

Planning Statement

Incorporating Design & Access Statement and
Heritage Statement

Proposed new elevated boardwalk, viewing platform,
hides and associated infrastructure at Pensthorpe
Nature Reserve.



December 2023



PRINCIPLE
PLANNING

Document title:	Planning Statement incorporating DAS in support of application to construct new elevated boardwalk, observation deck, hides, two new footbridges and associated infrastructure.
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1.0 Introduction

- 1.1 This application seeks planning consent for a new elevated boardwalk, observation platform, hides and associated infrastructure at the Pensthorpe Nature Park.
- 1.2 The development – collectively identified as the Island Walk – would compliment and extend the existing facilities and infrastructure at the nature park, and tie into the existing network of footpaths and boardwalks which cross the park
- 1.3 The proposal has been specifically designed to be suitable for wheelchair use and, by connecting into existing sections of wheelchair-friendly path, to create an adventurous circular walk for which can be experienced and enjoyed by all visitors.
- 1.4 The application is submitted on behalf of the Pensthorpe Nature Reserve and is accompanied by the following supporting information:
 - Location Plan
 - Topographical Survey
 - Drawing 1022_03_00_E001 - Elevation 1
 - Drawing 1022_03_00_E002 - Elevation 2
 - Drawing 1022_03_00_E003 - Elevation 3
 - Drawing 1022_03_00_E004 - Elevation 4
 - Drawing 1022_03_00_P001 - Existing Site Plan 1:1250
 - Drawing 1022_03_00_P002 - Existing Site Plan 1:500
 - Drawing 1022_03_00_P003 - Proposed Site Plan
 - Drawing 1022_03_00_GA - General Arrangement
 - Drawing 1022_03_00_P005 - GA Part 1
 - Drawing 1022_03_00_P006 - GA Part 2
 - Drawing 1022_03_00_P007 - GA Part 3
 - Drawing 1022_03_00_SD01 - Materials Palette
 - Drawing 1022_03_00_V001 - Visualisation 1
 - Drawing 1022_03_00_V002 - Visualisation 2
 - Drawing 1022_03_00_V003 - Visualisation 3
 - Arboricultural Impact Assessment
 - Flood Risk Assessment incorporating Sequential Test
 - Ecological Impact Assessment
 - Construction Traffic and Works Stores plan
 - Biodiversity Enhancements Plan

2 The site

- 2.1 The application site is located within the Pensthorpe Nature Reserve and Park ('Pensthorpe'). Pensthorpe is a 700 acre nature reserve incorporating a visitor centre, café, indoor and outdoor areas for play and an extensive network of footpaths. The park is a popular destination for local residents and tourists, and welcomes around 100,000 visitors per year, employing up to 55 staff in peak season.
- 1.2 The wetland park was created out of a former sand and gravel extraction site, with restoration of the former workings focussed on creating a wetland habitat engineered to maximise biodiversity potential.
- 1.3 The site is located just outside of Fakenham and sits in the upper Wensum Valley. The River Wensum runs through the southern part of the reserve and feeds the flooded former mineral workings which characterise the wetland park.
- 1.4 The application site lies at the foot of the shallow valley, within a series of lakes positioned to the north of the Wensum. For visitors to the park, access to the application site is via a network of footpaths which pass over sections of boardwalks and bridges to traverse the wetland habitat. Vehicular access to the site is possible via private service tracks.



Figure 1: Application site and surrounding landscape (Google Earth)

