



**KDK Archaeology Ltd**

**Gun Hill House & Outbuildings**

**Historic Building Appraisal**

**Report Reference: 242/BOS/1**

**Appendices**


**Appendix 1: Heritage Assets recorded on the Norfolk HER (within 1.5km of site)**

HER	NGR	Period	RecordType	Description	Distance from site (m)
1739	584690 343700	Neolithic	FS	Neolithic flint find	639
9616	584898 344305	Medieval to Post Medieval	BLD	Gun Hill Farmhouse (formerly Marsh Farm House)	0
12984	584801 344158	Roman	MON	Possible Roman settlement	176
14327	584500 344500	Roman	FS	Roman pottery find	443
15153	584318 343926	Post Medieval	MON	Site of post medieval windmill	692
20875	584526 344350	Post Medieval	BLD	Defensible granary	374
20876	584560 344336	Post Medieval	BLD	Rayners Row	339
20877	585020 344910	World War Two	MON	World War Two spigot mortar base	617
26659	583828 345315	Post Medieval to Modern	MON	Post medieval oyster beds	1471
26661	584318 345251	Medieval to Post Medieval	MON	Earthworks relating to salt production	1109
26662	584235 345088	Post Medieval	MON	Post medieval sea banks	1025
26663	584628 345192	Medieval to Post Medieval	MON	Post medieval ditch or drain	927
26666	583572 345232	Post Medieval	MON	Post medieval sea defence banks	1617
26674	584835 344863	Modern	MON	Breakwaters	561
27015	584100 343199	Medieval to Post Medieval	MON	Medieval ridge and furrow	1363
27016	584270 343846	Undated	MON	Undated trackway	777
27017	584440 343814	Post Medieval	MON	Post medieval road	671
27019	584499 344397	Post Medieval to Modern	MON	19th century shellfish pits	409
27020	584587 344752	Post Medieval	MON	Post medieval sea defences	544
27021	584490 344879	Post Medieval	MON	Post medieval sea defence bank	704
27022	584155 344578	Post Medieval	MON	Post medieval drainage ditches	791
27023	584480 344316	World War Two	MON	World War Two tank trap	418
27024	584287 344270	World War Two	MON	World War Two tank trap	612
27025	583897 344986	Post Medieval	MON	Sea defences	1210
27026	583830 344338	Post Medieval to Modern	MON	Post medieval or modern drainage system	1068
27031	584731 344629	Post Medieval	MON	Post medieval earthwork bank	364



HER	NGR	Period	RecordType	Description	Distance from site (m)
27059	584386 343178	Post Medieval to Modern	MON	Post medieval pits	1237
27833	585730 344570	Post Medieval	MON	Post medieval ridge and furrow	873
27947	586393 345198	Post Medieval to Modern	MON	Post medieval earthwork bank	1741
35382	584507 344342	Early Mesolithic to Post Medieval	MON	Medieval hearth and pits and multi- period finds	392
36008	585593 343790	Lower Palaeolithic to Post Medieval	FS	Prehistoric flints and post medieval pottery	865
36009	585451 343556	Prehistoric	FS	Prehistoric flint finds	931
36010	584982 343668	Prehistoric	FS	Prehistoric flint finds	642
36028	585378 345054	Medieval to Post Medieval	MON	Post medieval sea defence	889
36648	584360 344670	Post Medieval	FS	Post medieval pottery find	650
41471	584304 344324	Unknown	MON	Undated revetment	594
41472	584297 344322	Unknown	MON	Undated harbour wall or revetment	601
41473	584310 344324	Unknown	MON	Undated jetty	588
41474	584301 344319	Post Medieval	MON	Post medieval wall	597
42765	584413 344254	Post Medieval to Modern	BLD	The Garth, Wells Road, Overy Staithe	487
44178	584193 344217	Post Medieval to Modern	BLD	Scotts of Burnham Overy Staithe	710
44180	584543 344269	Post Medieval to Modern	BLD	Staithe Lodge	356
44182	584226 344265	Post Medieval to Modern	BLD	The Moorings	673
45402	584600 344136	Neolithic	FS	Neolithic flint axe	342
51614	584017 343212	Unknown	MON	A site with no archaeological finds or features, Burnham Overy habitat creation scheme	1403
56770	584130 344102	Post Medieval to Modern	MON	Post medieval milestone marking Wells 5 miles and Lynn 27 miles	794
57184	584314 344142	Post Medieval to Modern	BLD	Former Burnham Overy Staithe Mixed School	606
60683	584840 343980	Lower Palaeolithic to Roman	FS	Prehistoric worked flints and Roman pottery	330



## Appendix 2: Planning Background

Ref No	Details	Decision and date
2/89/1558/F	Erection of tennis court netting, maximum height 12ft and provision of 2m high soil bund	Permitted 22.05.1989
2/86/0462/LB	Erection of garden enclosing walls	Permitted 10.04.1986
2/86/0461/F	Erection of garden enclosing walls	Permitted 10.04.1986
2/85/3593/LB	Insertion of Georgian sash windows in existing openings	Permitted 20.01.1986
2/85/3592/F	Erection of garden walls and insertion of Georgian sash windows in existing openings	Withdrawn 03.12.1985
2/85/1307/LB	Extensions for form kitchen, wet room and conservatory	Permitted 14.06.1985
2/85/1306/F	Extension to form kitchen, wet room and conservatory	Permitted 14.06.1985
2/76/0692/F/BR	Improvements to farmhouse	Permitted 29.06.1976
2/76/0934/LB	Improvements to farmhouse including demolition of lean-to section	Permitted 29.06.1976



