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# BOWLAND SURVEYORS LTD.

Sanderson House Farm, Sanderson Lane, Hilldale, Lancashire. PR7 5PX.

Heritage appraisal and heritage impact assessment for a proposed single-storey extension.

**For Mr & Mrs Hart.**

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## 1.0 INTRODUCTION

1.1 In accordance with your instructions, I provide below an analysis of the proposals for change to Sanderson House Farmhouse, a grade II listed building. The proposed alterations have been assessed to determine to what extent they may affect the heritage interest of the building. The proposed alterations comprise the construction of a single-storey extension to the western elevation.

1.2 This document aims to provide the Local Planning Authority with the information necessary to make an informed decision regarding the proposals. Sustainable development is a principal tenet of the National Planning Policy Framework, promoting the conservation and enhancement of historic assets whilst enabling change in a considered manner.

1.3 This statement has been prepared with reference to guidance published by English Heritage and Historic England. 'Conservation Principles, Policies and Guidance (2008)' provides the fundamental principles with regards to conservation philosophy and general guidance in which to best manage change in the historic environment. 'Statements of Heritage Significance' (2019) published by Historic England provides practical guidance on the analysis of significance and of proposals affecting heritage assets. Considerations regarding setting were undertaken with reference to 'GPA 3: The setting of heritage assets', Historic England (2017).

1.4 The Author is a historic building consultant with a B.Sc. (hons) in building surveying and an M.Sc. in building conservation and adaptation from the University of Central Lancashire as well as professional membership of RICS. Prior to specialising in historic building surveying, Daniel owned a construction company working on all types of historic buildings throughout the Northwest.

1.5 Inspections were undertaken in October 2023 to gain an understanding of the building, the surrounding area and the likely impacts of the proposals upon them. In accordance with the NPPF this document and the research that informs it is proportionate to the asset's importance.

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## 2.0 GENERAL DESCRIPTIONS & HISTORICAL BACKGROUND

2.1 Sanderson House farmhouse comprises a double pile building of 3 bays, built from stone with a slate roof. The building has been altered over the course of many centuries with various phases of development apparent. Prior research undertaken By Garry Miller in 1988, 2002 and 2009 describes the history of the building as follows;

2.2 *Sanderson House is a medium-sized former yeoman farmhouse and a Grade II listed building in Wrightington, West Lancashire. It is part of a substantial isolated farmstead located at the foot of Harrock Hill, on a site that probably began as medieval colonisation of former woodland. The house is built of stone with a slate roof, is of two storeys and is T-shaped. A three-unit main range and two-unit rear wing are the principal elements and are located on an east-west axis. However this plan results from a complex sequence of staggered rebuilding which took place from the early 17th century to the early 18th century. The earliest portion of the house is the rear wing. This began life as a timber-framed upper wing, containing parlour and dairy with chambers over, added at right angles in the early 17th century to a pre-existing hall range which ran north-south; ie, at right angles to the axis of the present building. Around the middle of the 17th century, this wing was clad in stone, and probably soon after a stair tower and short rear wing were added at the rear of the hall range. The presence of the tower indicated a chamber existed over the hall by this time. The rear wing incorporated a dovecote on the attic floor, a privilege suggesting the site was originally of manorial or sub-manorial origin. In the early 18th century, probably 1710-1720 – a period of great rebuilding activity in the townships around the Douglas Valley – the house was drastically reconstructed to a new, more centralised form. The former hall range was demolished and a new two-unit range, containing housebody, parlour and stair lobby, built parallel to the upper wing, and incorporating the former rear wing/dovecote as its third bay. The upper wing then became the rear wing of the new house. The stair tower ceased to function as such and was truncated to sit beneath the catslide roof of the rear of the third bay; inside, it became a further service room and chamber above. The rear wing then appears to have declined in status, and in the 19th century the chamber above the parlour became a granary, reached by external steps<sup>12</sup>.*

2.3 *Complex, idiosyncratic product of staggered rebuilding. Present three-unit main range of early C18 with older rear comprising wing and stair turret of early C17. Wing added along with the tower to pre-existing timber framed range - contains heated parlour (with external chimney stack) and buttery, formerly accessed by separate doors (now blocked). Further 2 1/2 story service bay, at lower level added to rear C17 early C18. This subsequently was incorporated into new main range (becoming third bay) added c1700–1710 at right angles to line of former range. New range attempts classicism at but fails symmetry; has cross windows story band and three dormers at eaves. First bay contains parlour and dog-leg stair; housebody has stone hearth back-to-back with cross-corner fireplace in parlour. Stair tower became redundant: stair removed and hearth*

