

ST.ANN'S GATE ARCHITECTS

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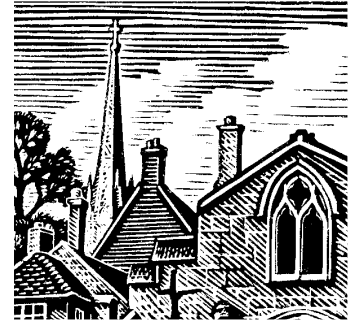
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1302/03/CJK

July 29th 2026

St Lawrence Chapel, Warminster: Fabric Repairs & Improvements

BACKGROUND DOCUMENT in support of a listed building application to Wiltshire Planning Department, including a design statement, a statement of need and a statement of significance.

Also attached drawings:

1302-03-300 Site Location and Block Plan

1302-03-310 Ground & Roof Floor Plans

1302-03-311 North Elevation

1302-03-312 South Elevation

1302-03-312 East & West Elevation



Fig 1. The Chapel of St Lawrence site location outlined in red. North arrow top right hand side.

1.0 **Statement of Need**

- 1.1 In January 2023, the trustees of St Lawrence Chapel commissioned St Ann's Gate Architects to undertake a survey of the Chapel's fabric to determine its condition; this survey is similar to the quinquennial inspection undertaken by Churches every 5 years: refer to Appendix A. This was the first full condition survey of the Chapel fabric to be undertaken for many years: indeed, there is no record of any previous full surveys.
- 1.2 The commissioning of the condition survey was part of a long-term strategy by trustees of the Chapel to both protect and enhance the historic character of the Chapel and its surroundings; the Chapel forms an important part of the character of the High Street of Warminster and is indeed recognised as a 'landmark' building in the Conservation Area Character Assessment (2007) for the town. This strategy has also included the commissioning of a full set of survey drawings of the Chapel both externally and internally (undertaken in early 2023 by SurveyBase Ltd) and a number of repairs and improvements to the fabric of the Chapel, including urgent repairs to the floor of the Clock Chamber floor of the tower, undertaken in 2023 with listed building approval: application number PL/2023/00970. Additionally In October of 2025, the trustees commissioned a masonry condition survey of the Chapel by Nigel Goodenough of Albion Stonemasons Ltd: refer to appendix B.
- 1.3 In coordination with the recommendations of both the condition survey by St Ann's Gate Architects and the masonry condition survey by Albion Stonemasons, the trustees now wish to undertake the following repairs and improvement to the Chapel fabric:
- **General stone conservation to the Chapel's external masonry.** This is to include the removal of hard cementitious pointing mortar where practical and without damage to the surrounding stonework. Most of the Chapel's external masonry was repointed in a hard cementitious mortar in the 1970's, often in the form of raised 'Ribbon' pointing popular at that time: see fig 2 & 3 below. Also, a small number of proposed stone repairs, the defrassing of damaged stone, the careful removal of redundant fixings and a small number of new stone indents to match the existing stone: see fig 4. Only lime-based mortar (3.5 NHL) to be used to match existing. This work is all to be done by Albion Stonemasons, and the details of the proposed works are contained within their quotation and associated specification: refer to appendix C. The proposed masonry repairs are to include an amount of repointing to the adjacent Curfew Cottage.

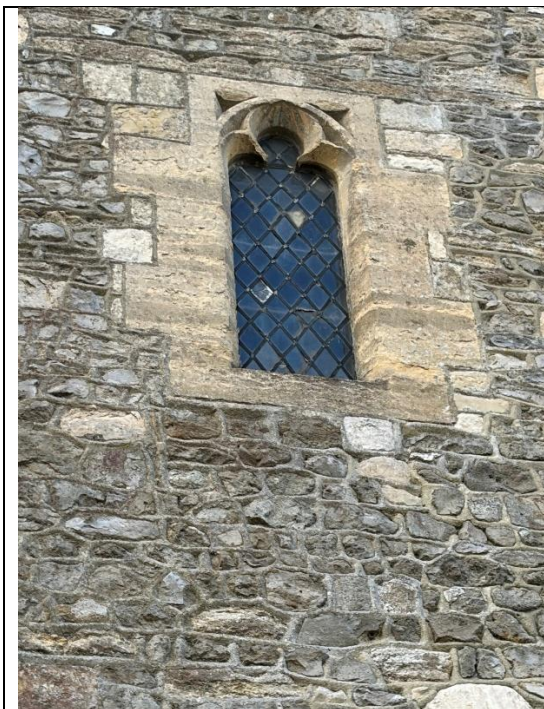


Fig 2. Photo of the raised 'ribbon' hard cementitious pointing to most of the tower elevations.



Fig 3. Close up of area of pointing where original pointing mortar is visible beneath the later hard mortar.



Fig 4. Photo of small indent repairs to side railing plinths using matching stone and lime mortar.