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Appendix 3: Survey Sheets



Project No/code: 226/BOS	Project: Gun Hill Burnham Overy Staithe	Elevation: South
<p><b>Doors:</b> Main entrance within centrally located porch. French doors in extension to the east.</p>		
<p><b>Windows GF:</b> Three 6 over 6 timber sash windows to either side of the door. Deep frames and narrow glazing bars. Some have queen closers but others do not. All under flat segmental arch</p>		
<p><b>Windows FF:</b> Seven window in the same style as on the ground floor</p>		
<p><b>Walling material:</b> Brick built with offset plat band largely obscured by wisteria. Various rebuilding/repair events evident in the change in brick use, loss of queen closers to openings and the use of cement mortar to repoint. Bricks measure 23x10.5x5cm and are well puddled with few stone inclusions. Horizontal skintling apparent on one of two of them.</p>		
<p><b>Other Architectural Features:</b> Brick built porch with stone heraldic device over opening and stepped gable. This is a later addition but utilising bricks with diagonal skintlings to match those on the west elevation. Bricks of similar size to main wall.</p>		
Recorder: KK	Survey date: 22.10.16	



Plate 1: South elevation



Plate 2: South elevation: porch detail



<b>Project No/code:</b> 226/BOS	<b>Project:</b> Gun Hill Burnham Overy Staithe	<b>Elevation:</b> East
<b>Doors:</b>		
<b>Windows GF:</b> Single 6 over 6 timber sash windows in extension		
<b>Windows FF:</b> Four 6 over 6 timber sash .windows. one dormerwindow and four skylights		
<b>Walling material:</b> Rendered and painted		
<b>Other Architectural Features:</b> Victorian reclaimed ironwork within co in front of the western conservatory is accessed by stairs to the east		
<b>Recorder:</b> KK	<b>Survey date:</b> 22.10.16	



**Plate 3:** North elevation from the northwest



**Plate 4:** Western conservatory detail



**Plate 5:** Modern conservatory



<b>Project No/code:</b> 226/BOS	<b>Project:</b> Gun Hill Burnham Overy Staithe	<b>Elevation:</b> East
<b>Doors:</b> Double doors with 3 panels apiece beneath pediment supported on posts based on Egyptian palm columns		
<b>Windows GF:</b> Three 6 over 6 timber sash windows in extension		
<b>Windows FF:</b> -		
<b>Walling material:</b> Extension of modern bricks. Gable end of main house Dutch gable with T C for Thomas Coke in iron		
<b>Other Architectural Features:</b> Ornate iron light over the entrance. Clay tiled roof with two skylights		
<b>Recorder:</b> KK	<b>Survey date:</b> 22.10.16	



**Plate 6:** East elevation from the northeast



**Plate 7:** East elevation





Project No/code: 226/BOS	Project: Gun Hill Burnham Overy Staithe	Elevation: West
Doors: -		
Windows GF: --		
Windows FF: -		
<p><b>Walling material:</b> Upper and lower sections are of brick with a chalk and brick section between. Dutch gable. Lower section is splayed on both planes and acts as buttress to the wall. The bricks in the lower are set in English bond in cement mortar and measure 23x11x6cm. The bricks forming the chimney stack within the clunch have diagonal skintlings. If original this could date the chimney to the late 17<sup>th</sup> or early 18th century. The bond in the upper section appears to be Flemish.</p>		
<p><b>Other Architectural Features:</b> Square brick panels are set into the chalk wall on either side of the chimney. A brick and stone stair gives access to the north terrace.</p>		
Recorder: KK	Survey date: 22.10.16	



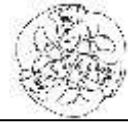
Plate 8: West elevation from the southwest



Plate 9: West elevation: angled lower section



Plate 10: West elevation: Upper section



Project code: 226/BOS	Project: Gun Hill Burnham Overy Staithe	Room no: B1
Location: Basement		Function:
Wall form & decor: The basement has been tanked, floor walls and ceiling		
Ceiling / roof structure: -		
Windows: Two small top hung metal windows in north wall, with 2 bars in front to both		
Doors: Half glazed reclaimed front door with 4 panels and blocked letter box to south. Made from diverse reclaimed fragments specifically for this room Ledge and braced door to west to long storage area below conservatories.		
Floor: -		
Fireplace: -		
Staircase: 9 stone steps to south, very worn		
Other architectural details: Long gap beneath conservatory floor has breeze block ceiling, concrete floor and late 20th century brick wall to north. This is subdivided by breeze block wall beyond which is a window		
Recorder: KK		Survey Date: 14.07.16

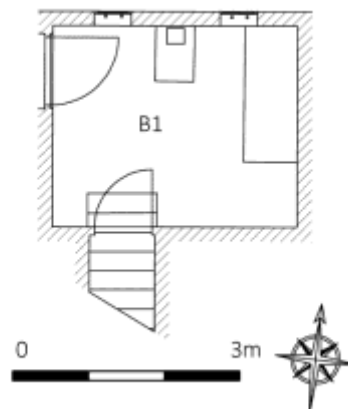


Plate 11: Basement plan (scale 1:100)