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<sup>1</sup> Miller, G. (1988) Sanderson House. [extract from HER report]

<sup>2</sup> Miller, G. (2009) Sanderson House: Historic Building Report. [extract from HER report]

inserted to create small service room. Fireplace similarly inserted in 3rd bay, which became kitchen. Upper portion of stair tower truncated and roof became outshut-style continuation of 3rd bay. Principal rafter trusses over both wing and new range, latter with wavy principals of light scantling<sup>3</sup>.

2.4 The building first appears on the 1849 6/1 edition OS map and is pictured as a T-shaped building with a projecting upper wing to its western elevation. This map shows the early C18 rebuilding of the front wing. In the 1894 edition, the granary steps can be seen to the southern elevation of the rear wing as can the projecting stack and walled C18 garden to the east. The steps are still present by the time of the publication of the 1908 & 1928 25/1 edition OS maps and little else appears to have altered. Internally, many historic features remain such as joinery, fireplaces with four-centred arches, floor plan, stair lobby and the remains of the former stair tower.

2.5 A suggested phase plan of the development of the building is provided below.



Figure 1: Development phase plan.

<sup>3</sup> Miller, G. (2002) Historic House in Lancashire: The Douglas Valley 1300-1700.

2.6 The building is constructed with semi-coursed sandstone that is typical of the region and has sandstone quoins, heads, cills and projecting bands over the windows. The principal elevation faces northwest and has three gablets. The unequal bays between the second and third bay are evident in the spacing of the windows and gablets above. The junction between the second and third bays formed during the early C18 alterations is clearly visible with the third bay being of a slightly darker shade and formed with larger stone blocks. The windows are modern C20 top openers. To the roof of the main wing, a brick chimney stack is located behind the ridge.

2.7 The southern elevation comprises two adjoined gables with a central valley that illustrates the double-pile planform of the building. The apex of the main gable is clad with what appears to be modern painted softwood. Below this is a window opening with a large stone lintel at ground floor level. The rear gable is set back beyond the gable line of the front wing and houses a large double door at ground level which is a modern insertion with a door at first-floor level directly above. This is the site of the former stone steps that once provided access to the rooms above. There was once a smaller-sized door at ground level, offset to the right to provide access to the former parlour as was typical with such external stair configurations.

2.8 The rear wing once formed a cross wing or upper wing to the original hall house that is no longer extant, and the third bay of the current house the rear wing. Such additions were a typical method of extending such buildings. The demolition of the hall and the alterations apparent elsewhere such as the addition of the house body (main, front wing), and the rear wing and stair tower are illustrative of yeomanry rebuilding of the late C17 to early C18. Likely the earliest alteration was the cladding of the rear wing with stone as timber fell out of favour and quarried stone became increasingly available and was popularised by the gentry. Timber framing remains within the rear wing internally which could well date to the C16. Such 'rebuilding' can be seen across the region at other similar properties within the Douglas Valley.

2.9 The opposite gable is similar with semi-coursed blocks of stone laid in unequal courses. The short wing that was added in the mid C17 projects from the front wing gable, behind is the modern lean-to extension. A projecting drip moulding sits at eaves height to the original gable.

2.10 The rear elevation comprises the western wall of the original upper wing with a projecting chimney stack. To the roof over the former stair tower is a brick chimney stack. This elevation has two small window lights to the left of the large stack with chamfered surrounds. The roof is clearly visible from within the grounds and comprises graduated stone slates with clay ridges. Also to this elevation is a small, single-storey lean-to extension that was added to the northwest corner in the mid-2000s, this is built in a similar manner to the house proper. To the right of the extension door is a blocked former doorway that is now a kitchen window which was once a separate access to the buttery.



Figure 2: Lancashire sheet LXXXV. 6/1/ Published 1849. Sanderson house with main and rear wing apparent.