- **Stone repairs to tower staircase treads.** The proposed masonry works are also to include the careful fixing of new stone indents into seven of

the most worn and damaged treads to the tower stair turret as identified by Albion Stonemasons in their survey. The new stone indents are to be taken 50mm down into the treads of the steps and are to be Chicks Grove B bed stone to match the existing. All again using only lime-based mortar

- **Repointing to exterior cobbles.** Repointing to cobble paving to area around north porch entrance with lime-based (3.5 NHL) mortar to match existing.
- **Cleaning of the Chapel's external stonework.** This is to be a light 'conservation' clean of the exterior masonry, also undertaken by Albion Stone, using the 'Thermatech' variable-temperature and low-pressure water-cleaning system. The proposed cleaning will only remove biological growth, dirt and atmospheric soiling while avoiding any damage to the stone surface, mortar joints or adjacent materials. Cleaning pressures and temperatures will be adjusted to suit the substrate and shall not exceed those demonstrated during an approved trial to take place prior to the start of cleaning. The proposed details are contained within Albion Stonemasons' quotation and associated specification
- **Repairs to the tower windows.** Windows to the Tower were inspected by Salisbury Cathedral Stained Glass during 2025. Their recommendations were to replace two pieces of broken glass on the spiral staircase and to fully re-lead the north window to the clock room: see fig 5 & 6 below. All the works are to be done by Salisbury Cathedral Stained Glass and is detailed in their attached quotation dated 21st July 2026: refer to Appendix D

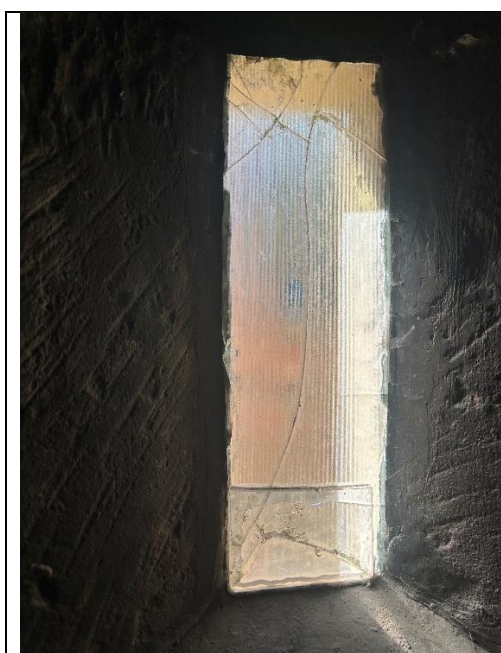


Fig 5. Photo of the broken modern glass to the tower access turret stairs.

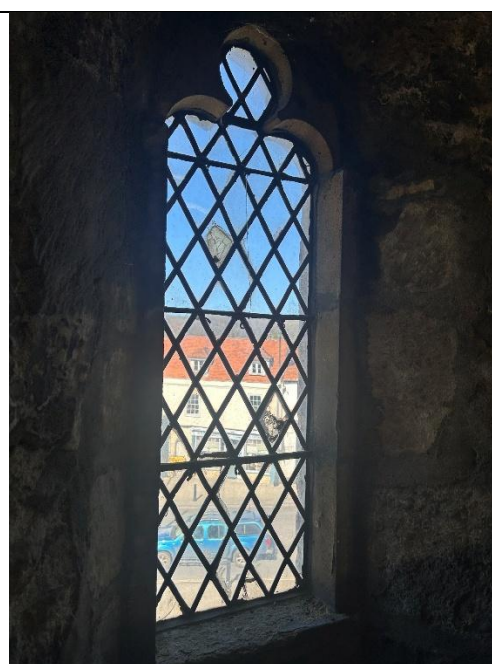


Fig 6. Photo of the north elevation window to be repaired and re-leaded.

- **External Window Guarding.** Proposed installation of new stainless steel, black powder-coated wire guards to both south nave windows and the west tower window. This is due to ongoing issues of vandalism to the Chapel windows, which has resulted in damage to the East Windows in the recent past. The mesh is to be similar to that already installed at the Chapel and will be shaped to follow the individual window openings using stainless steel screw fixings into the joints of the stonework where possible: see fig 7 below. The guarding is also to be fitted by Salisbury Cathedral Stained Glass and is included in their quotation. The guarding will safeguard and protect the windows and stained glass of the Chapel from further damage/vandalism.
- **New guttering and downpipes to north porch.** Painted cast metal gutter and downpipes to be fitted to north porch roof eaves to prevent ongoing water run off on to masonry below: see fig 8 below. All to match existing guttering and downpipes to Chapel.