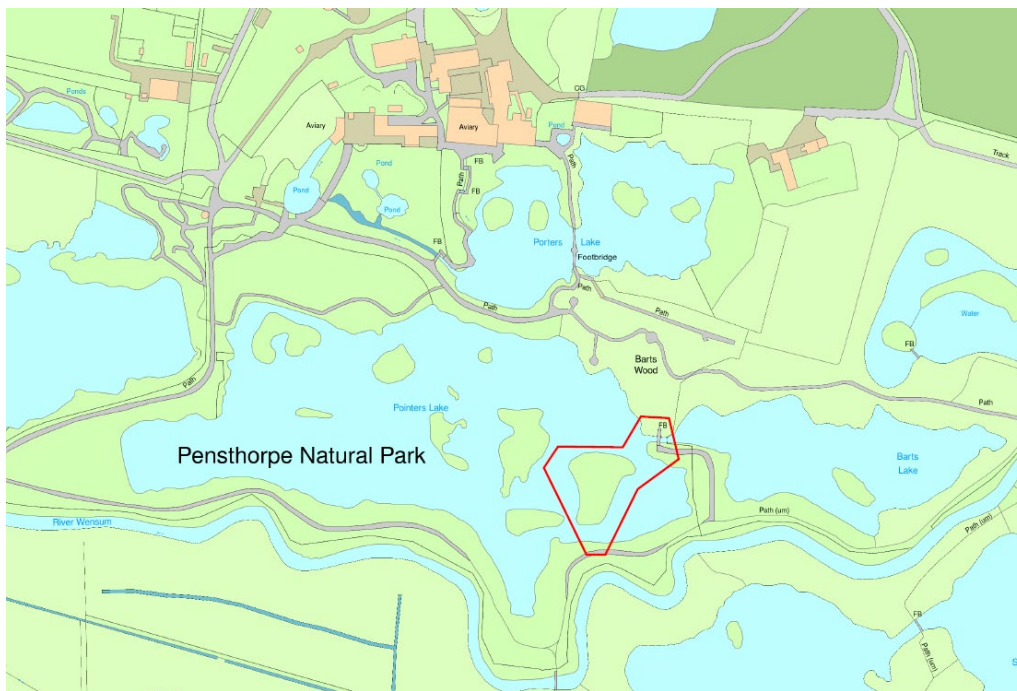


Figure 2: The application site (extract from Location Plan)

3 The Proposal

3.1 Overview

3.1.1 The application proposes the introduction of a new section of elevated boardwalk, an observation deck including hides and new pedestrian/wheelchair bridges, collectively known as Island Walk. Island Walk will create a new wheelchair-accessible route which passes over an island within the lake known as Moon Water (also identified as Pointer's Lake) and connects into an existing path to provide a fully accessible circular walk.