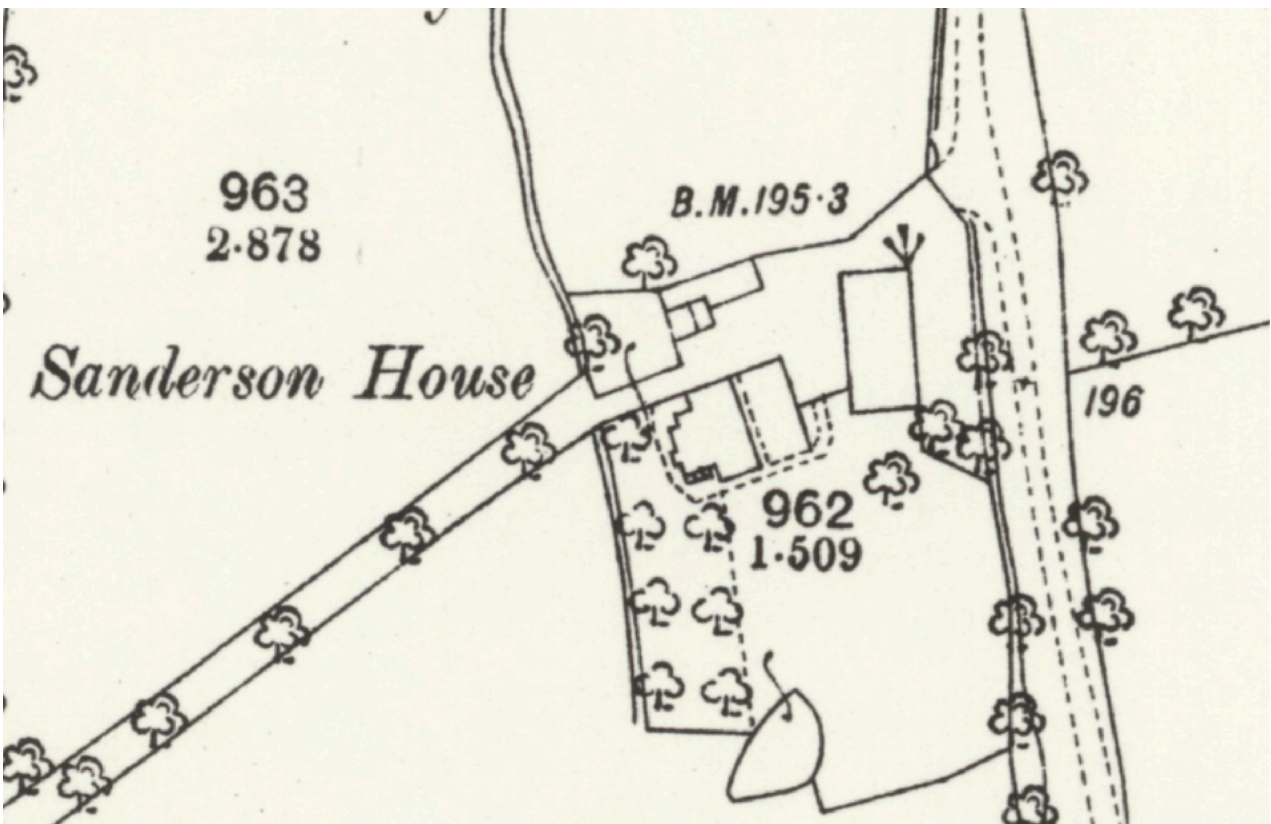


Figure 3: Lancashire sheet LXXXV.1. 25/1. Published 1894. Steps to rear wing, projecting stack and stair tower visible.