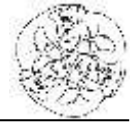
Project No/code 226/BOS	Project: Gun Hill Farm, Burnham Overy Staithe	Room no: G1
Location: Ground floor, west end		Function: Reception
<p><b>Wall form &amp; decor:</b> East wall: Reused 4 panelled door to north and south of fireplace. Panelling above clearly modern as there are carpenter's pencil and scribe marks as well as metal pins fastening mouldings. Mixture of reused timbers such as doors and possibly panelling above the rail, but modern inserts are clearly evident in the columns with Ionic capitals, pediments over the curved doors to north and south and infill within the panelling itself.</p> <p>North wall: Modern skirting with reclaimed panelling above. Modern cornice. Panelling on west return wall of fireplace from reclaimed material below the dado and modern above. Panelling above fireplace made from reclaimed timber with modern fillers.</p> <p>East wall: Modern skirting. Panelling made from reclaimed and modern timber.</p> <p>South wall: Ditto. Panelling between the two windows is a rebuilt door.</p>		
<p><b>Ceiling / roof structure:</b> Two binding beams with tool marks. Joists to east, like the eastern beam have roll moulding. Joists to west are plain. Floorboards above probably replaced historically.</p>		
<p><b>Windows:</b> Reveals panelled with new and reclaimed timbers.</p>		
<p><b>Doors:</b> Reclaimed 6 panelled door to east with ghost of original strap hinges. Brackets and pediment modern additions. Two curved doors in west wall are both reused and heat curved to fit. That in the north west corner has ghost of door lock on the side that is now hinged.</p>		
<p><b>Floor:</b> -</p>		
<p><b>Fireplace:</b> The western fireplace surround is a modern pastiche using reclaimed material. Surround is screwed to the wall. Northern fireplace has a massive lintel and thick timber mantel poorly supported by large timber brackets. The whole fireplace is modern.</p>		
<p><b>Staircase:</b> -</p>		
<p><b>Other architectural details:</b></p>		
Recorder: KK		Survey Date: 14.07.16



Plate 12: G1: east wall



Plate 13: G1: west wall



**Plate 14:** G1: north wall & fireplace



**Plate 15:** G1: detail of fireplace on the west wall



**Plate 16:** G1: mantelpiece detail



**Plate 17:** G1: re-used door as panelling in west wall



Project No/code 226/BOS	Project: Gun Hill Farm, Burnham Overy Staithe	Room no: G2
Location: Centre of the ground flor		Function: Hall
Wall form & decor: Panelling throughout made from reclaimed and new timber, including two heavily moulded beams reused as posts on the north wall.		
Ceiling / roof structure: Timber barrel vaulting using reclaimed timbers.		
Windows: -		
Doors: Door to west reclaimed (see G1 sheet). Door to east similar but the back has been cut off and poor quality moulding added. Reclaimed door to north, cut down to fit. Good quality oak door to south; historical but unlikely to have been the original. Hood, pediment and brackets all modern additions. Half glazed timber door to staircase purpose built.		
Floor: -		
Fireplace: -		
Staircase: Closed string staircase with barley twist balusters and newel posts. Possibly 18th century but could be early 20th century addition. Historical panelling on the stair wall inserted at some unknown date, possibly with the staircase in the 1980s. Balustrade on first floor landing made from reclaimed material of good quality. Newel post on half landing has replacement upper half		
Other architectural details: Columns with capitals and Jacobean cupboard doors over the stair are a later addition , as is the softwood panelling along south side of staircase.		
Recorder: KK	Survey Date: 14.07.16	



Plate 18: G2: view to east



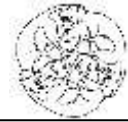
Plate 19: G2: view to west



**Plate 20:** G2: front door



**Plate 21:** G2: door to stairs and panelling beyond



Project No/code 226/BOS	Project: Gun Hill Farm, Burnham Overy Staithe	Room no: G3
Location: Ground floor, north of hall (G2)		Function: Passage and WC
Wall form & decor: Panelling from modern and reclaimed timbers, including a 6 panelled door in the east wall of the passage.		
Ceiling / roof structure: -		
Windows: -		
Doors: Door to WC reused. Door to passage also reused and cut to fit.		
Floor: -		
Fireplace: -		
Staircase: -		
Other architectural details:		
Recorder: KK	Survey Date: 14.07.16	



Plate 22: G3: view to north



Project No/code 226/BOS	Project: Gun Hill Farm, Burnham Overy Staithe	Room no: G4
Location: East of main entrance		Function: Reception
Wall form & decor: Panelling from modern and reclaimed timber		
Ceiling / roof structure: Original chamfered beam with plain joists.		
Windows: The windows to the south are the same as in the other ground floor rooms (6 over 6 timber sash x2 with a large gap between to form elementary double glazing). In the north wall are two 2-light gothic windows made from oolitic limestone, possibly Clipsham, and clearly imported for reuse here.		
Doors: Reclaimed 6 panelled door with the interior face cut back and rudimentary moulding applied. Double folding door to the kitchen to the east is modern. Pediments over all the doors are modern		
Floor: -		
Fireplace: Pastiche from salvaged material reassembled to form stone fire surround.		
Staircase: -		
Other architectural details: -		
Recorder: KK	Survey Date: 14.07.16	



Plate 23: G4: west wall



Plate 24: G4: south wall



Plate 25: G4: east wall



Plate 26: G4: north wall





Project No/code 226/BOS	Project: Gun Hill Farm, Burnham Overy Staithe	Room no: G5
Location: Ground floor, east end		Function: Kitchen
Wall form & decor: Tiled and painted – no panelling		
Ceiling / roof structure: Beam on different alignment. Joists to south have no moulding but appear to have been added later. Joists to north have recesses rather than chamfers and are also later installations		
Windows: Window to south has folding panels. The outer leaves are from original window shutters but the central four are modern. The iron security bar functions in the same way as original shutters but is also of modern manufacture.		
Doors: Double folding door to west		
Floor: -		
Fireplace: -		
Staircase: -		
Other architectural details: This room is a later addition with joists installed to mirror those used elsewhere on the ground floor.		
Recorder: KK		Survey Date: 14.07.16



Plate 27: G5: south wall



Plate 28: G5: joists detail



Project No/code 226/BOS	Project: Gun Hill Farm, Burnham Overy Staithe	Room no: G6
Location: North of kitchen (G5)		Function: Side entrance
Wall form & decor: Reused panelling to north. 6 panelled door reused as panelling to south. Some modern material also interspersed. Panelling in north wall of two different types: heavy moulding below and lighter above		
Ceiling / roof structure:		
Windows:		
Doors: Reused doors to north, east and west. Half glazed door to west has large iron door lock and handle. Door to east has number 7 so visible on outer face		
Floor: -		
Fireplace: -		
Staircase: -		
Other architectural details: -		
Recorder: KK	Survey Date: 14.07.16	