3.1.2 Figure 3 shows the proposed route in the context of the existing path network within the nature park.

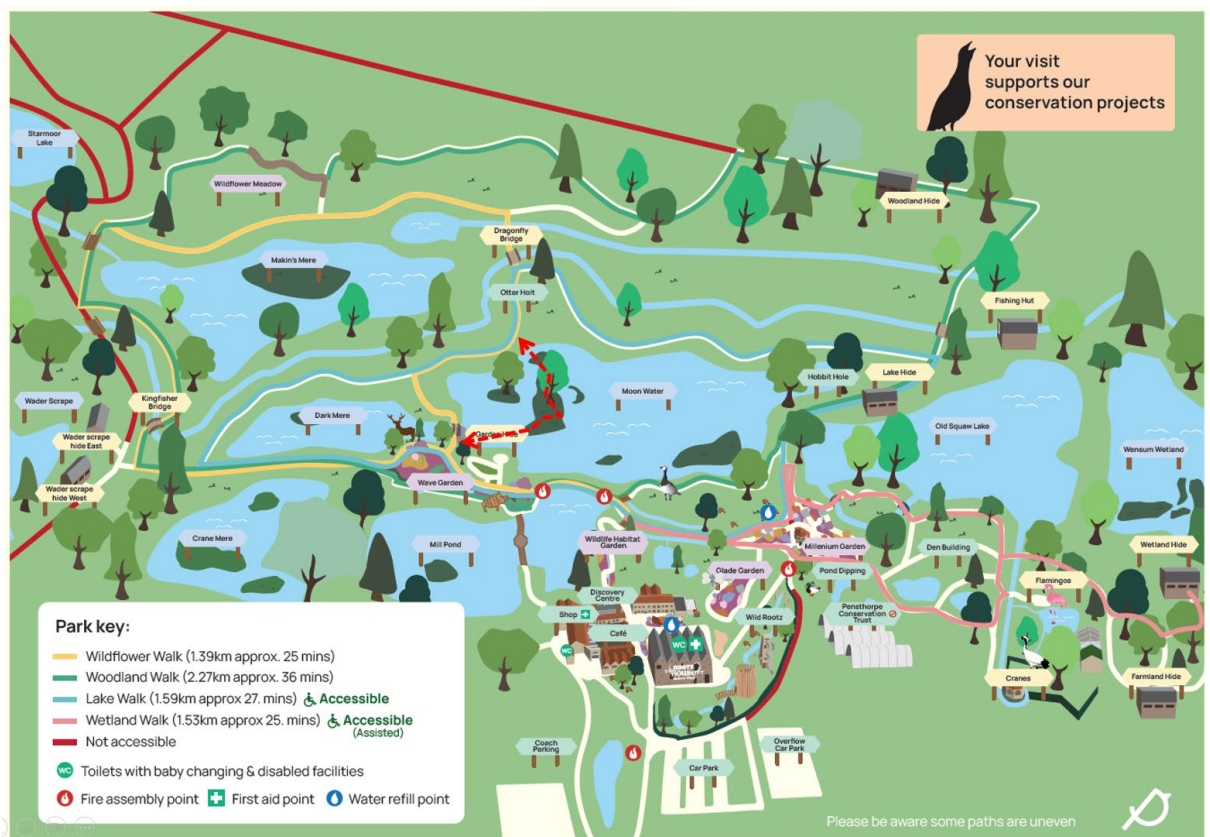


Figure 3: Island Walk (route shown in broken red line) shown in context of existing path network and infrastructure within the park

3.1.3 The Island Walk comprises the following elements:

- 1no replacement footbridge
- 2no wheelchair friendly suspended rope bridges, each 20m long
- Approximately 40m of elevated walkway
- 1 observation platform extending to approximately 50 sq m and incorporating 2no viewing 'hides' and bench seating

3.1.4 The structural (below deck-level) elements of the Walk will be constructed from steel, powder coated a visually recessive dark colour. The deck and all elements above will

be a natural timber finish with natural hessian coloured rope/cable used for the suspension bridges.

- 3.4.5 The raised walkway and observation deck will be approximately 3m above the island's ground level (deck level), the deck of the suspension bridges would be approximately 2.75 above water level of the lake.
- 3.4.6 The hides would be finished with a mono-pitched, triangular roof with the highest point being 3.05m above deck level. The two suspension bridges would have a frame structure at either end (dark coloured steel frame below deck, timber above deck-level) and at the highest point these frames would sit 6.95m above adjacent ground level, and 3.95m above deck level.

3.2 Proposed Works: Detail

WC Accessible Ramps

- 3.2.1 The existing footbridge would be removed and replaced with a new wheelchair accessible ramp (Ramp 1). Approximate ramp dimensions 1.2m x 12m - this ramp will tie into the existing path network to the north and follow the same line as the existing timber footbridge. At the southern end the ramp will terminate in a triangular shaped, elevated platform (Platform 1) providing level access to Bridge Crossing One. A second ramp (Ramp 2) leads east off the elevated platform to tie into existing path network to the south. This creates a wheelchair accessible loop by way of ramp – steel bridge one – steel bridge two – existing southern path- ramp.
- 3.2.2 Elevated platform (33.95m AOD) to be 1.06m above existing ground level (32.89AOD).
- 3.2.3 Both ramps to be constructed with steel substructure (powder coated dark colour), timber decking and timber pole balustrading. Balustrading to both ramp and platform will be natural timber finish (not painted). The balustrading to vary in height as per image, however max height above deck level will be 1.25m (35.2AOD). At selected sections within the walkway the timber balustrading will change to a webnet balustrade finished in natural finish timber. This will allow views out of the walkway in selected locations.



