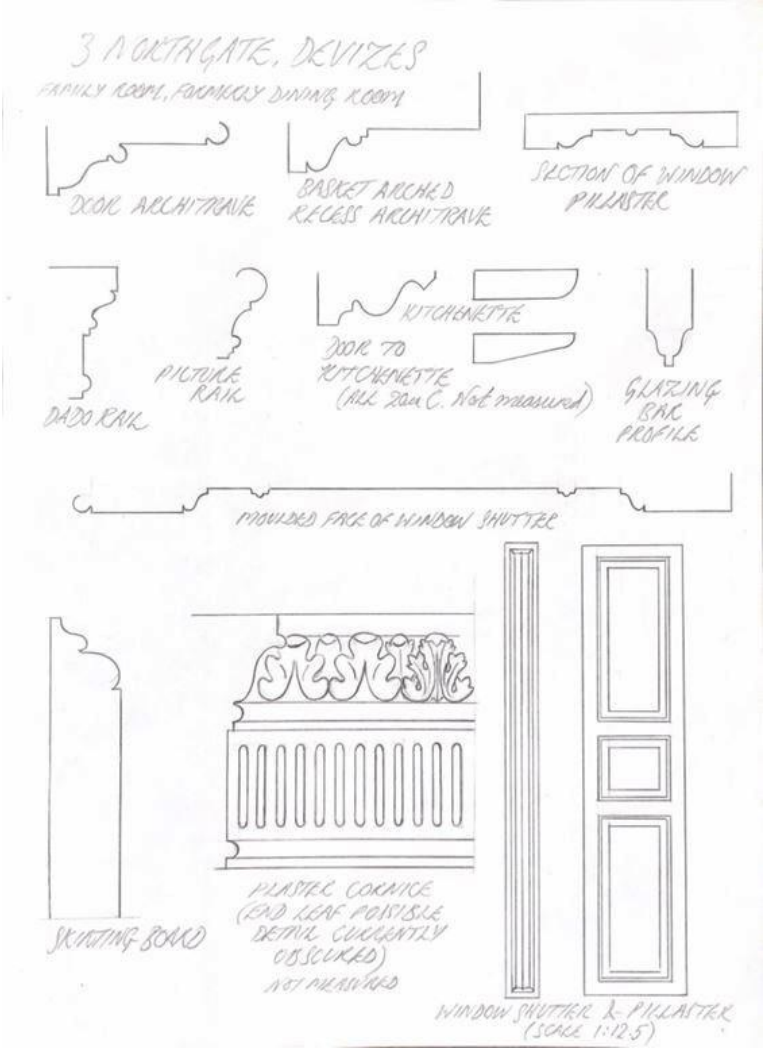


Fig.36 Family room details

Bedroom G1

Formerly a bathroom with modern partitioning for cupboards, and linings to the floor and walls, previously a parlour in c1800, reached by a 4-panel door from a small lobby against the stack. Plastered and chamfered beam, without the decoration of the front reception rooms. The fireplace is c1800 with original large hearth superseded by late 19th century glazed tile hearth. 4-panel door. Some good remaining details **(fig.41)** Rear window is a modern plastic 3-light.

Fig.37 View of bathroom looking toward front of house (Bedroom G1 on plan)
Fig.38 c1800 fireplace with reeded jambs and corner blocks