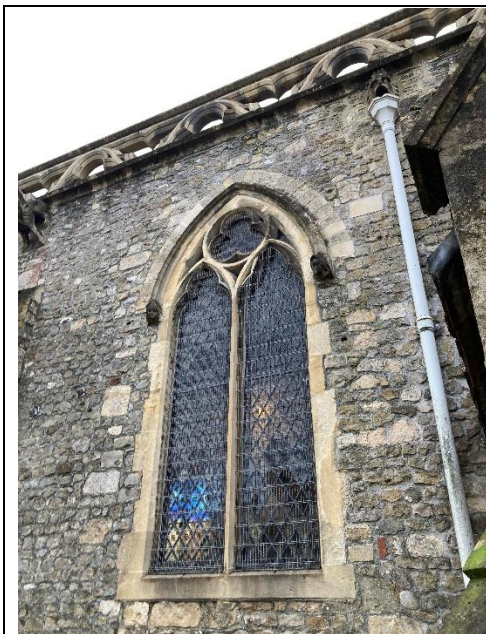


Fig 7. Photo of existing mesh guarding to north nave windows.



Fig 8. Photo of the north porch which it is proposed be fitted with cast metal gutter and downpipe.

- **Curfew Pipe Repair.** Drainage/ventilation detail to be fitted to bottom section of lead covered curfew pipe between Chapel and Curfew Cottage: see fig 9 below. This is due to water ingress into the cottage. The exact details are to be agreed onsite with specialist lead workers but is to provide drainage and ventilation to the piping by placement of a carefully set of holes to the bottom of the pipe at its junction with the Cottage. To include stainless steel insect mesh.
- **Tower roof overflow.** The west side of the tower lead roof runs to a single parapet gutter sump outlet which is connected directly to a

lead downpipe located on the west side of the tower: see fig10 below. The outlet and pipe are sealed with no intermediate hopper. There is, as such, a danger of the roof flooding to this side if the outlet or pipe is blocked. The proposal is therefore to fit an overflow to the roof along the west side of the tower. This detail is to be agreed on site with a specialist lead worker, but is assumed to be a small 50mm dia lead overflow pipe fitted at an appropriate height within the sump and routed through the parapet wall at this location. This will help prevent flooding and damage to the fabric of the tower if the sump or downpipe becomes blocked.



Fig 9. Photo of 'curfew' pipe between Chapel and Cottage which has water ingress into the Cottage.



Fig 10. West outlet and down pipe from tower roof. Note: lack of hopper.

- **Cleaning to Victorian encaustic floor tiles.** Proposed 'conservation' clean of decorative Victorian encaustic glazed floor tiles to Chapel sanctuary: see fig 11 below. The focus is to remove dirt, stains, candle wax, polish and previous sealants but avoiding removing glazing, or damage to the fireskin of the tiles. Cleaning will avoid using household detergents, scouring powder, caustic soda or acidic cleaners. Trial area of cleaning to be done by specialist cleaners to agree methodology and to be approved by the Conservation Officers before works are undertaken.
- **Inspection and cleaning of roof coverings and associated parapet gutters:** The careful cleaning of roof slopes to nave and north porch roofs of moss and debris: see fig 11. To include associated lead parapet

gutter to nave roof including sumps and outlets. Fitting of stainless-steel leaf guards where appropriate.

- **Inspection of gutters and downpipes.** Cleaning and repair of lead downpipe including lead downpipes to tower roof and painted cast metal downpipes from nave roof. To include refixing and repair as required: any replacement parts are to match the existing replaced part.



Fig 10. Photo of Victorian tiling to sanctuary floor.

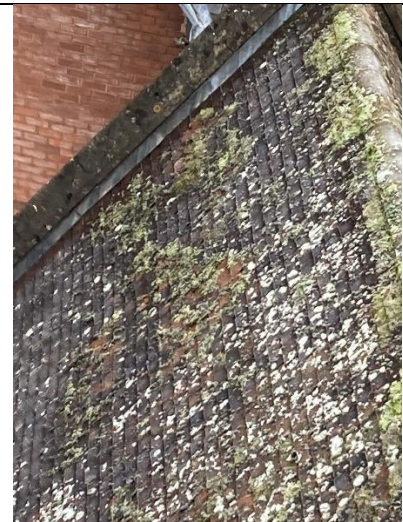


Fig 11. North Nave roof slope showing the extent of moss and lichen growth to it.

- 1.5 The proposed works detailed above are a mix of repairs, maintenance and improvements to the fabric of the Chapel addressing the issues raised by both the condition survey by St Ann's Gate Architects and the masonry condition survey by Albion Stonemasons. This will significantly help protect and enhance the special character of the Chapel and its surroundings.