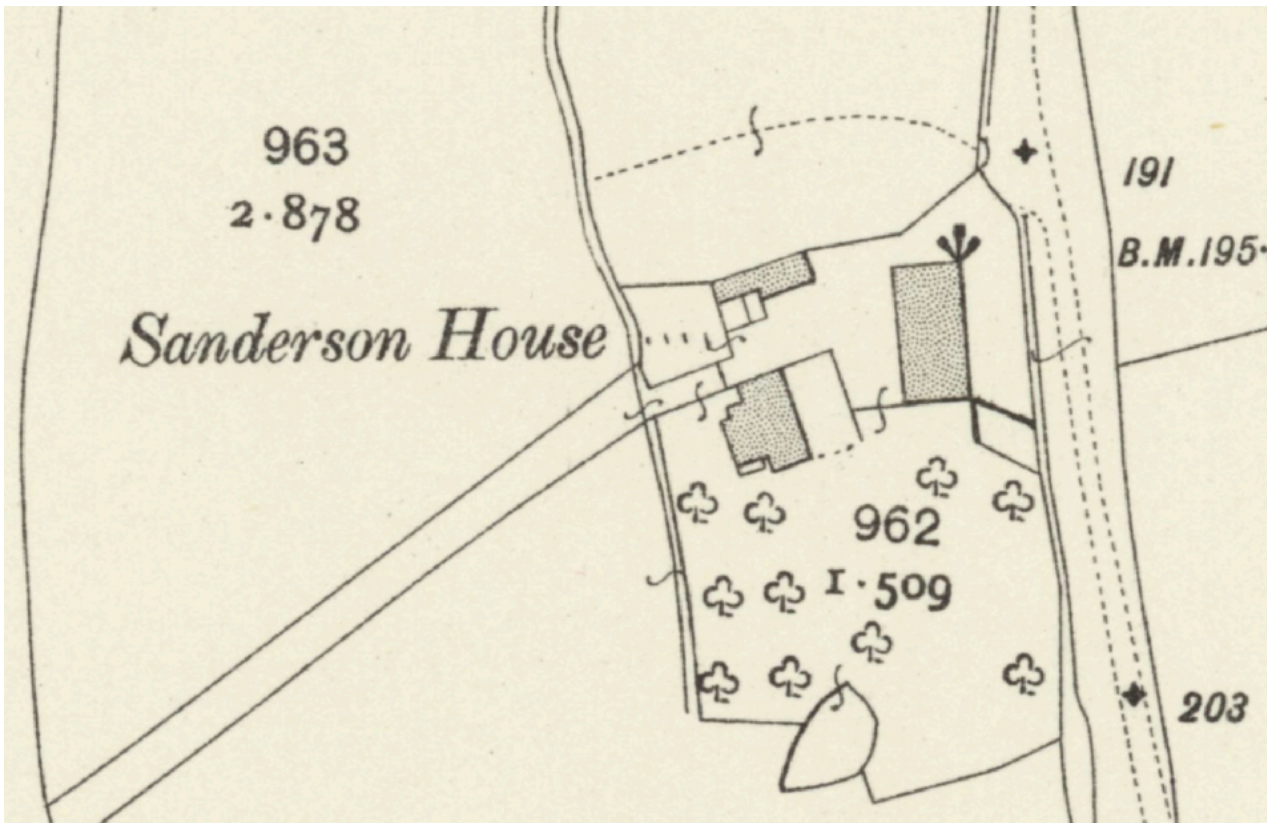


Figure 4: Lancashire sheet LXXX.1. 25/1. Published 1908. No alteration apparent.