Fig.39 C1900 tiling to c1800 hearth Fig.40 Moulded cornice and plastered beam

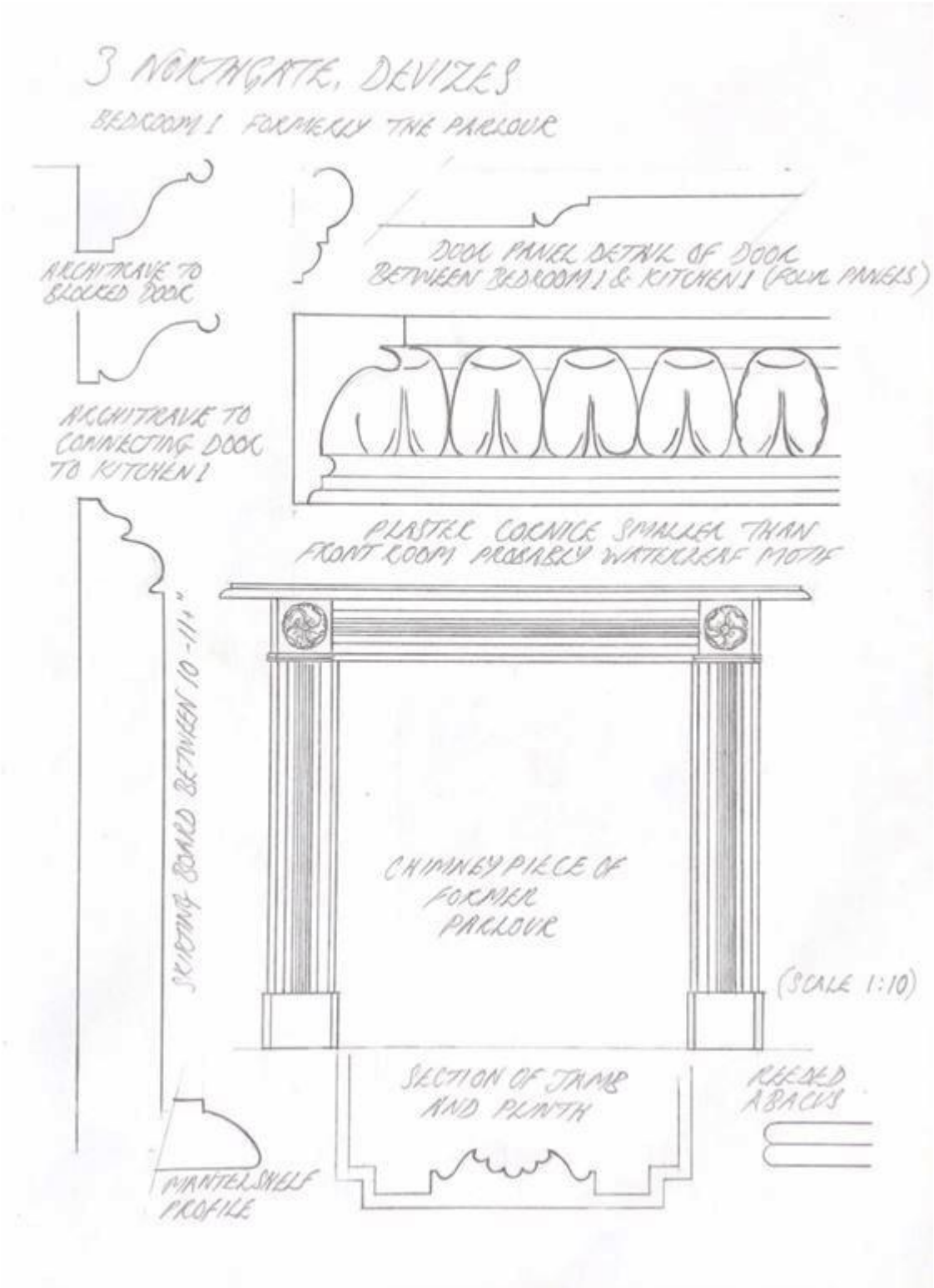


Fig.41 Bedroom 1 mouldings

First Floor

Landing & Stairs

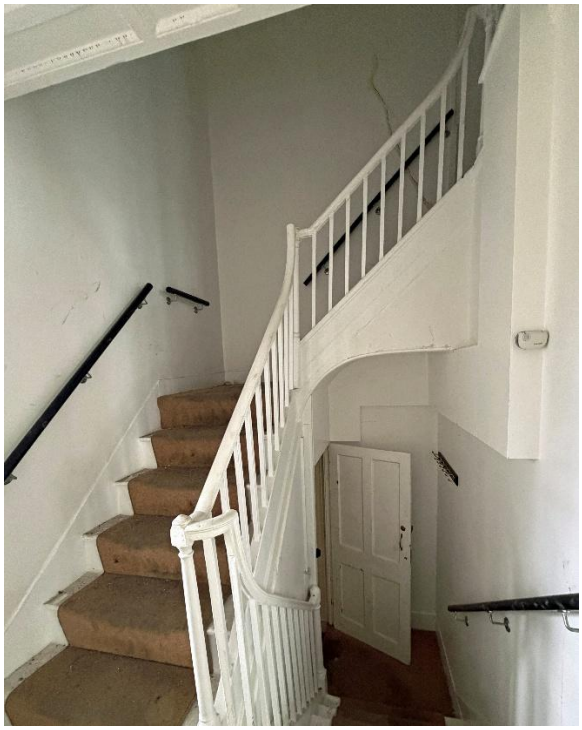


Fig.42 Stair from ground floor ***Fig.43 Half dome over lobby to front bedrooms***

A domed lobby area between the front rooms is presumably an accommodation of the c1800 rebuild imposed on the late 16th or 17th century fabric **(fig.43)**. This dome is supported on either side by shallow pilasters. The skirting on either side of the pilasters is plain, and does not continue the mouldings, which may suggest a phased scheme.

The stairs are of c1800 date with typical stick balusters and turned newel and knee-and-ramp stages to each flight. The east wall has a boxed projection where the upper flight attaches, and this is presumably a modification of existing fabric, or a support to the attachment to it **(fig.42)**. The staircase has been evidently created in the angle between the front and rear ranges, necessitating this intervention.

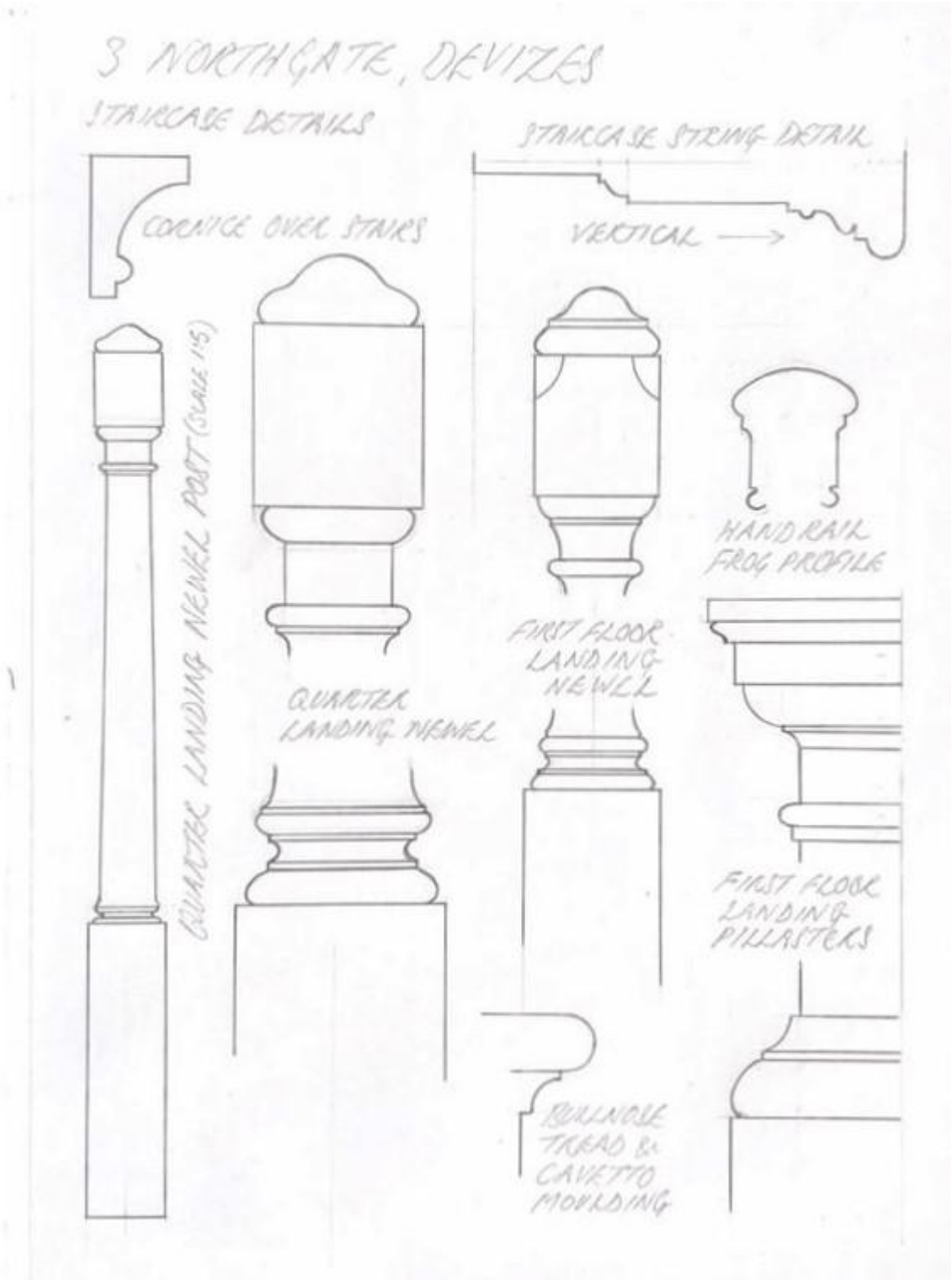


Fig.44 Staircase Details

Bedroom 2

Fig.45 Plastered beam and acanthus cornice as on the ground floor
Fig.46 Detail of moulded cornice and plastered beam

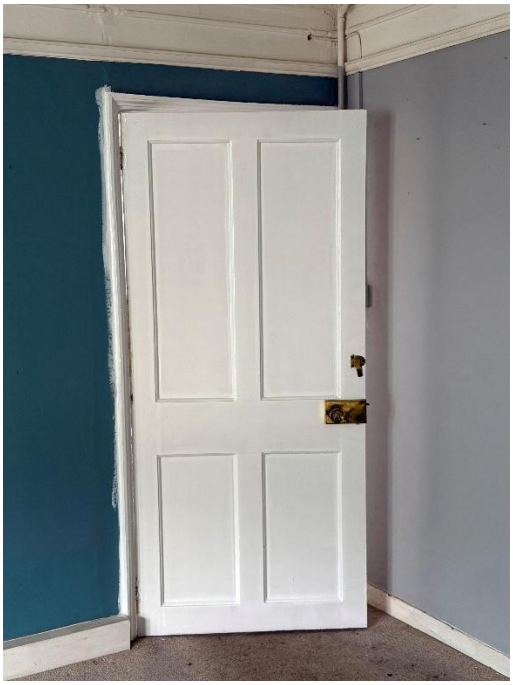


Fig.47 Bay window retaining historic sashes with moulded glazing bars and moulded cornice
Fig.48 4-panel door

Carpeted bedroom. Lath and plastered ceiling with plastered transverse beam. Later picture rail. Acanthus leaf cornice much overpainted with consequent loss of detail **(figs.46 & 49)**. Exterior walls dry-lined with plain skirtings. Bay window with thick 1½" (4.5cm) moulded glazing bars, some repairs **(fig.47)**. Floor covered with fitted carpet, so boards beneath not seen.