Plate 29: G6: view to east



Plate 30: G6: view to southwest



Plate 31: G6: northwest corner, panelling detail



<b>Project code:</b> 226/BOS	<b>Project:</b> Gun Hill Burnham Overy Staithe	<b>Room no:</b> G7
<b>Location:</b> North of house		<b>Function:</b> Conservatory
<b>Wall form &amp; decor:</b> Painted to south and east, glass to north and west		
<b>Ceiling / roof structure:</b> Plastered and painted		
<b>Windows:</b> Timber framed glazing and French doors in western section are full height. This appears to have been a reclaimed 19th century conservatory. In the eastern section the windows in the north are arched and clearly modern. The windows in the south comprise two arched metal windows beneath which are the Gothic arches and one square headed window also metal with timber mullion between the two casements		
<b>Doors:</b> Double fully glazed door to south with pediment over. This has shutters on the inside. Arched door to east now blocked		
<b>Floor:</b> Timber over block work		
<b>Fireplace:</b>		
<b>Staircase:</b>		
<b>Other architectural details:</b> Octagonal metal posts between each of the arched windows along the north wall		
<b>Recorder:</b> KK		<b>Survey date:</b> 22.10.16



Project No/code 226/BOS	Project: Gun Hill Farm, Burnham Overy Staithe	Room no: F1
Location: Centre of first floor		Function: Landing
Wall form & decor: Good quality historical panelling lining the stairs. Modern to south wall and above stairwell.		
Ceiling / roof structure: Timber barrel vaulting with northern side utilising same moulded timber as in the hall below (now used as posts)		
Windows: 6 over 6 timber sash x2 in each opening to form double glazing. Reveals are panelled.		
Doors: Doors made from reused timbers with unusual opening mechanism (also modern manufacture using historical materials) to east and west. Reclaimed medieval timber door to north. Frame of medieval door is partly historical and partly of new timbers. Brackets and hoods modern.		
Floor: -		
Fireplace: -		
Staircase: Closed string staircase with barley twist balusters and newel posts. Possibly 18th century but could be early 20th century. Historical panelling on the stair wall presumably added when the staircase was installed in the 1980s. Balustrade on first floor landing made from reclaimed material of good quality, worth keeping. Newel post on half landing has replacement upper half		
Other architectural details: -		
Recorder: KK	Survey Date: 14.07.16	



Plate 32: F1: view to west



Plate 33: F1: view to east



**Plate 34:** F1: medieval door



**Plate 35:** F1: view down the stairs



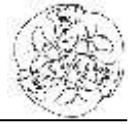
**Plate 36:** View up the stairs



Project No/code 226/BOS	Project: Gun Hill Farm, Burnham Overy Staithe	Room no: F2
Location: First floor, west of landing (F1)		Function: Anteroom
Wall form & decor: Timberwork all modern apart from double door to cupboard, which has some historic timbers		
Ceiling / roof structure: -		
Windows: As elsewhere		
Doors: Door to east from reused timbers with unusual opening mechanism (also modern manufacture using historical materials) Door to west early 19th century 2 panelled		
Floor: -		
Fireplace: -		
Staircase: -		
Other architectural details:		
Recorder: KK	Survey Date: 14.07.16	



Plate 37: F2: view to northeast



Project No/code 226/BOS	Project: Gun Hill Farm, Burnham Overy Staithe	Room no: F3
Location: First floor, west end		Function: Bedroom
Wall form & decor: Painted full height panelling to all walls. Probably 18 <sup>th</sup> century. Deep cornice with floral motif picked out on gold paint. Large raised fields above roll moulded dado with smaller raised panels below.		
Ceiling / roof structure: -		
Windows: -		
Doors: Two panelled doors to east and west all on H hinges		
Floor: -		
Fireplace: Timber surround is almost certainly coeval with the panelling that it matches. However, the interior has been rebuilt in stone using cement mortar and probably replaces an earlier design. Marble hearth.		
Staircase: -		
Other architectural details:		
Recorder: KK	Survey Date: 14.07.16	



Plate 38: F3: west wall



Plate 39: F3: east wall



Plate 40: F3: window detail

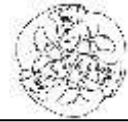


Project No/code 226/BOS	Project: Gun Hill Farm, Burnham Overy Staithe	Room no: F4
Location: First floor, north of anteroom (F2)		Function: En suite
Wall form & decor: Reused panelling with modern timbers as infill. Modern timber coving and skirting		
Ceiling / roof structure: -		
Windows: -		
Doors: Reused 4 panelled door		
Floor: -		
Fireplace: -		
Staircase: -		
Other architectural details: Reused sanitary fittings		
Recorder: KK	Survey Date: 14.07.16	



Plate 41: F4: view to east





Project No/code 226/BOS	Project: Gun Hill Farm, Burnham Overy Staithe	Room no: F5
Location: First floor, east of landing (F1)		Function: Bedroom
Wall form & decor: Good quality softwood panelling, stripped of paint. Modern and historical panels used. The long panels, which are historical, have been spliced and have a pedestal base applied below the panels. Decorative features on east wall modern.		
Ceiling / roof structure: -		
Windows: -		
Doors: Reused and cut to fit to east. Door to west made from reused timbers with unusual opening mechanism (also modern manufacture using historical materials). Pediment above well made and also has paint remnants on frieze.		
Floor: -		
Fireplace: Regency style marble surround		
Staircase: -		
Other architectural details:		
Recorder: KK	Survey Date: 14.07.16	