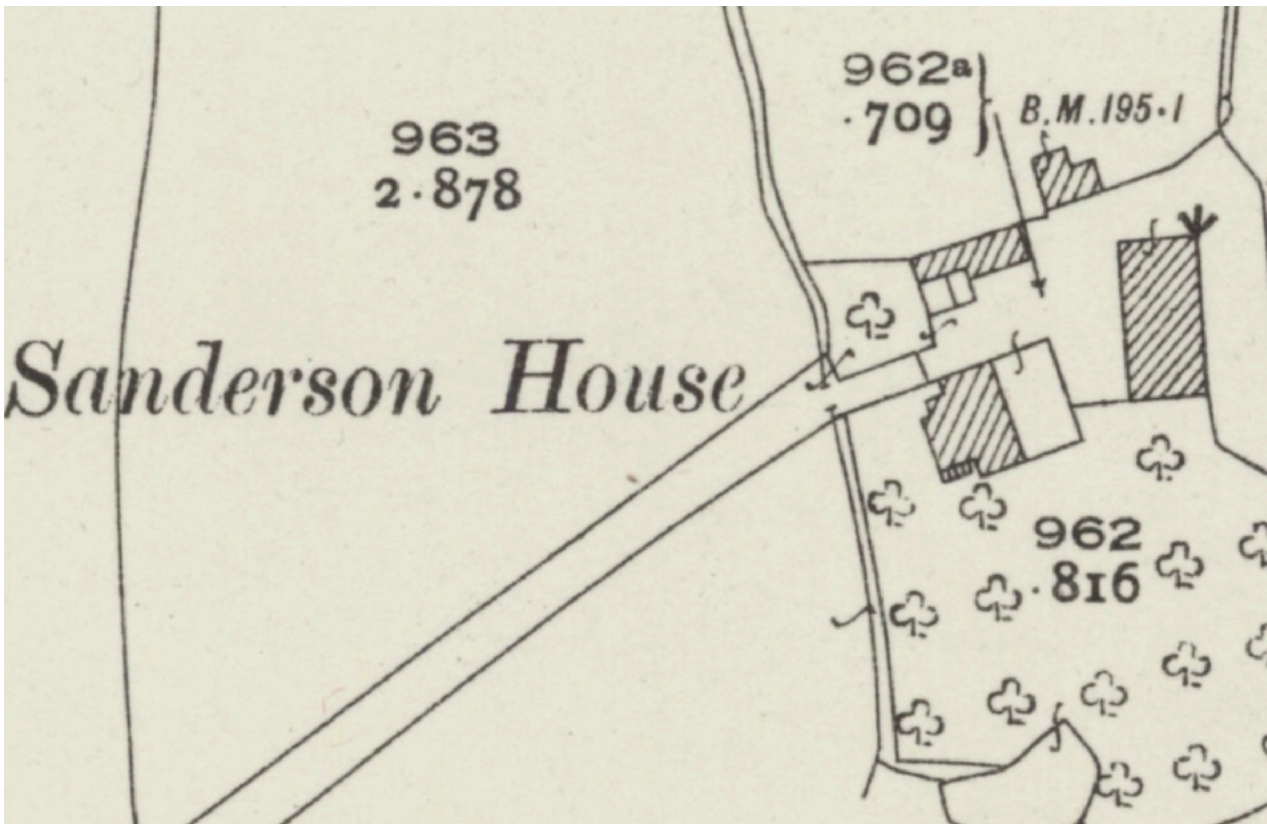


Figure 5: Lancashire sheet LXXX.1. 25/1. Published 1928. No alteration apparent.

### 3.0 HERITAGE ASSET DESIGNATIONS & HER

3.1 The relevant listing descriptions for those designated heritage assets deemed potentially affected by the proposals are given below.

3.2 Sanderson House Farmhouse. LEN 1361889. Listed 1981. *House. Probably mid C18, altered C19 and C20. Sandstone rubble with slate roof. 2 storeys, 3 bays. Windows are C20 casements with plain reveals. Gablets over 1st floor windows. Above each window lintel is a projecting band. On the ground floor these are connected to form a storey band over the 1st and 2nd windows. This terminates at a straight joint to the right of the door, which is to the right of the 2nd window. The 3rd bay appears to be an addition. Chimneys, with brick caps, between 1st and 2nd bays and behind ridge towards right. Interior: not accessible at time of survey (March 1987).*

3.3 The Lancashire Historic Environment Record was consulted as required by paragraph 194 of the NPPF on 19/10/23 and a report was provided by them. Sanderson House is recorded on the Lancashire HER ref; PRN18773-MLA18735. The relevant portions of the report have been reproduced in section 2.

3.4 No further records could be found on the Heritage Gateway database, the Archaeological Data Service database, the Historic England database or from local sources.

3.5 There are two other listed buildings in close proximity. The gate piers and walls that form the front garden to the eastern side of the building, LEN: 1073019 and the barn opposite, LEN 1360803. Neither of these listed buildings will be affected by the proposals and so for the purposes of this report will be excluded.

### 4.0 HERITAGE APPRAISAL

4.1 This section of the report responds to the requirements as set out in paragraph 194 of the National Planning Policy Framework (NPPF). Under the heading "Proposals Affecting Heritage Assets" is stated the following:

4.2 *"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".*

4.3 Historic England (2019) describes how *“There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.”*

4.4 The evidential or archaeological interests at the site primarily relate to the physical remains of the buildings or what remains of the historic features and planform. The building itself provides physical evidence of a sub-manorial yeoman farmhouse that has undergone a series of alterations over time. Parts of the building, most notably the extant timber framing internally could possibly date to the C16 or earlier.

4.5 The building has been altered in two main phases, the first from the mid C17 (cladding rear wing, stair tower, upper wing) and the second in the early C18; the two-unit front wing (housebody, parlour and stair body). Whilst the building has a complex history of alterations, these changes are indicative of the desire for improved living standards wherein medieval buildings of open hall plan form were replaced or altered from around the mid/late C16 TO early C17 to buildings that had two stories, separate living and service rooms as well as a parlour. Such alterations were influenced by a period of prosperity in the Douglas Valley and by the upper classes which had been rebuilding their grander homes in a similar fashion if not scale for around 100 years prior.