4-panel door with brass rim lock and knob handles on plain butt hinges. Flattened ogee architrave surround of the 19th century **(fig.48)**.

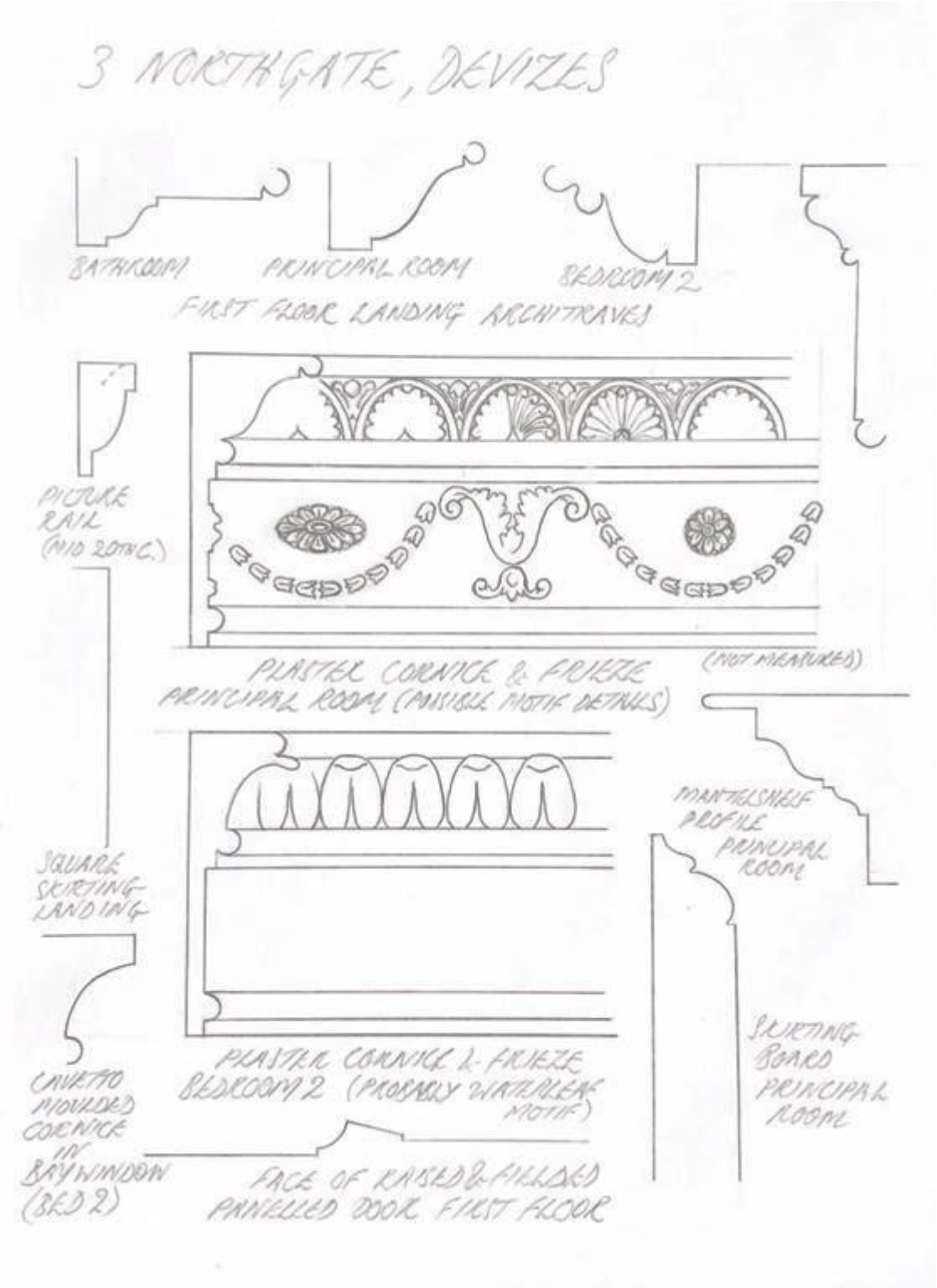


Fig.49 Bedroom 2 Details

Kitchen 4

Fig.50 Kitchen 4 from doorway
Fig.51 Detail of egg-and-dart moulding, with swagged frieze

This room was not safe to enter, so observations and photographs were made from the doorway **(fig.50)**. Used as a kitchen, the fittings are similar to those in the flat below (kitchen 1).
The ceiling and beam are lath and plastered with more complex mouldings than in all the other rooms. It is likely that this was a principal reception room as well as bed chamber at the front of the house **(fig.51)**. Where the plasterwork has fallen away, the beam beneath appears to be constructed of two separate sections. Original riven laths are visible where the plaster has fallen from the ceiling **(fig.53).** The historic floorboards are of wide oak and possibly the originals **(fig.52).**

Fig.52 Historic floorboards ***Fig.53 Laths exposed in ceiling***

Bathroom 1

This chamber converted to a bathroom, possibly fitted out in 2013 when permission was given to allow the ground floor rooms to be used as flats[4]. Most of the linings to walls and floor are modern, but a small section of the original cornice is retained within boxing next to the entrance **(fig.57)**. The ceiling retains a historic plastered beam **(fig.54)** and 4-panelled doors **(fig.55)**. The door to the closet appears to have been added later, and the original entrance to this closet was from the front room (kitchen 4).

Fig.54 Interior of Bathroom 1
Fig.55 4-panel doors from landing and closet between the front and back rooms

Fig.56 Closet between kitchen 4 and bathroom 1
Fig.57 Part of original cornice seen inside boxing

[4] Planning ref: 17/09694/LBC

Attics

Landing

The walls and ceiling appear to be of historic lath and plaster. Modern built-in cupboards **(fig.58)**. At the rear the landing is lit by plastic windows.

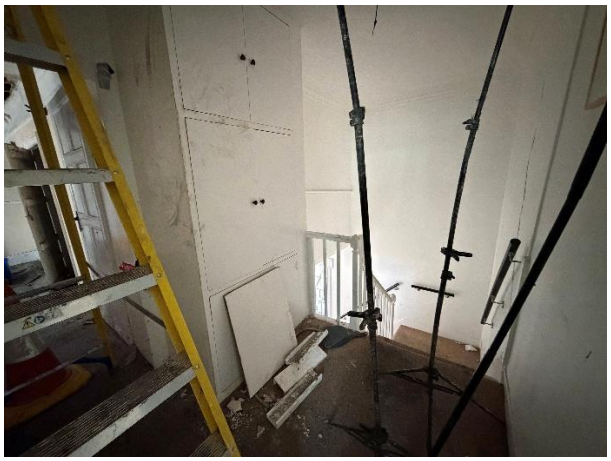


Fig.58 Landing

Bedroom 4

Fig.59 Bedroom 4 ***Fig.60 Bedroom 4 cupboard with reused c1700 door***

Simple cornice with stepped shallow ogee/ovolo curves, ceiling of lath and plaster **(fig.60)**. Of historic interest. The plain plank skirting board is also historic and possibly the original.