Bridge Crossing One

- 3.2.4 New bridge connecting Platform One (described above) to Platform 2, which leads on to elevated walkway crossing island.
- 3.2.5 Bridge Crossing One is a suspended rope bridge with a span of 20m. The bridge will be suspended from a support positioned at either end of the bridge. These frames will be angled backwards and set in concrete pad footings. As with the other elements of the proposal, the frames will be formed from a steel substructure with all above-deck level elements being timber. Steel will be painted a dark (visually recessive) colour. Deck and structural elements will be natural timber finish. The bridge support frame will, at its highest point (37.9 AOD) will be 6.95m above island ground level (30.95 AOD), and 3.95 above deck level (which, in turn, matches the level of Platform's 1 and 2, at 33.95 AOD).
- 3.2.6 The suspended rope bridge will hang between these two supports, providing a level deck connecting the 'mainland' (Platform 1) to the Island (via Platform 2). The bridge's deck will be 1.2m wide, matching the width of the accessible access ramps (and all other walkway elements in the proposal). The rope bridge will be enclosed by hessian coloured netting, and the deck of the bridge will be constructed from timber deck boards. The bridge deck will sit approximately 3.55m above the level of the lake.
- 3.2.7 The structural cables forming the rope bridge will have a steel core finished in a natural hessian colour rope, matching the rope colour used elsewhere in the bridge.



Bridge Crossing One – Rope Bridge

Platform Two

- 3.2.8 Platform Two connects Bridge Crossing One to the elevated walkway running across the island.
- 3.2.9 Platform Two is the same design as Platform One, being an equilateral triangle (side length 2.33m) constructed from a timber deck set over a steel substructure and with timber pole balustrading (max 1.25m height above deck level).
- 3.2.10 Platform Two matches the deck level of Bridge Crossing One (33.95 AOD), and this level is then maintained across the rest of the walkway until Platform 5, after which two accessible ramps slope down to meet Platform 6 and Bridge Crossing 2.

Walkway from Platform 2 to Pavilion (incorporating Platform 3)

- 3.2.11 From Platform 2 the elevated walkway heads west across the island. The walkway maintains a width of 1.2m and a level deck height of 33.95 AOD – this puts the walkway 3m above island ground level (30.95 AOD).
- 3.2.12 The walkway between Platform 2 and Pavilion 1 comprises three connected straight lengths of walkway which take an indirect route across the island and incorporate sections of GRP mesh flooring (to allow views though the deck and substructure, to the island floor below) and Platform 3.
- 3.2.13 Platform 3 is another triangular platform (albeit less distinct in shape due to the walkway running in and out on two sides) and is set within the cluster of mature trees on the northern side of the island. The majority of these trees (identified as G1 within the AIA) will be retained, with careful placement of structural elements and facilitative pruning ensuring no significant harm is caused to the trees (though note tree removal within G1 associated with Platform 4 – see below and submitted AIA).
- 3.2.14 Both the walkway and Platform 3 will be enclosed by timber pole balustrading set at a max height of 1.25m above deck level.

Platform 4 (Lookout Deck) and Pavilions 1 and 2.

- 3.2.15 Platform 4 is an irregularly shaped timber deck set at the same level as the preceding walkway (33.95 AOD/ approximately 3m above island level). The platform extends to approximately 50 sq. m. and incorporates two 'Pavilions' and 3 bench viewpoints.
- 3.2.16 The platform would be finished in timber decking with timber pole balustrade to all sides.
- 3.2.17 Each pavilion would be formed from 3 structural wall sections supporting a triangular monopitch cedar shingle roof. At its highest point the roof would sit 3.05m above deck level (max roof height 37 AOD). These structural wall sections would only partially enclose each side of the triangular pavilion, with the remaining footprint being either enclosed by the perimeter timber balustrading (where the elevation faces outside the platform) or open to the deck, providing easy and unobstructed access into and through the structures.
- 3.2.18 The pavilions will function as resting and viewing spots similar to a bird hide and will provide views into the adjacent tree canopy (to the south and east) and across the water (to the north and west).
- 3.2.19 Externally, the structural wall sections will be finished in habitat walls incorporating bird and bat boxes, bug hotels and other habitats.
- 3.2.20 The construction of Platform 4 requires the removal of several trees from G1 (; this is primarily to open up views from the platform across the water.