4.6 With regards to the grounds, there is no evidence on the available historic mapping that there could be buried remains of interest - demolished buildings for example. however, given the history of the site and its medieval origins, there could be buried remains of interest worthy of further investigation.

4.7 Historic England (2019) describes historic interest to be *“An interest in past lives and events. Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation’s history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity”*

4.8 There does not appear to be associative interest that merits consideration. The former farmstead is likely manorial in origin, with the yeoman tenant/ owner paying rent to a member of the gentry. No records in this regard are readily available but it can be assumed that there is a somewhat indirect link between the property, its historic yeoman occupier and a local landowner of gentry status, possibly the Hesketh family of Rufford.

4.9 Much like the evidentiary interest discussed above the illustrative interest of the building lies in its material form and design which are indicative of historic building practices and building adaptation in the mid C17 and early C18. Internally numerous features remain that illustrate the evolution of the building over time including the short, rear service stair, heated parlour with cross corner fireplace, stair lobby and timber framing. Such features allow interpretation of the use of the building, the lives of its inhabitants and the status of the yeoman in society.



4.10 In this regard the yeoman can be considered a class below the landowning gentry and often the distinction between the two is difficult to define. However, in any case, to varying degrees, the yeoman was a successful businessman, most often through agriculture and sometimes from other resources such as stone, timber and coal. The staggered alteration of the property and somewhat poor execution of classical architectural themes perhaps illustrate that this particular yeoman had fewer resources at his disposal. However, the presence of the remains of a dovecot, the number of fireplaces within the property relative to its size (hearth tax) and the size of the barn opposite suggests otherwise. In any case, the building exists as a standing document of the past which has been documented in prior research and is readily interpretable on site.

4.11 Historic England (2019) describes how architectural interests “*are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skills, like sculpture.*”

4.12 The building is of the local vernacular and is built from coursed and semi-coursed sandstone blocks with a pitched slate roof. The main house body wing added in the early C18 is clearly of classical influence but as noted elsewhere is not symmetrical with unequal spacing between the second and third bays. This was likely not the desired aesthetic but a product of limited resources and the desire to retain some of the earlier property. The third bay is clearly identified by an obvious, poorly bonded vertical joint and a clear difference in stone colour.

4.13 The principal feature of the rear elevation is the large projecting stack. It is likely that the stack was added when this wing was clad in stone in the early/mid-C17 to provide fireplaces to the lower service rooms and the chambers above. Chimney stacks were added to buildings of this type from around the early C17 or thereabouts and are illustrative of the evolution from open hall buildings where a central fire was vented simply through a hole in the roof. Quite often when altering an existing building as is the case here it was a much simpler undertaking to build the stack on the outside as well as having the obvious benefit of increased floor space internally. The heated service rooms of the rear wing were perhaps somewhat of a luxury during this period and the internal four-centred arch fireplaces display a degree of grandeur.

4.14 The addition of the chimney stack, stone cladding, stair tower and the classically inspired front elevation with its gablet dormers are all products of the yeoman's emergence from medieval obscurity in a prosperous, post-feudalistic society. The influence behind this as stated elsewhere was derived from the upper classes and the ambitious yeoman intent on elevating his position in society would include such features as a display of wealth. From a more practical standpoint, rural residential houses prior to the rebuilding as seen here and across the country comprised lateral, hall-type buildings with a central fire for cooking etc and rooms/ areas at either end for sleeping and to serve more utilitarian functions.

4.15 The quest for improved living standards and a period of continued prosperity in the post-medieval era brought about the changes we see at Sanderson House Farmhouse. The Yeoman not only improved the building from an aesthetic point of view, relative to the era and his resources but also greatly improved the function and comfort of the internal planform. Numerous features remain both internally and externally that whilst not great architectural achievements in any sense are indicative of this time and are of visual interest.

4.16 The Historic England planning note (GPA3): *The Setting of Heritage Assets defines 'setting' as "The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance" ... "A thorough assessment of the impact on setting needs to take into account, and be proportionate to the significance of the heritage asset under consideration and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it"*.

4.17 Sanderson House once formed part of a larger farmstead with a large barn to the east and assumedly large landholdings given its size. As is typical, the farmstead has been subdivided in the C20th and now comprises a number of separate dwellings following the conversion of the barn.