Floor has historic 11” (28cm) oak floorboards with remains of early 20th century blackening around edges, indicating this was a room in domestic occupation at this time.

Cupboard formed with lath and plaster stud partition against chimney stack with good 3-plank 18th century door **(figs.61 & 62)**, formerly on strap hinges from evidence of witness marks, now on slot-headed screws. A lath and plaster lining.
Both this bedroom and the south attic bedroom have a 19th century 4-panel door with beaded surround. Modern planted moulded architrave surround.
Lit by a bay window with historic carpentry including 1½" (4.5cm) moulded glazing bars **(fig.59)**.
The room has been plasterboard partitioned to provide an en-suite. The interior of the en-suite has modern linings. It is presumed that the en-suite of the south attic room is similar in finish.

Figs.61 & 62 Outer and inner skins of later 17th century door

South Attic Room

Fig.63 South Attic Room from doorway

Access to this room was restricted due to the amount of fire damage and subsequent water ingress damaging the historic floors which look to be 11" ?oak boards, as in the north room.
The damaged ceiling shows a construction of riven lath and plaster. The decorative plastering of a transverse beam has come away from the beam, which is seen to be made up of two sections with plaster between. The cornice comprises two bands of decoration; an upper egg-and-dart band, and a wider, lower band of garlands with fleurons. This was carried on either side of the beam.
At the front wall there is indication of a more modern lining. Small holes drilled through the plaster show an aluminium material behind, perhaps some kind of anchoring.
An ogee-moulded dado rail and double torus skirting board is still extant here.

The canted window has similar historic thick moulded glazing bars.

19th century 4-panel door set on rising butt hinges with ogee architrave surround.
This was the only attic room heated by a fireplace, now hidden behind a tiled splash-back and kitchen units. A moulded timber cornice is visible above the tiling, modified in the 19th century.

Against the south wall are what appear to be closets on either side of a built in recess for a dressing table dating from the earlier 20th century.

Interior of rear wing

Ground Floor

Fig.64 Sitting Room looking west to false fireplace. A partition wall was at the step down and the beam above may be a boxed steel

Fig.65 Blocked kitchen fireplace (left), c1960 stair, cellar entrance and 6-panel door on HL hinges

This is a separate, self-contained unit, and does not communicate with the front of the house at first floor level. It comprises a main, large living room with smaller kitchen to the rear. There is a step down to a lower floor half-way through the room, level with the wall between the windows **(fig.64)**. A plan of c1800 shows this room was originally divided into a main kitchen at the front, with a back kitchen or scullery behind, housing a water pump. A second door led to a small pantry within the back kitchen. The floors here are solid.
Beyond these two rooms, the present modern kitchen 3 was a WC, marked as 'offices'. It had 3 separate earth closets and an open, storage area, perhaps for fuel.

Entrance to the wing inside the back door involves 3 steps down. A domed cut-away facilitates the inwards door-swing, and mirrors the same arrangement on the first floor. The door is of 6 panels and hung on HL hinges **(fig.65)**. The only example of this hinge type in the house, excepting the others being of 19th century date or later. The ceiling here is likewise stepped, with the eastern, upper part lath and plastered, the lower part at the west end being 49lasterboarded. One older reused beam has been identified, partly resting on a curved bracket and shallow pilaster at the south end. The beam has a wide chamfer indicating at least an early 17th century date. At the south end there is evidence that the decorative chamfer stops – apparently bars – have been cut away, perhaps to disguise it as a reuse from an older structure **(fig.66)**.

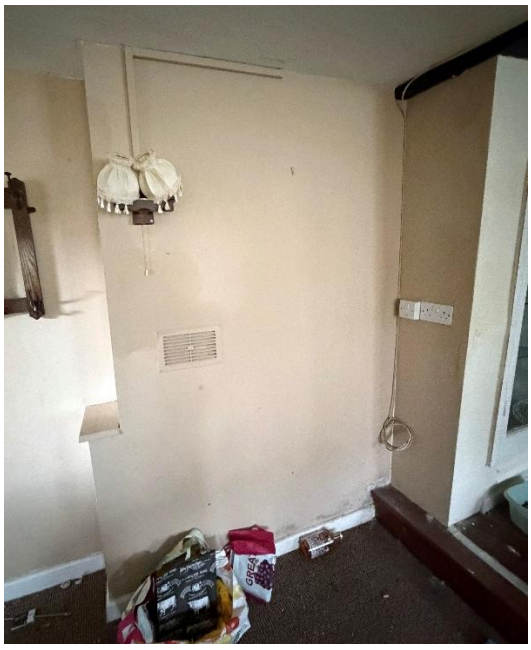


Fig.66 Reused mutilated 17th century beam ***Fig.67 Blocked back kitchen fireplace***

At the step down is a boxed feature, perhaps a steel beam supporting the ceiling after the wall was removed.

The north wall to the adjoining property (no.4 & 5) is stepped but plainly plastered, hiding any evidence of features. Two ventilation grilles in the middle of the wall suggest hidden voids, perhaps fireplaces features **(fig.67)**. The understair/storage cupboard has

exposed remains of plastering over brickwork set in a lime mortar, and also part of an ashlar block visible – perhaps part of a fireplace surround **(fig.68)**. This is further indicated by some evidence of smoke-blackening.

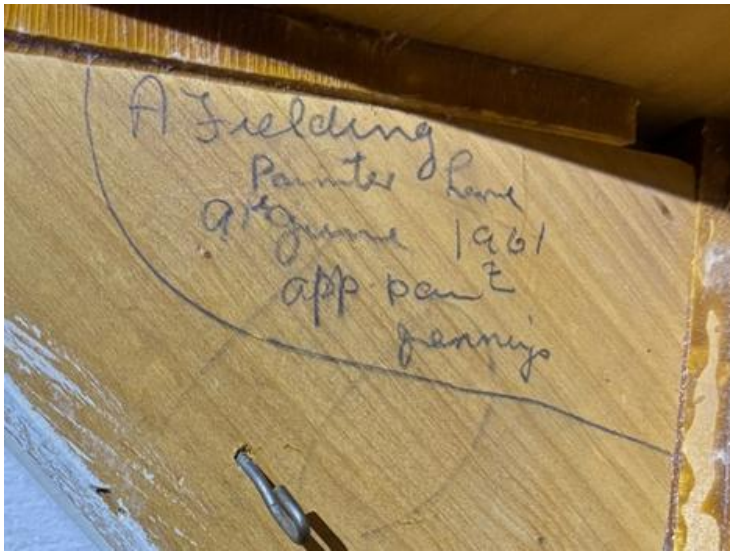


Fig.68 Fireplace return seen in stair cupboard. Note stonework perhaps for an ashlar lintel, and smoke blackening
Fig.69 Pencil scribble to stair: A Fielding Painter here, 9th June 1961 App[rentice] Painter Jennings

A modern stair has been inserted at the east end of this room **(fig.65)**. A pencilled note on the underside of the stair gives the names of painters working on the house in 1961 **(fig.69)**
The wing has been much modernized, including a 1960s rustic false fireplace with exposed stonework and chunky timber lintel. The glass-fronted display cabinet is likely to be a similar date. The plastic windows are later.

First Floor

A narrow carpeted timber flight of c1960 with horizontal boarded stair guard reaches the first floor of the wing. A now-blocked window once looked over the stableyard next door.