Plate 42: F5: view to northwest



Plate 43: F5: view to southeast



Plate 44: F5: door detail



Plate 45: F5: modern detail below reused panel



Project No/code 226/BOS	Project: Gun Hill Farm, Burnham Overy Staithe	Room no: F6
Location: First floor, north of landing (F1)		Function: Anteroom
Wall form & decor: Reused and modern panelling with additional modern features (eg. pillar & bracket)		
Ceiling / roof structure: -		
Windows: -		
Doors: Reused double door backed onto panelling in east wall. Medieval door to south. Plain strap hinges added later and on opposite side to the original. The timber frame is cobbled together. Door made up of three sections, horizontal planks to north, vertical planks to south and vertical planked section between		
Floor: -		
Fireplace: -		
Staircase: -		
Other architectural details:		
Recorder: KK	Survey Date: 14.07.16	



Plate 46: F6: view to southeast



Plate 47: F6: west wall



Plate 48: F6: door detail



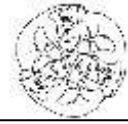
Project No/code 226/BOS	Project: Gun Hill Farm, Burnham Overy Staithe	Room no: F7
Location: First floor, east end		Function: En suite
Wall form & decor: Modern panelling made to fit		
Ceiling / roof structure: -		
Windows: -		
Doors: -		
Floor: -		
Fireplace: -		
Staircase: -		
Other architectural details: Reused sanitary fittings		
Recorder: KK	Survey Date: 14.07.16	



**Plate 49:** F7: view to northeast



**Plate 50:** F7: view to southwest



Project code: 226/BOS	Project: Gun Hill Burnham Overy Staithe	Room no: S1
Location: Eastern end of upper floor		Function: Bedroom
Wall form & decor: Plastered and painted. Modern skirting boards.		
Ceiling / roof structure: Exposed truss, collar and alternate butt purlins		
Windows: Modern skylight to north and south		
Doors: Plain door with two panels attached to the outside		
Floor: Carpet over boards		
Fireplace: Chimney breast along east wall		
Staircase:		
Other architectural details: Cupboard to north of chimney breast		
Recorder: KK	Survey date: 22.10.16	



Plate 51: Room S1: northeast corner



Plate 52: Room S1: east wall



Plate 53: Room S1: southwest corner



Project code: 226/BOS	Project: Gunhill Farm, Burnham Over Staithe	Room no:S2
Location: West of S1		Function: Bedroom
Wall form & decor: Papered. Modern skirting boards		
Ceiling / roof structure: Two trusses partially exposed as well as purlins to north wall. Eastern collar section looks to have been replaced.		
Windows: Modern skylight to north		
Doors: As S1		
Floor: Carpet over timber		
Fireplace:		
Staircase:		
Other architectural details: Two hatches in north wall		
Recorder: KK	Survey date: 22.10.16	



Plate 54: Room S2: view to west



Plate 55: Room S2: view to east



Project code: 226/BOS	Project: Gunhill Farm, Burnham Over Staithe	Room no:S3
Location: West of S1		Function: Passage
Wall form & decor: Plastered and painted. Modern skirting boards. Modern stud wall divides this from S2 to the north		
Ceiling / roof structure: Partially exposed truss which continues in S2, although that collar section looks to have been replaced. The collar here is chamfered, uneven and original		
Windows:		
Doors:		
Floor: Carpet over timber		
Fireplace:		
Staircase:		
Other architectural details:		
Recorder: KK	Survey date: 22.10.16	



Plate 56: Room S3: view to west



Project code: 226/BOS	Project: Gunhill Farm, Burnham Over Staithe	Room no:S4
Location: West of S2 and S3		Function: Landing
<p><b>Wall form &amp; decor:</b> Half panelled to south and fully panelled to north. All modern and uniform to north but that to south is of various styles</p>		
<p><b>Ceiling / roof structure:</b> Four trusses in this space, all of which have their tie beams cut. The third truss to the west terminated at the purlin but the collars of the other three are exposed. The collars are all marked on the west face of the southern end in consecutive order from east to west. Those in the landing are numbers III, IV and V. A section has been cut from the easternmost truss between the truncated tie and the purlin</p>		
<p><b>Windows:</b> Modern skylight to south</p>		
<p><b>Doors:</b> Flush doors with panels attached to east and west and also to bathroom and cupboard to north</p>		
<p><b>Floor:</b> Carpet over timber</p>		
<p><b>Fireplace:</b> Chimney breast to east</p>		
<p><b>Staircase:</b> Open well staircase with barley twist spindles alongside the stairs and square section spindle on the landing. Square section newell posts</p>		
<p><b>Other architectural details:</b></p>		
Recorder: KK	Survey date: 22.10.16	



Plate 57: Room S4: view to west



Plate 58: Room S4: view to east

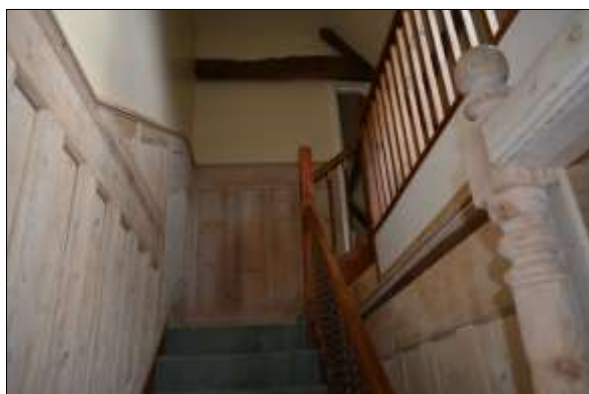
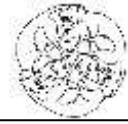


Plate 59: Room S4: stairs from first floor



Plate 60: Room S4: view down the staircase



Project code: 226/BOS	Project: Gunhill Farm, Burnham Over Staithe	Room no:S5
Location: North of S4		Function: Bathroom
Wall form & decor: Plastered and painted with tiling over basin and bath. Modern skirting boards. Partially exposed truss to west and east, and replacement purlin over window		
Ceiling / roof structure:		
Windows: Modern timber dormer window to north		
Doors: Flush door to the south with two panels attached on both sides		
Floor: Carpet over timber		
Fireplace:		
Staircase:		
Other architectural details: Late 20th century bathroom suite. Hatch to loft		
Recorder: KK	Survey date: 22.10.16	