2.0 Statement of Significance

- 2.1 The Chapel of St Lawrence has been a significant and constant presence as a site of worship in the centre of Warminster in one form or another since the 13th Century. This is shown by its listing as a Grade II (List Entry Number 1193945: see Appendix B). First erected during the reign of Edward I (1272-1307) as a Chantry Chapel or Chapel of Ease for the nearby market of Warminster, the first mention of it in a deed is dated 1290. The Chantry Chapel was seized and closed by the Crown during the early Reformation period in England and was indeed partially sold in 1550. The Crown, however, retained ownership of the tower, public bell and roofing lead, which saved it from likely demolition, although the churchyard was let out for building on and its internal contents sold. The Chapel was eventually purchased (it had finally come into the ownership of one person in 1571) by the residents of Warminster in 1575 to be retained as a place of worship under the direction of the vicar of Warminster. The ownership and care of the Chapel was then formally transferred to 12 trustees in 1592. These trustees were local townsmen called 'Feoffees'. As such, the ownership and care

of the Chapel, exists outside of any denominational control of the Church of England and is often referred to as a 'peculiar'.

- 2.2 The Chapel of St Lawrence has been altered many times during its long life but most significantly in 1725 and then again in the 1850s. In 1729 the nave of the Chapel was rebuilt from its foundation by local architect and builder William Leigh. The Chapel was then extensively renovated in the 1850's with a new roof and parapet raised on the nave and battlements added to the tower. The north porch was also built and new windows added throughout. In 1829, the spirelet was taken down and re-erected in a more Gothic style. The first plan of the Chapel is from 1828 and shows the Chapel in pretty much its present configuration with the outline of what is Curfew Cottage. The listing description in Appendix E provides a fuller history of the Chapel.
- 2.3 The Chapel of St Lawrence, as well as being listed in its own right, is situated within the central conservation area of the town of Warminster and indeed is recognised as a 'landmark' building to the town. The Chapel sits directly on the town's main High Street and is a highly visible part of its historic landscape.
- 2.4 As such, due to its historical significance, any works to the Chapel should be sympathetic to the existing character of the Chapel and be careful

3.0 Design Statement

- 3.1 This application relates to the need for both repairs and improvements to the fabric of the Chapel of St Lawrence as recommended by both the condition survey by St Ann's Gate Architects and the masonry condition survey by Albion Stonemasons. These repairs and improvements are primarily focused on conserving the external fabric of the Chapel but also include some internal elements.
- 3.2 The external works are mostly focused on the conservation of the masonry fabric of the Chapel, including repointing, cleaning and a small number of masonry repairs, including new stone indents. All repairs and repointing are to use a lime-based mortar to match the existing and any new stone required to match removed stone. The cleaning of the stonework is to be a 'conservation' clean using an appropriate method without damaging the stone. Internally, the main works are to repair worn and damaged steps to the tower access spiral stairwell with new indent stone to match. All these works are to be undertaken by Albion Stonemasons, a company specialising and experienced in conservation work of this type.
- 3.3 Improvement works are mainly focused on detailing to the roofs of the tower and north porch. The lead roof to the tower is divided in two parts by a low pitch. The gutter to the west side of the roof has a direct connection to the external lead downpipe with no hopper. If the sump outlet or the downpipe blocks, there

is a danger of flooding within the tower. As such it is proposed to fit a lead overflow pipe to the sump of the gutter. The north porch roof has no guttering and the condition report recommended the fitting of guttering and downpipes. The proposal is to fit painted cast metal guttering and downpipes similar to those already fitted to the Chapel.

- 3.4 Including in the scope of the proposed works is the proposed repairs to the tower. These windows were inspected by Salisbury Cathedral-Stained Glass during 2025 and the repairs are to be undertaken by them. Also included in their work is the fitting of external powder coated stainless steel wire guarding fitted within the individual parts of the window to the south nave and west tower window. This is due to the issue of ongoing damage to the Chapel's windows due to its central location within the town.
- 3.5 General maintenance is focused on the cleaning and repair of the roofs, guttering and associated downpipes to the Chapel. All repairs and or replacement parts are to match removed part.
- 3.6 Conclusion: The proposed works are part of a long-term ambitious strategy by the trustees of St Lawrence Chapel to carefully conserve and repair the fabric of the Chapel in consultation with various conservation specialists and after the commissioning of a full condition report of the Chapel in 2023 by St Ann's Gate Architects. The scope of the works will require a full exterior scaffolding and will be an important step in the ongoing conservation of the Chapel.

List of Appendix's

Appendix A:

Report on Condition of the Chapel of St Lawrence by St Ann's Gates Architects dated January 2023

Appendix B:

Report on Condition of the Masonry of the Chapel of St Lawrence by Albion Stonemasons dated 20th October 2025

Appendix C:

Priced Schedule of Work and associated specification of proposed works to the Chapel of St Lawrence by Albion Stonemasons.

Appendix D:

Quotation by Salisbury Cathedral Stained Glass to Tower windows dated 21st July 2026.

Appendix E:

Listing Entry for The Chapel of St Lawrence.