The upper space is divided into 4 rooms, with a later-introduced corridor. All the windows in this range are Upvc.

Bathroom 2 has no historic features, but fairly recent bathroom fittings **(fig.72).**

Bedroom 2 has modern linings. Of interest is the arched feature on the truss frame visible on this floor, closest to the stair. Whilst this seems to outline arch bracing at each end of the truss, investigation shows that the arch is formed with nailed laths and

thick hair plastering between roughly-shaped posts and plain tie beam, no older than c1800 **(figs.70, 71, 73 & 75)**.
The **corridor** is of hardboard with borrowed lights over. This appears modern, but it is possible that only the linings are modern and there is an older stud frame perhaps of the c1900 – a typical feature at that time **(figs.73 & 74)**. A 4-panel door is still in situ in this corridor partition. Similarly, a c1900 tongue and grooved plank partition to end bathroom 3 has a borrowed light over, and a 4-panel door **(fig.76)**.

Fig.70 Nailed bracket to tie-beam on north wall at first floor level
Fig.71 Exposed lath and plastering forming chamfered arch to tie beam at south end (bedroom 2)

All windows at this level are modern Upvc.

No access above the ceiling to the roofspaces, though a covered light purlin is visible in bedroom 3 and bathroom 3.

Fig.72 Bathroom 2

Fig.73 Corridor partition

Fig.74 Bedroom 2 corridor

Fig.75 Bedroom 2 with plastered feature

Fig.76 Bedroom 3 looking towards Bathroom 3

Fig.77 Bathroom 3

Cellar

Fig.78 Entrance to cellar from rear range ***Fig.79 Part of undercarriage for stair***

Fig.80 c1800 ceiling beams

Fig.81 Cellar interior looking towards blocked-in cellar window

The cellar was evidently formed, or at least enlarged during the c1800 remodelling as it conforms to the same footprint as the present I.

Reached by 8 concrete steps and through a high doorway with one old jamb **(fig.78)**. Further modern studwork encloses the cellar lobby with a flush panel door. The interior is mostly tanked with concrete floors **(fig.81)**, though the north/south beam is visible

with well-formed chamfers supported by plastered brick piers at either end and an additional modern steel **(fig.82)**. Either side of the beam the ceiling is covered with hardboard, once lath and plastered.

Against the rear wall is coving associated with the support for the fireplace hearth above in the family room **(fig.83)**.

The former, wide cellar light is now plastered over.

Fig.82 Reused 17th century beam in cellar

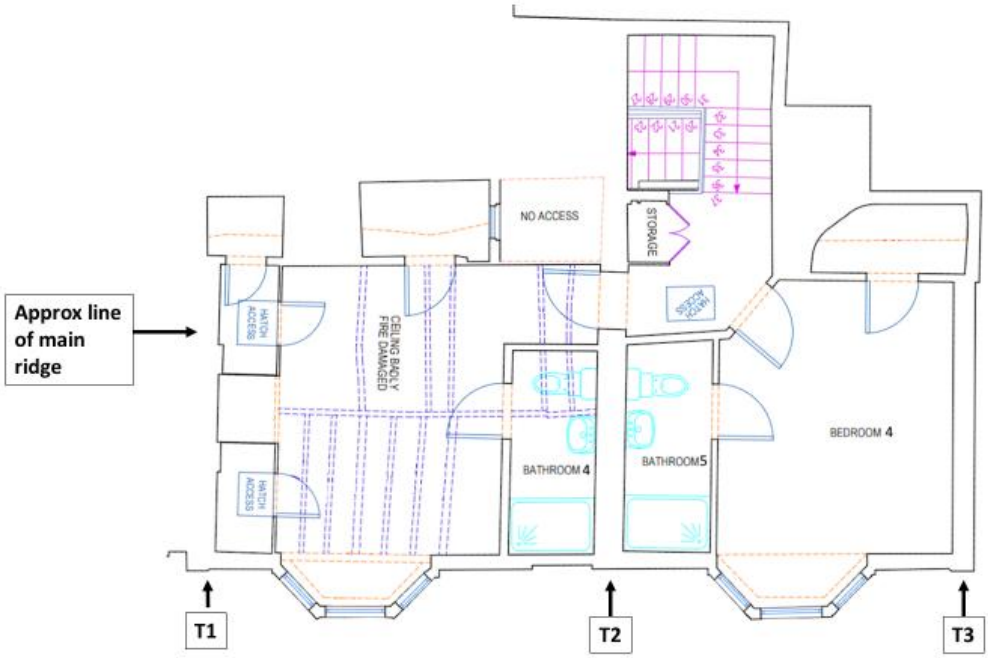
Fig.83 Coving for hearth above in family room

Notes on the roof structure

For ease of reference cardinal directions are abbreviated N, S, etc, and the property fronts NE to Northgate Street.

Limitations of access to the roof prevented a full inspection but the main roof structure could be seen from the loft hatch which is centrally placed. Only the roofs of the main range and the large rear gable wing ("Bedroom 2") could be inspected.

The truss numbering is shown on the attic plan below:



The roof is of two main builds, with the second build substantially altering that of the first phase, and involving the removal of much of the earlier fabric.

Description of the roofs – main range

The roof of the main range has three trusses, all similar and very probably contemporaneous. There is a central truss, T2, and a truss in each end wall (T1 and T3). The end walls have timber-framing of small panels, and for the NW end wall (truss T3) much framing can be seen externally at roof level and at ground level where the framing is exposed in the party wall with the adjacent property.

Truss T1 at the SE end has been affected by the recent fire spreading from the adjacent building which has charred the common rafters and destroyed many of the ceiling joists to the bedroom below. As seen from the loft hatch **(fig.84)** the truss has principal rafters and a collar, with two heavy studs beneath, each single-pegged. The frame infilling is brick. The apex is bridled and single-pegged, with no yoke (on this NW side at least)

(fig.85). The ridge is a thin plank **(fig.85).** The inserted ceiling of the bedroom below now cuts across the roof space about 500mm below the collar.

Fig.84. Truss T1 as seen from the loft hatch

Fig. 85. The apex of Truss T1

Bay T1-T2 has no visible purlins. On the rear slope the common rafters probably extend down below the present second floor ceiling level and it is possible that a purlin survives here, embedded in the partition wall thickness below. On the front slope, the common rafters terminate at a large horizontal plate set upright; this is not a true purlin and is clearly not from the primary build. It runs the length of both bays **(figs. 86 and 87).** Indeed, the common rafters, at least on the front slope, are replacements and are carried by a thin joists and struts loading to the horizontal plate.

Fig. 86. The horizontal plate in bay T1-T2

It is relevant to note the relationship of the roof structure of this main roof range to the structure of the bedroom below. **Fig.4** shows the view from the bedroom below bay T1-T2. There is a heavy axial beam immediately below, and slightly offset from, the horizontal plate and which provides the necessary support to the roof structure, in addition to carrying the lightweight ceiling joists.