4.18 The grounds around the property comprise formal walled gardens to the east thought to date to the C18, along with a gravelled area to the west immediately adjacent to the property with a paddock beyond. There are no ground to the north of the property with a hedgerow and the northern gable forming the boundary. The house is accessed from the south via a track that was installed in the C20/ early C21. To the south of the building is a modern garage building with timber frame sheds beyond.

4.19 The eastern garden area is relatively secluded and provides a clear, unobstructed view of the eastern elevation and the listed wall and piers. Likewise, the western area of the grounds is similarly secluded and provides a clear view of the western elevation, However, the modern garage does feature in the views of the southern and western elevations. The building can be seen from the public main road but only the roof and some of the eastern elevation are visible. The rear, western elevation is not visible from wider afield.

4.20 The primary aspect of the setting that contributes to heritage significance, with regards to views and the ability to appreciate the building is from the east. Particularly so from within the eastern garden which allows appreciation of the listed house, barn and gate piers.

4.21 Elsewhere, appreciation of the building is possible via the access track, however, this is marred slightly by the presence of the modern buildings to the southwest of the house, as are views from the west. However, much interest is apparent when viewing from the western paddock but arguably to a lesser degree than the eastern side of the site.

## 5.0 STATEMENT OF HERITAGE SIGNIFICANCE

5.1 Sanderson House Farmhouse is a large historic property that once formed a larger farmstead, which is likely of manorial origin. The larger landholdings that the farmstead would have once worked and the farm are longer extant as such and the house and barn are now separate dwellings. The current building dates to around the early C17 and early C18, with likely parts of an older structure within its fabric, particularly the internal timber frame.

5.2 The building is a former yeoman's residence, a class of people who emerged as successful businessmen in the post-medieval period. During a period of prosperity following the decline of feudalism such yeoman began to rebuild and adapt their houses from open-hall ranges to more refined and comfortable dwellings. Influenced by the gentry and funded by consistent profits from agriculture allowed many such yeomen across the region to alter their buildings in this manner, many other similar examples can be seen around the Douglas Valley.

5.3 Such alterations often resulted in 3-unit ranges with a house body and parlour with separate service wings and chambers as well as first-floor structures. The alterations were undertaken for practical reasons as well as influenced by fashion and to display their position in society. The rebuilding works entailed architectural themes such as classical fenestration and large projecting chimney stacks as is the case at Sanderson House Farm. The property is therefore illustrative of this period and exists as a standing document of the past for which interest is notable.

5.4 From an archaeological standpoint the building provides physical evidence of the past lives of its inhabitants and its historic development, with the majority of interest in this regard held within the in situ building fabric. Much could likely be learned from a detailed assessment in this regard. There could be buried remains of interest in the grounds around the building, given its age and developmental history.

5.5 Architecturally, the addition of the eastern wing in the early C18 was an attempt at a classically inspired aesthetic. Whilst this is clear it was arguably poorly executed with the unequal bays foregoing symmetry for which the style is often defined. The loss of the granary steps, the offset service door, the historic windows and the modern rear extension do detract to a small degree from an architectural and historic perspective. However, many historic features remain and as such, the building is an important remnant of vernacular architecture in the Douglas Valley.

5.6 The primary aspect of the setting that contributes to heritage significance is the eastern garden area that allows appreciation of the listed house, listed gate piers and the barn. The western paddock area also allows appreciation of the western elevation but the modern buildings and modern extension do detract somewhat in this regard.

## 6.0 HERITAGE IMPACT ASSESSMENT

6.1 The proposals comprise the addition of a single-storey kitchen extension to the western elevation of the rear wing that is connected to the house with a glazed link.

6.2 The proposed kitchen annexe extension is built from a mixture of glazed panels, stone walling that matches that of the existing house, a small amount of timber cladding and a flat roof covered with moss. Please see the design and access statement that has been produced by the project architect for further information.

6.3 The potential for harm to the identified heritage interests therefore could arise simply due to the appearance of the proposed extension, its interference with the fabric of the building or harm to the external aesthetic by obscuring historic details.

6.4 The extension will obscure the lower portion of the western elevation when viewed from the western garden area, however the projecting stack, roof and the house behind will remain visible at first-floor level. Internally, the nature of the proposed extension will mean that those features obscured from an external viewpoint will remain on show as at present, albeit only visible from within the proposed kitchen. It is proposed that the external elements of the building that will become the internal eastern walls of the proposed extension will be left as they are currently. In this regard, at least when considering the appreciation of the building from the proposal site, any significance either contributed to the building or derived from it will remain as such.