Walkway, Platform 5 and Ramps 3 and 4

- 3.2.21 At the southern end of the Lookout Deck/Platform 4, a short section of walkway (8.5m long, 1.2m wide) leads onto Platform 5. This walkway incorporates a section of mesh

flooring. Platform 5 is a small, triangular platform matching platforms 1, 2 and 3. Platform 5 leads on to two ramps (Ramps 3 and 4) which reduce in level from 3.95 AOD/ approximately 3m above island level, down to 33.15 AOD, achieved at Platform 6.

- 3.2.22 The two ramps are set at an angle from one another, enabling height to be lost from deck level down to Platform 6 over a distance which allows for a shallow gradient (maintaining wheelchair accessibility), and also enabling the retention of the 3, category 'B' rated trees (T1, T3 and T4) located on the southern section of the island. Careful placement of the structural elements (with regards roots and conflicts with stems/branches) and facilitative pruning will enable the walkway and subsequent ramps to weave a path through these retained trees (see AIA for detail).
- 3.2.23 Both ramps and walkway will be 1.2m wide and flanked on either side with timber pole balustrading.

Platforms 6, 7 and Bridge Crossing 2

- 3.2.24 Platforms 6 and 7 match the design of Platforms 1 and 2, being small triangular platforms set at either end of a suspended rope bridge and enclosed with timber pole balustrade.
- 3.2.25 Bridge Crossing 2 is the same scale and design as Bridge Crossing 1, being a suspended rope bridge with a 1.2m wide timber deck and 20m span. The deck of the bridge would be suspended approximately 2.75m above the lake level, and around 3m above the island ground level.
- 3.2.26 Bridge Crossing 2 terminates at Platform 7. This small triangular platform has a deck height of 33.15 AOD (0.45m above ground level on the southern bank). A set of steps and a ramp lead off Platform 7 to address this modest height difference and return the route to ground level. From this point people can either progress west along the existing path network set on the southern side of the lakes, or turn east and return via the existing path to Ramp 2.

4 Policies & Guidance

4.1 North Norfolk Local Plan

4.1.1 Policy SS2: Development in the Countryside Policy

EN 2: Protection and enhancement of landscape and settlement character

Policy EN 4: Design Policy

EN 8: Protecting and enhancing the historic environment

Policy EN 9: Biodiversity and Geology Policy

EN 10: Flood risk

SP10: A prosperous local economy

4.2 Guidance

North Norfolk Landscape Character Assessment (SPD) January 2021

4.2 National Planning Policy Framework (NPPF)

4.3.1 The following sections of the NPPF are considered relevant:

NPPF 6 : Building a Strong, Competitive Economy

NPPF 12 : Achieving well-designed places

NPPF 14 : Meeting the challenge of climate change, flooding and coastal change

NPPF 15 : Conserving and enhancing the natural environment

NPPF 16: Conserving and enhancing the historic environment

5 Assessment

5.0 Introduction

5.0.1 This application proposes the construction of an elevated boardwalk, 2 rope suspension bridges, an elevated observation platform and hides and associated infrastructure. The following matters are considered material to the determination of this application:

- Principle of the development
- Landscape impacts, including impact on trees
- Heritage Impacts
- Ecology impacts
- Flood Risk Impacts

5.0.2 These matters are considered in turn below:

5.1 Principle of the Development

5.1.1 This application proposes new infrastructure at an existing tourism and nature conservation site. The site is located in the designated Countryside area and Policy SS2 confirms that recreation and tourism are appropriate uses within this area, where that use requires a rural location.

5.1.2 The proposal seeks to deliver new infrastructure at an existing, and well-established visitor/tourism attraction and nature reserve. As such, the proposal does require a rural location and, accordingly, the principle of the development is established under Policy SS2.

5.2 Landscape

5.2.1 The application site is located in the River Wensum and Tributaries (RV1) Landscape Character Area. In listing the characteristics unique to area RV1, the NNDC Landscape Character Assessment identifies fen and reed habitat: stating:

There are areas of fen and reeds near Fakenham (Pensthorpe and Sculthorpe Fen), with nationally important wildlife reserves at Hempton and Sculthorpe, providing a strong visitor attraction. The substantial former gravel workings at Pensthorpe are now a bird reserve.