Fig. 87 View from the ceiling of the bedroom below

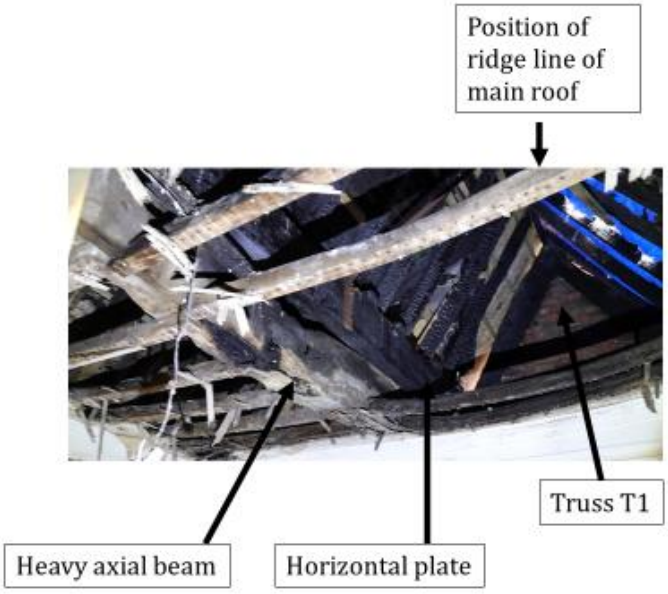


Fig. 88. Bay T1-T2 as seen from the room below, with annotations

The ridge line of the main roof is offset some distance SW of the axial beam. This axial beam is immediately above those in the first and ground floor rooms below, meaning that the ridge of the house, and indeed all three trusses T1, T2, and T3, are not (or no longer) central to the span of the house.

To the NE of the main roof structure is a **subsidiary pitched roof**, producing overall an M-shaped roof **(figs. 88 and 89)**. This subsidiary roof is much smaller than the surviving roof of the main range, although this is not apparent from the street where the roof appears to be a simple single ridge. No inspection was possible of its internal construction details beyond noting that the aforementioned inserted horizontal plate carries the common rafters from this subsidiary roof and valley. Like the main roof range, this subsidiary roof has stone tiles except where re-tiled in red clay triple-roll pantiles.

Fig. 89. View looking SE showing the subsidiary front roof

Fig. 90. The roof the subsidiary front roof in relation to that of the main range

Returning to the main roof range, **Truss T2** is charred from the fire but otherwise survives. The whole truss cannot be shown is a single photograph but its individual elements are shown in **figs. 90-94** below. The principal rafter on the front slope is possibly a replacement, perhaps when the horizontal plate was added, and it is

possible the truss is a composite made from re-used elements from the primary build. However, the rear slope does still retain its primary principal rafter, 150 x 200mm in section, and this timber has some interesting features. There is an unusual carpenter's mark in the form of a chiselled double "V", see **fig. 10**. The truss apex detail is shown in **fig. 9**, and is a heavy yoke plate over a bridled joint, apparently primary, with a housing for a heavy diamond ridge piece, now replaced by a thin plank ridge.

Figs. 91. Truss T2, showing on the left the principal rafter of the front slope. The internal gutter can be seen cutting across the centre of the image, and below it, the top of a framed lath-and-plaster partition. See also Fig. 97.

Fig. 92. Truss T2, showing the principal rafter on the rear slope

Fig. 93. Truss T2, apex detail

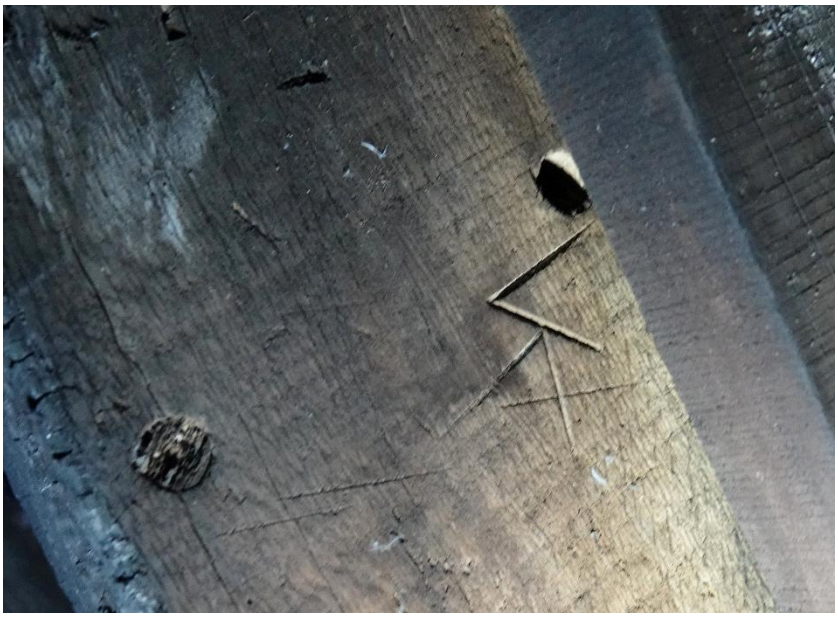


Fig. 94. Truss T2, carpenter's mark

The inner face of the principal has a vacant mortise for a collar, with two vacant peg holes **(fig. 95)**. This collar would have matched that still present at T1 and T3. Further down the inner face of the principal **(fig. 96)** are possibly two further vacant mortises at levels now below the ceiling line and glimpsed only down the open cavity within the lath-and-plaster partition. One of these may be from a lost lower collar or a raking rafter strut (or just possibly a lost brace or arch-brace). The other probably relates to a lost tiebeam – the roof now has no apparent tiebeams at all. Here in its lower part below the ceiling level the inner face of the principal also appears curved suggesting this is a knee principal (a "principal with a curved foot"). A chamfer appears present on lower NE

edge of the principal, (ie facing into bay T1-T2), but not on the matching SW edge **(fig. 96)**.

Figs. 95 & 96. Truss T2, showing (left) the mortise for a lost collar; (right) further vacant mortises glimpsed inside the lath-and-plaster partition

Adjacent to T2 is an internal gutter running through the roof space from front to rear. The gutter is an open box with a lead lining and clearly dates from the addition of the subsidiary front ridge roof. It discharges through the rear slope of the main roof **(fig 97)**.

Fig. 97. The lead-lined gutter cutting through the roof space by T2

Fig. 98. A general view of bay T2-T3 and Truss T3

Bay T2-T3 and Truss T3 have similar details to those already noted, the only significant difference being the presence on the rear slope of a purlin-like timber at the level of the inserted ceiling (to the left in **fig. 98**). This probably is a purlin now partly obscured by a plate affixed above it to carry the roof of the large gable wing which abuts the main range in this bay (described below). In the equivalent position on the front slope is the horizontal plate noted already. The apex of T3 is shown in **fig. 99** and is a heavy yoke plate applied over a bridled joint. As with T1 and T2, the ridge here is a lightweight plank evidently replacing an earlier heavy diamond ridge. On this truss the yoke can be seen to be pegged though to the principals.

Fig. 99. Apex detail of T3

The framing visible on T3 matches that of T1 and T2, i.e. a collar with two heavy studs below it, single-pegged. This framing is also readily visible externally (**figs. 100 and 101)**, where it is apparent that there was originally a central stud below the collar, matching the two surviving, and suggesting a lost gable window here. Externally the gable has decorative dentillated bargeboards. Although these boards are applied, they are probably primary.

Fig. 100. Truss T3 and the timber-framing of the end wall

Fig. 101. Truss T3 and the timber-framing of the end wall, lower part

Fig. 102. Detail of the dentillated barge-boards

Roof of the rear wing (bedroom 2*)*

This roof can be seen from the main range but could not be inspected in detail **(fig. 103).**

Fig. 103. The roof of the rear wing (bedroom 2)

The roof is without any truss and is constructed from simple common rafter pairs up to a plank ridge piece, with every other pair held by a collar which acts as the ceiling joist. It is clearly not primary to the main range.