6.5 The views of the principal elevation and from further afield will not be adversely affected to any degree as the extension will only be visible from within the grounds of the house. When looking from the south towards the southern gable, the extension will appear to be sat in a small depression, which will therefore appear to lessen the scale of the proposals.

6.6 Overall, the design, including the flat roof rather than pitched, is such that the proposed extension remains subservient to the main building. The glass link provides a strong degree of separation between the farmhouse and the proposed kitchen, thus allowing clear interpretation between historic fabric and the proposed modern addition. The proposals are clearly modern in their design but do reflect the historic nature of the building with the inclusion of similar materials.

6.7 With regard to physical harm to historic fabric the junction of the two buildings makes use of the well-established method of a glazed link corridor. Here, interference is minimal with the glass adjoining the modern rear lean-to extension from which no harm will arise and the centre of the chimney stack. The roof of the link corridor will adjoin at first-floor height to the external wall to the left of the stack. Harm will be minimal but will comprise mechanical fixings that secure the roof structure and the glazing frames, along with flashings and sealants etc. To minimise harm in this regard the flashing could be installed into existing mortar bed joints

rather than cut into the stone. The fixings (screws etc) will require insertion into solid stone but clearly, harm in this regard is minor.

6.8 It also proposed to create a new doorway opening in the northwest corner of the kitchen which is currently a window. The window has been formed from a former door opening that provided access to the former buttery and has long since been blocked up, likely in the mid-C20th. Harm is accordingly minor in this regard.

6.9 Pre-application advice was sought ref: PRE/2023/0029/HOU in which the conservation officer described how the proposals could be altered to better conserve heritage significance. This advice has been followed and the footprint of the proposed extension has been reduced so that it does not extend beyond the northern and southern lines of the farmhouse. The roof height has also been minimised to ensure subservience and the glass link has been retained.

## 7.0 PLANNING POLICY CONTEXT AND ANALYSIS

7.1 The national planning policies regarding heritage assets are contained within the National Planning Policy Framework [2021] specifically section 16 'Conserving and Enhancing the Historic Environment'.

7.2 **Paragraph 202 states:** *"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use".*

7.3 As discussed in section 6, a low order of less than substantial harm may arise by virtue of the proposals. The proposals have been developed over a period of time following a visit from a local conservation officer, who stated, quite rightly, that given the historic nature of the interior of the building that any proposal that seeks to harm these features would almost certainly not be granted consent. The need for such alterations is due to the small kitchen in relation to the house and family which would benefit greatly from enlargement. Upon establishing that internal alteration was not possible a scheme was developed that would wholly retain the interior of the building.

7.4 The kitchen extension is presented therefore as a solution to this issue and is the only reasonable way to add modern living space whilst ensuring that impacts to heritage significance remain minimal. As such, the extension is preferential to any attempt to alter the interior of the building and is the least required in order to create a modern living space.

7.5 The proposals to extend the building are consistent with the history of Sanderson House Farmhouse which has undergone numerous phases of development over time. These developments have taken place due to changes in living standards becoming increasingly adopted by society. The proposals are similar in nature and will complement the existing functionality of the building whilst ensuring the enjoyment of its historic features for the future. The obvious distinction here is that these proposals have been developed in a considered manner and present little risk of harm arising to the extant historic fabric.

7.6 The proposals therefore represent the ongoing evolution of a historic building and are an exemplar in design. The scheme constitutes sustainable development as defined by the NPPF via the sympathetic adaptation of an important historic building. As such, the optimum viable use of the building will be achieved and the heritage significance for which it was first listed will remain largely intact.

7.7 The proposed conversion of the garage to residential will not harm heritage significance to any degree over and above that which has already been established by the construction of the building, assuming that external alterations to it remain minimal.

Daniel Noblett 26/10/23



Plate 1: Modern rear extension to which the glass link will provide access. The wind pictures right will be opened up and returned to a doorway.



Plate 2: Western elevation where the proposed extension is to be sited.



Plate 3: Eastern elevation.



Plate 4: Site of the former granary steps and offset door to parlour access.





Plate 5: Proposals site.



Plate 6: View from the south.