5.2.2 This clearly reflects the fact that the reserve at Pensthorpe is both a bird reserve and a visitor attraction. This dual role is clear from the landscape character within the reserve, with the lakes and wetland areas criss-crossed by a network of formal and informal paths, footbridges, boardwalks and private tracks.

5.2.3 The proposed Island Walk is entirely consistent with this landscape context; it opens up a new route through the reserve, but achieves this with very limited impacts on the flora and fauna of the park, having only a minimal footprint and ensuring existing habitat is preserved.

- 5.2.4 The Island Walk would introduce new structures to the landscape, but these are of a type already found within the reserve (for example the footbridge over Mill Pond/Porter's Lake) and have been designed to be visually recessive and sympathetic to the landscape character.
- 5.2.5 In particular, the use of naturally finished timber for decking, balustrading and the suspension bridge frames, and a natural, hessian coloured rope for the rope bridge will mean the most visible parts of structures will weather and age, blending in with the tree canopy against which they will be visible. Specifying a steel substructure enables use of a robust powder-coated finish and minimises the number and length of bracing and supports required in the structure. This, in turn helps to achieve a visually recessive sub-structure, minimising the visual impact of the below-deck elements.
- 5.2.6 Whilst the proposal will create a new circular route within the reserve, it will disperse existing activity over a wider, already used, area rather than introduce new activity to an area which is currently undisturbed and tranquil. Furthermore, the purpose of the Walk – and specifically the observation platform and hides – is to enable quiet observation of the natural environment rather than direct interaction with it.
- 5.2.7 Views from outside the boundaries of the reserve - if possible at all - would be very limited and long range. To the south, beyond the Wensum a substantial belt of mature woodland screens the lakes and application site in views from the nearest Public Right of Way (Great Ryburgh RB4), and there are no publicly accessible views of the site from the north, east or west. Mature trees dotted within the reserve and along the banks of the Wensum substantially restrict views into the reserve from the river itself.
- 5.2.8 From within the reserve the bridges, elevated boardwalk, observation deck and hides would all sit within, and be viewed against, the tree canopy on the island and 'mainland'. External walls of the hides would be finished in 'habitat walls' providing a natural (and ecologically sensitive) external appearance. Cedar shingles on the low, mono pitched roof would silver with age and blend with the natural surroundings.
- 5.2.9 The proposal does require the loss of eight trees on the island and southern part of the 'mainland'. Whilst, in general terms, the loss of trees is regrettable, in this instance the individual specimens to be removed are lower value, category 'B' and category 'C' trees, and the removal of self-seeded scrub such as this is routine practice as part of managing and maintaining the reed and wetland habitat within the reserve. Other trees on the island and banks will be retained and protected throughout the construction process (see Arboricultural Impact Assessment for details) and will form an important part of the character of the Walk forming both the backdrop to and, in places, canopy over, the new boardwalk. The application proposes replacing the eight trees to be lost with eight new heavy standard rootballed or containerised trees (12 to 14cm stem girth). The species, location and aftercare regime for these trees can be secured by planning condition, however it is clear that there is sufficient land within the ownership of the applicant to accommodate this replacement planting.
- 5.2.10 Having regards to the above, it is considered that the proposed development has been informed by, and is sympathetic to, the special qualities of local character area RV1 as identified in the North Norfolk Landscape Character Assessment. Furthermore, the proposal is of location within the reserve, scale, design and materials that will protect

and conserve the special qualities and local distinctiveness of the area. Consequently, the provisions of Local Plan Policy EN2 are satisfied.