Plate 61: Room S5: view to north



Plate 62: Room S5: view to east

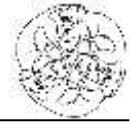




Project code: 226/BOS	Project: Gunhill Farm, Burnham Over Staithe	Room no:S6
Location: West of S3 and S4		Function: Passage
Wall form & decor: Plastered and painted with modern skirting. Modern partition wall to north		
Ceiling / roof structure: Purlins and part of truss VI exposed. The purlins are staggered and that to the east appears machine tooled		
Windows:		
Doors: Flush to east and west with panels attached. Also to S7 to the north		
Floor: Carpet over timber		
Fireplace:		
Staircase:		
Other architectural details:		
Recorder: KK	Survey date: 22.10.16	



**Plate 63:** Room S6: view to west



Project code: 226/BOS	Project: Gunhill Farm, Burnham Over Staithe	Room no:S7
Location: North of S6		Function: Bedroom
Wall form & decor: Papered. Modern skirting boards		
Ceiling / roof structure: Staggered butt purlins and part of collar beam exposed		
Windows: Modern skylight to north		
Doors: As S6		
Floor: Carpet over timber		
Fireplace:		
Staircase:		
Other architectural details: Modern partition wall to south. Hatch to loft		
Recorder: KK	Survey date: 22.10.16	



Plate 64: Room S7: northeast corner



Plate 65: Room S7: northwest corner



Plate 66: Room S7: southwest corner



Project code: 226/BOS	Project: Gunhill Farm, Burnham Over Staithe	Room no:S8
Location: Western end of the house		Function: Bedroom
Wall form & decor: Papered. Modern skirting boards		
Ceiling / roof structure: Truss VII fully exposed. Staggered butt purlins to north and south. Tool marks and superfluous peg holes suggest that they are later installations		
Windows: Modern skylights to north and south		
Doors: Flush door to east with two panels attached to outside		
Floor: Carpet over timber		
Fireplace: Chimney breast to west		
Staircase:		
Other architectural details:		
Recorder: KK	Survey date: 22.10.16	



Plate 67: Room S8: west wall



Plate 68: Room S8: south wall



Plate 69: Room S8: southeast corner



Plate 70: Room S8: southwest corner



**Plate 71:** Room S8: carpenter's assembly marks



Project No/code: 242/BOS	Project: Gun Hill Farm, Burnham Overy Staithe	Building: Cart Shed
<p>Single storey structure under a clay tiled roof with crow-stepped gables. Located to the south of the house and is aligned north-south. The rear elevation now forms part of the eastern garden wall. A half height wall extending northwards from the east elevation. The main body (C1) is open to the east with a former stable (C2), garage (C3) , tack room (C4) to the north.</p>		
Visited by: KK		Date of visit: 22.10.16



Plate 72: Cart shed: east elevation from the northeast



Plate 73: Cart shed: south elevation



Plate 74: Cart shed: C1: north wall



Plate 75: Cart shed: C1: south wall



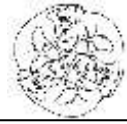
**Plate 76:** Cart shed: C2: view to east



**Plate 77:** Cart shed: C3: view to north



**Plate 78:** Cart shed and garden wall from the northeast



Project No/code: 242/BOS	Project: Gun Hill Farm, Burnham Overy Staithe	Building: Barn
<p>The barn forms the northern element of a 3-sided complex facing the rear of the farmhouse. It is largely brick built under a clay tiled, hipped roof and is subdivided to form a livestock area to the east of the main barn. The main body of the barn (B1) has 5 bays with a double door to the north. To the east of this is a room formerly used for livestock (B3) with a hayloft over. An annexe to the south houses additional spaces (B2, B4 and a room that was not accessible during the survey).</p> <p>The yard to the front of the barn is subdivided by a brick wall runs north-south between the barn and the perimeter wall. The two ranges on either side of the barn are described separately.</p>		
Date of visit: 22.10.16	Visited by: KK	



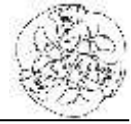
**Plate 79:** Barn complex from the southwest



**Plate 80:** Barn: south elevation, east end



**Plate 81:** Barn: south elevation, west end



**Plate 82:** Barn: north elevation



**Plate 83:** Barn: north elevation, east end



**Plate 84:** Barn from the northeast



**Plate 85:** Barn: east elevation

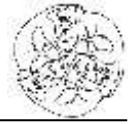


**Plate 86:** Barn interior: view to east



**Plate 87:** Barn interior: view to west





**Plate 88:** Barn interior: northwest corner



**Plate 89:** Barn interior: northeast corner



**Plate 90:** Double doors in north wall



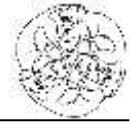
**Plate 91:** Barn interior: southeast corner



**Plate 92:** Barn interior: southwest corner



**Plate 93:** Barn: roof Truss



**Plate 94:** Barn: window and windeye detail



**Plate 95:** B2: view to southeast



**Plate 96:** B2: view to west showing ramped entrance



**Plate 97:** B3: view to northeast



**Plate 98:** B3: view to northwest



**Plate 99:** B3: view to south



**Plate 100:** B4: view to north



<b>Project No/code:</b> 242/BOS	<b>Project:</b> Gun Hill Farm, Burnham Overy Staithe	<b>Building:</b> East Range
<p>Although brick has been used here, the east range is largely flint and cobble with some clunch. The roof is covered with slate rather than clay tiles, but is also hipped at the southern end.</p> <p>This is dominated by the central open fronted section which is of 4 bays with a king post roof and dirt floor(E1). To the north of this is Room E2, which is lit by an opening in the south wall and another in the east wall.</p> <p>Room E3 to the north has a raised floor and a half height wall to the south. At the southern end of the range is a completely separate room with a brick floor, a window in the south wall and a plank and batten door to the west (E4).</p>		
<b>Date of visit:</b> 22.10.16		<b>Visited by:</b> KK