The roofs to the smaller rear additions were not inspected.

Comments and interpretation

The roof has been extensively altered if not totally rebuilt, but survivals from the **primary building phase** of the main roof range can be identified:

- All 3 trusses above the inserted ceiling (except the front principal of T2 which is probably a replacement). The principals of rear slope may well survive now embedded in later partitions.
- The timber-framing of the two end walls and notably the extensive survivals in the NW end wall. The brick infilling to this framing is however probably not primary although it was not possible to check for evidence of wattle-and-daub.

The detailed form of the house in this phase cannot be deduced from the surviving evidence in the roof, but in the rooms below it is likely that more framing survives embedded in later partitions etc. It seems probable that the house was of three bays – both the present bay lengths are unusually long, suggesting a lost fourth truss.

The trusses in the primary build appear to have been simple collar-and-tiebeam trusses, without wind-bracing, but possibly with raking rafter struts and/or knee principals. Of particular note is that no clear evidence for the arrangement of the purlins has been identified from this first roof, other than the possible survival of one purlin in bay T2-T3.

Dateable features for this first phase roof are:

- Use of traditional pegged jointing without nailing.
- The scantling of the oak truss elements.
- The use of uncambered collar trusses.
- The use of a heavy yoke plate, pegged.
- The heavy diamond ridge piece, now lost.
- The carpenter's mark and the chamfer on T2.
- The use of knee principals (as far as can be seen).
- The use of stone tiling, a feature not common in Devizes.

Taken together, these features suggest a date in the range **late C16th to late C17th** for the primary build.

The second phase stemmed almost certainly from a desire to modernise the old-fashioned exposed timber-framed house into a fashionable, taller, residence of more classical proportions and detailing, and with a symmetrical stone front elevation hiding/replacing the timber-framing. The exact extent and timing of the alterations cannot now be untangled in detail, and the suggestions below are tentative, but the following are likely to have been the key elements:

1. Raising the ceiling level of the second-floor rooms to full head height, and providing a ceiling to these rooms. The previous (open) attic storage/sleeping

space, thus became full-height ceiled bedroom accommodation suitable for the family.

2. The provision of a new stone elevation front wall with fashionable bay windows.
3. The works appear to have included re-siting the front wall of the property forward slightly – such encroachment onto the highway was common in the eighteenth century and also in earlier times. However, there is little conclusive evidence for such movement of the front wall other than
    a. the anomalous relationship with the front wall of the adjacent property to the SE, which has an alignment slightly behind no. 3 (although it is noted that no such misalignment exists with the property to the NW).
    b. the fact that the ridge of the main roof is no longer midway in the span.

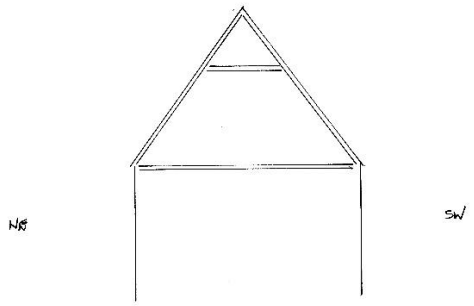
These works would have had a drastic impact on the roof structure above the new second-floor ceiling level, necessitating the complete truncation of the roof about 500 mm below the collar, at least on the front slope, and a new structure beneath. The necessary replacement support was provided by new heavy axial beams placed midway in the two new second-floor bedrooms created. The old trusses with their timber-framing could be retained at the end walls above the new ceiling height and probably below it for the rear principals (now hidden in partitions?). Some rearrangement of the truss spacing may have been required, possibly with T2 re-sited and/or a fourth truss lost. T2 may have been rebuilt using components of lost truss(es). Three of the four (presumed) primary purlins were lost. It remains unclear how replacement longitudinal restraint was provided although the heavy axial beams will provide some at least.

The truncation of the front slope at the new ceiling height meant that the front part of the building, over the new front wall and the front half of the bedrooms, now needed a replacement roof. Rather than using a simple flat lead roof, which could have been hidden behind a roof parapet, it was decided to construct a whole new subsidiary pitched roof. This was carried on the new heavy axial beams but evidently these proved inadequate, or were otherwise found insufficient (valley problems?) and the rafters and valley for this subsidiary roof were later strengthened by small joists and struts from a new horizontal plate set in the roof space immediately above the axial beams.

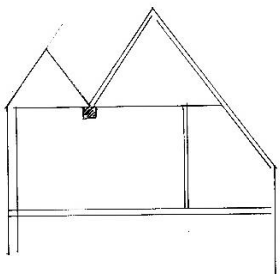
It is unclear how the lateral restraint previously provided by the (presumed) tiebeams of the three trusses was made good.

There is little dateable evidence in the roof for this extensive rebuilding phase, although the nature of the new subsidiary ridged roof and the heavy axial beams, accord with the c1800 date suggested by the fabric, design and detailing of the new work in the floors below roof level. The common rafters and the thin plank ridge may indicate further roof repairs in the **C19th**, and the horizontal plate, small joists, and struts which now support the valley probably also date from the same period.

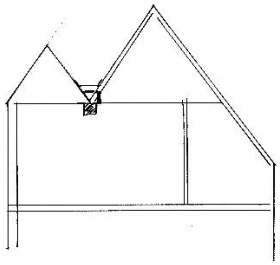
The sketch diagrams below illustrate the suggested build sequence:



Phase 1

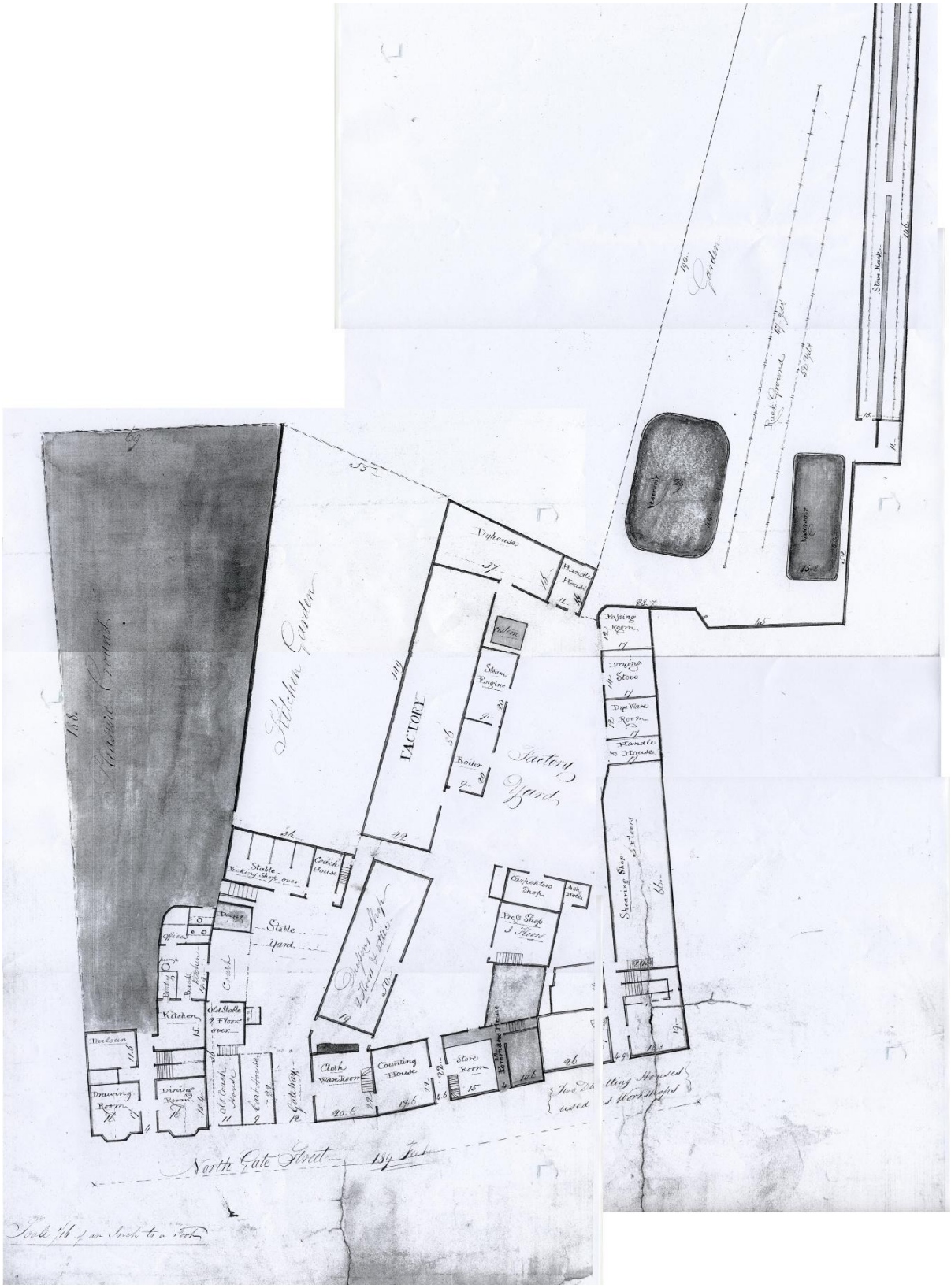


Phase 2



Phase 2a

Appendix 1 Plan of Waylen's Cloth Factory and residence in c1800 WSRO 1780/ 41H



Appendix 2 – 1851 & 1861 Census Returns

1851 Census
Robert Waylen, head, proprietor of houses, 52, born Devizes
Ann, 44, wife, governess, born Devizes
Frank, son, 10, scholar, born Devizes
Katherine, daughter, 8, scholar, born South Shields, Co Durham
Benjamin, son, 7, scholar, born South Shields, Co Durham
Mary, dau, 4, born Devizes
William, son, 2, born Devizes
Sammuel Taylor, pupil, born Seend, Wilts
Two female servants.

1861 Census
Robert Waylen, head, proprietor of houses, 22, born Devizes
Ann, wife, 54, schoolmistress, born Devizes
Ann Marin, governess
George Wallis, 12, scholar, born Fosbury, Wilts
Henry Calley, 14, born ?Preshute, Wilts
Edward Ferris, 10, born Charlton, Wilts
Richard Elliott, 11, born Hobart, Tasmania
Charles Chandler, 12, born Hurst Mill, Wilts
Henry Taylor, 11, born Stokes Marsh, Wilts
Robert Huntley, 10, born Cholderton
Joseph Purser, 9, born Ireland
James Ferris, 9, born Charlton, Wilts
Joseph Hayward, 9, born Maddington, Wilts
Benjamin Hayward, 7, born Beechingstoke, Wilts
William Rudman, 15, born Melksham
Robert Rudman, 13, born Melksham
Two female servants

Appendix 3 - Recollections of Mrs Nicolette Robertson, who lived in 2 Northgate Street, from 1941 until c1958.

Opening the front door was a long straight corridor leading to another outside door into the garden. There were two small rooms on the left-hand side. On the other side there was what must have been a large lounge but was inhabited by one of the Honey sisters. Beyond that a smaller room, again inhabited by a sister and beyond that a very old-fashioned room with a fire and cooking utensils, obviously used as a kitchen. There was another door leading to the garden and a rickety staircase. I never went upstairs but I imagine there were rooms once used as bedrooms. The whole atmosphere was miserable and dark as everything was painted brown. There probably was a cellar but it is unlikely they used it.
The garden was completely different. Whereas they appeared not to care too much about the running of the house they employed a gardener who worked each day and kept it immaculate. There was a large central lawn surrounded by magnificent flowering bushes. Along the dividing wall to next door was a vegetable and fruit plot and a bothy. At the bottom was a "house "made of bushes that had chairs and tables and a croquet set. Beyond that was a fence with a gate taking you down to the Station
Once a year they opened it to local charities who brought stalls and events for a "Grand Fete".

Appendix 4 - Electoral Registers (WSA)

1927 A1/355/250

Emily Annie Honey

Bessie Louisa Honey

Phoebe Mullings

Mary Gray

1933 A1/355/280

Eveline Matthias

Emily Annie Honey

Bessie Louisa Honey

Mary Gray

Florence Mildred

1935 A1/355/290

Eveline Mathias

Emily Annie Honey

Bessie Louisa Honey

Florence Mildred

1939 A1/355/310

Emily Annie Honey

Bessie Louisa Honey

Florence Mildred

1945 A1/355/320

Emily A Honey

Bessie L Honey

Arthur A Minty

1950 A1/355/345

Rose Willis

Emily Annie Honey

Bessie Louisa Honey

Maude R. Cook

Molly R. Cook

Ethel M. Ferris

1951 A1/355/350

Emily A Honey

Bessie L Honey

Maud R Cook

Ethel M Ferris

1952 A1/355/355

Bessie Louisa Honey

1953 A1/355/360

Clara Rose Willis

Bessie Louisa Honey

Samuel Christopher Shorrock

David William Shorrock

Norah Shorrock

1954 A1/355/365

Bessie Louisa Honey

Samuel Christopher Shorrock

David William Shorrock

Norah Shorrock

Joan Allsopp

1955 A1\355/370

Bessie Louisa Honey

Anna Cox

Richard Beaumont

Mary Beaumont

1962 A1 355/405

*No 3. labelled 2 flats

Flat 1

Neville S. Lush

Betty I. Lush

Flat 2

John R. Carthwithin

Emily Carthwithin

1963 A1/355/410

Flat 1

Barry S. Bruce

Patricia M. Bruce

Flat 2

James Perry

Violet E. Perry

1964 A1/355/415

Flat 1

Barry S. Bruce

Patricia M. Bruce

Flat 2

James Perry

Violet E. Perry

1965 A1/355/420

Flat 1

Keith E. Carter

Anne M. H. Carter

Flat 2

James Perry

Violet E. Perry

1966 A1/355/425

Flat 1

Charles Butler

Doreen F. M. Butler

Flat 2

James Perry

Violet E. Perry

1979/80 A1/355/490/1

Peter King

Flat 1, 3

Stephen R Hughes

Joan KN Hughes

Flat 2, 3

Violet E Perry

1989/90 A1/355/540/2

Flat 1

Stephen R Hughes

Joan KN Hughes

1999/2000 A1/355/590/2

The Flat

Joan KN Hughes

Stephen Hughes

2010 A1/355/641/3

Flat 2

Albany Cope

Flat 3

Michael G Day

4b

Maureen O Hicks

2020 A1/355/655/3

Flat 1

Michael G Day