**Plate 101:** East Range: view to north east



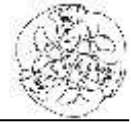
**Plate 102:** East Range: southern extent



**Plate 103:** E1: view to south



**Plate 104:** E1: view to north



**Plate 105:** E2: view to southwest



**Plate 106:** E2: view to northeast



**Plate 107:** East Range: entrance to E3



**Plate 108:** E3: view to southwest



**Plate 109:** E4: view to southwest



**Plate 110:** E4: view to northwest



Project No/code: 242/BOS	Project: Gun Hill Farm, Burnham Overy Staithe	Building: West Range
The west range comprises two completely enclosed spaces. W1 is a 6-bay former livestock shelter with a runnel to the east. W2 to the south is a fuel store, but was formerly a stable. This is weatherboarded to the east, which could suggest it was once open fronted.		
Date of visit: 22.10.16		Visited by: KK



Plate 111: West Range from the southeast



Plate 112: Northern end of the West Range



Plate 113: West Range from the northeast



Plate 114: W1: view to south



Plate 115: W2: view to north



Project No/code: 242/BOS	Project: Gun Hill Farm, Burnham Overy Staithe	Building: Cattle Shed
<p>These are open fronted, brick and flint/cobble built with queen posts supporting clasped purlins. The eastern space is of three bays with the western end demarcated by a later brick and cobble wall (S1). To the west of this is an enclosed space with a timber door to the south, brick wall to the west and brick and cobble wall to the north (S2).The western end has been subdivided very rudimentarily with timbers and corrugated sheeting (S3), beyond which is another open fronted section with brick, flint and cobble walls to the north and west (S4).</p>		
Date of visit: 22.10.16		Visited by: KK



**Plate 116:** Cattle shed from the southeast



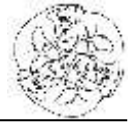
**Plate 117:** Cattle shed from the southeast



**Plate 118:** East end of the cattle shed



**Plate 119:** West end of the cattle shed



**Plate 120:** CS1: view to west



**Plate 121:** CS1: view to east



**Plate 122:** CS1: roof truss



**Plate 123:** CS2: north wall

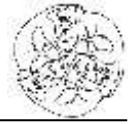


**Plate 124:** CS2: west wall



**Plate 125:** CS2: east wall





**Plate 126:** CS3: view to northeast



**Plate 127:** CS3: view to west



**Plate 128:** CS3: roof truss



**Plate 129:** CS4: view to northwest



**Plate 130:** CS4: view to southwest



**Plate 131:** CS4: roof detail



#### Appendix 4: Development Proposals Table

Location	Proposals	Significance	Impact	Comments
Farmhouse	Demolition of the two storey addition to the east	Modern addition	Positive	This is being replaced by a single storey, flat roofed link building
Farmhouse	Demolition of the front porch	Modern addition	Positive	Whilst modern this adds character to the façade
Farmhouse	Demolition of conservatory to the north	Modern addition	Positive	
Farmhouse	Demolition of the terrace to the north	Modern addition	Positive	
Farmhouse	Retile roof in black pantiles	Modern tiles		There will be no loss of historic fabric but the setting will be considerably altered
Farmhouse	Replacement of existing windows	Window frames are 20th century	Positive	
Farmhouse: North elevation	Replacement of existing door in G3 to a full height window	Modern door in 20th century opening	See below	Specific impacts are considered room by room below. Overall the alterations will enhance the appearance of the north elevation and provide better light within the house.
	Creation of 2 new windows at GF level	Loss of historic fabric	See below	
	Creation of 3 new windows at FF level	Considerable loss of historic fabric	See below	
	Creation of new door at GF level	Loss of historic fabric	See below	
	Alteration of fenestration at GF level	Modern additions	See below	
House: G1 Hall	Remove timber panelling	Modern insertion	Positive	
	Cover over the stairs to cellar	Historic	Neutral	The cellar will become unusable, but could be re-instated at a later date
	Remove staircase to first floor	Modern insertion of old fabric	Neutral	
	Partially demolish the window to the rear of the cellar		Neutral	
	Install new door in the north	Loss of historic fabric	Negative	The loss in this location is minimal and is



Location	Proposals	Significance	Impact	Comments
	elevation			counterbalanced by the improved access through the house (which follows a traditional layout for a building of this type) and the appearance of the north elevation.
House: G2	Remove timber panelling throughout the room and the cupboards on the west wall	Modern insertion	Positive	
	Remove the door to G1	Modern insertion	Positive	
	Remove fireplace frontage on west wall	Modern insertion	Positive	
	Remove fireplace on north wall	Modern insertion	Positive	
	Remove present door in the north wall to conservatory and create a full height window	Modern insertion	Positive	
	Install two further full height windows in the north wall	Loss of historic fabric	Negative	Although there will be some loss of historic fabric this is counterbalanced by the improved aesthetics of the north elevation as well as improving the quality of the light within the room itself
	Create an opening in the west wall to the proposed new west wing	Loss of historic fabric	Negative	The loss of historic fabric will be minimal and the fabric that is of interest is currently obscured by later brickwork
House: G3	Reconfiguration to allow for new stair location & WC		Neutral	The alterations do not significantly affect the integrity of the building and if this does not result in the loss of the floor or the cellar stairs, there will be little/no loss of historic fabric
House: G4	Remove timber panelling throughout	Modern insertion	Positive	
	Remove the door to G1	Modern insertion	Positive	
	Remove fireplace frontage on east wall	Historic feature imported recently into the house	Positive	It is recommended that this is offered to a local museum
	Remove medieval stone windows to north	Historic feature imported recently into the house	Positive	It is recommended that these are offered to a local museum



Location	Proposals	Significance	Impact	Comments
House: F1	Removal of timber panelling and doors	Modern insertion	Positive	
House: F1/F6	Removal of medieval door in partition wall	Historic feature imported recently into the house	Positive	
House: F2	Window in north wall to be moved to make the window symmetrical	Loss of historic fabric	Negative	Minor loss that is counterbalanced by improved aesthetics
House: F2 & F4	These will be integrated to form en-suite	Uncertain date	Neutral	Considerable re-working of the interior would suggest that the integrity of the building will not be compromised by this proposal
House: F3	Insertion of three new windows in the north wall	Loss of historic fabric	Negative	This is counterbalanced by the improved aesthetics of the north elevation and improved light within the room
House: F4	Recesses to either side of fireplace to be replaced with wardrobes	Alteration from cupboard & entrance to bathroom; no loss of historic fabric	Neutral	
House: F4	Remove timber panelling throughout	Modern insertion	Positive	
House second floor	Complete demolition of existing partition walls, doors & windows to south elevation	No loss of historic fabric	Neutral	
Cart shed	Roof structure to be retained and re-roofed in black pantiles	Loss of historic fabric	Negative	The loss of historic fabric is counterbalanced by the introduction of historically appropriate material and more specifically the continued use of the building
Cart shed: East elevation	Small window to be blocked, flint wall to be rebuilt	Minor loss of historic fabric	Negative	Counterbalanced by the overall improvements to the cart shed
	Enclose open frontage with a window and timber cladding		Positive	
Cart shed: North elevation	Opening created to form an open plan kitchen/dining room	Loss of historic fabric	Negative	Minor loss of historic fabric which will be mitigated by a rooflight in the modern link building so that the gable end can be viewed from inside
Cart shed: South elevation	Will be largely rebuilt	Loss of historic fabric	Positive	Although there will be loss of fabric, the wall is structurally unfeasible and will be rebuilt using similar building materials



Location	Proposals	Significance	Impact	Comments
Cart shed: West elevation	Creation of a large window	Loss of historic fabric	Negative	Counterbalanced by the re-use of the building
Cart shed: Interior	Reconfiguration of the ground floor	Loss of historic fabric	Negative	Counterbalanced by the re-use of the building
	Installation of a mezzanine floor	Loss of historic roof trusses	Negative	Counterbalanced by the re-use of the building
Barn	Re-roofing in black pantile	Loss of historic fabric	Negative	The loss of historic fabric is counterbalanced by the introduction of historically appropriate material and more specifically the continued use of the building
	Create gable at eastern end	Alteration of some roof trusses	Neutral	Minimal loss of historic fabric. Alteration will not affect the setting as the barn is not overlooked. The integrity of the barn will be minimally compromised, which is counterbalanced by the continued use of the building
Barn: North elevation	Installation of a rooflight at east end	Loss of historic fabric	Negative	Counterbalanced by the re-use of the building
	Chimney at west end		Neutral	Metal flue that is intended to be clear that this is a later introduction to the building
	New window at western end	Minor loss of historic fabric		It is a distinctively new form of window in this elevation to distinguish between new and old
Barn: West elevation	Creation of a large window	Minor loss of historic fabric	Neutral	Counterbalanced by extensive sunset views over Burnham Overy Staithe
	Rebuilding upper section to form a gable end			Minimal loss of historic fabric. Alteration will not affect the setting as the barn is not overlooked. The integrity of the barn will be minimally compromised, which is counterbalanced by the continued use of the building
Barn: East elevation	Replacing existing door with two windows & reglazing existing window	Minor loss of historic fabric	Positive	The appearance will be considerably enhanced as a result
	Rebuilding upper section to form a gable end			Minimal loss of historic fabric. Alteration will not affect the setting as the barn is not overlooked. The integrity of the barn will be minimally compromised, which is counterbalanced by the



Location	Proposals	Significance	Impact	Comments
				continued use of the building
Barn: South elevation	Replacing existing doors		Positive	
	Creation of a large window at the western end	Impacting on modern building fabric	Neutral	
Barn interior	Reconfiguration of the main barn and southern extension	Minor loss of historic fabric	Positive	Despite minor loss of historic fabric, the building will be restored and in use
East Range	Metal roof covering	Loss of historic fabric	Negative	Whilst this will impact the historic fabric and the present setting of the complex, the new roofing programme for the complex overall will provide a new setting with materials that define the hierarchy of the buildings in a manner that is commonplace on farm complexes
	Southern end to be demolished	Loss of historic fabric	Negative	Counterbalanced by more balanced layout of the barn complex and improved vehicular access
	Enclosing open fronted structure with timber cladding and 2 doors		Neutral	
	Covered walkway		Neutral	
West Range	Metal roof covering	Loss of historic fabric	Negative	Whilst this will impact the historic fabric and the present setting of the complex, the new roofing programme for the complex overall will provide a new setting with materials that define the hierarchy of the buildings in a manner that is commonplace on farm complexes
	Covered walkway		Neutral	
	East wall to be rebuilt and partially clad in timber	Loss of historic fabric	Negative	Despite loss of historic fabric this is structurally necessary
	Shuttered openings to be created in west elevation	Loss of historic fabric	Negative	Counterbalanced by improved overall appearance of the west elevation and the provision of extensive views to the west
Cattle Shed	Demolition of all but the north wall		Positive	The building is in very poor condition and of little



Location	Proposals	Significance	Impact	Comments
				aesthetic value. Its historical value can be preserved by record
Addition of a link building				The scale and location allows the dominance/importance of the farmhouse to be maintained. Sympathetic building fabric is key.
New west wing to farmhouse				This is unobtrusive and should not impact on the significance or setting of the complex.