5.3 Heritage Impacts

- 5.3.1 The application site is not located within a designated Conservation Area and there are no Scheduled Monuments in the vicinity of the site. The nearest Listed Building is the Grade II Pensthorpe Manor Cottage (see Appendix 1 for full Listing).
- 5.3.2 The cottages are situated approximately 230m north-west of the application site, and separated from the site by areas of wetland, waterbodies and several footpaths.
- 5.3.3 Whilst views between the application site and the cottage are filtered by blocks of woodland and other sporadic tree planting, there is a degree of intervisibility between the site and the cottage. There will be views of, for example, the first suspended rope bridge from the cottages.
- 5.3.4 However, these views will be from a distance, and the nature of the proposal – essentially a boardwalk and viewing platform – is similar to other development also visible from the cottages, for example the footbridge across Mill Pond/Porter's Lake, and the all-access path on the northern shore of Moon Water /Pointer's Lake.
- 5.3.5 In considering the impact on the setting of the cottages, it is also material to note that former cottages have been converted to provide office and lecture facilities for the reserve (LA/13/0174). This consent has been implemented and the cottages have now not been in residential use for many years, but are used as part of the operational infrastructure of the reserve.
- 5.3.6 Having regards to the above, it is not considered that the development would result in any adverse impact either to the Listed Buildings themselves, or the setting of the buildings.
- 5.3.7 Accordingly, the proposal satisfies the requirements of Local Plan Policy EN8 and section 16 NPPF.

5.4 Ecology Impacts

- 5.4.1 The application is accompanied by an Ecological Impact Assessment (EclA). This assessment concludes the proposal would have no significant impacts on any European or nationally designated site, habitat, local important wildlife site or protected species.
- 5.4.2 Given the limited and very local ecological impacts identified the appraisal does not identify any mitigation, but does propose habitat enhancement in the form of two bat boxes and two bird boxes.
- 5.4.3 The reserve at Pensthorpe site is run according to ecologically sound principles, with landscape management designed to maximise habitat creation and biodiversity. In this context the applicant has no objection to delivering the proposed habitats enhancement. Positions for the proposed enhancements are submitted as part of this application. In addition, the proposed habitat walls for the hides and less formal enhancements (such as creation of log piles and ongoing habitat management) will be undertaken as part of the ongoing landscape and maintenance works.

5.4.4 Consequently, the proposal is considered to accord with the provisions of policy EN9.

5.5 Flood Risk

5.5.1 The application is accompanied by a site specific Flood Risk Assessment (FRA).

5.5.2 The FRA confirms the site lies in fluvial Flood Zone 3b (functional flood plain) and is also at risk of surface water flooding during a 1 in 1,000 year event.

5.5.3 The FRA also confirms that the development proposed is classified as 'Water Compatible' and notes, with reference to Table 2 of the relevant Planning Practice Guidance (PPG Paragraph: 079 Reference ID: 7-079-20220825) that Water Compatible development is acceptable in principle within Flood Zone 3b.

5.5.4 As required by the NPPF and Local Plan Policy EN10, the FRA includes a Sequential Test. This confirms there are no other reasonably available sites which could both accommodate the development proposed and which are at a lower risk of flooding.

5.5.5 The proposed Walk has been designed to have a minimal footprint and to allow flood waters to flow under or, in extreme events, over and through the structure. As such, and in accordance with the PPG, the FRA confirms that the development would be safe for users during time of flood risk (when managed as part of the existing footpath network within the reserve), would result in no net loss of floodplain storage, would not impede water flows and would not increase the risk of flooding elsewhere.

5.5.6 Consequently, the development accords with the provisions of section 14 NPPF and Local Plan Policy EN10.

6 Conclusion

- 6.1 This application seeks consent for a new elevated walkway, viewing platform and associated infrastructure within the Pensthorpe nature reserve.
- 6.2 The new Island Walk would complement and enhance the existing visitor infrastructure at the site and provide a new wheelchair-accessible circular route within the reserve.
- 6.3 It has been demonstrated that the proposals are in accordance with the adopted North Norfolk Local Plan and guidance with both the National Planning Policy Framework and Planning Practice Guidance, and there are no material considerations which would warrant refusal of the proposal.

Appendix 1: List Entry for Pensthorpe Cottages

Official list entry

Heritage Category:

Listed Building

Grade:

II

List Entry Number:

1049302

Date first listed:

24-Jan-1984

Date of most recent amendment:

30-Mar-1984

List Entry Name:

Pensthorpe Manor Cottages

Statutory Address 1:

Pensthorpe Manor Cottages, Fakenham Road

The scope of legal protection for listed buildings

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

Understanding list entries

Corrections and minor amendments

Location

Statutory Address:

Pensthorpe Manor Cottages, Fakenham Road

The building or site itself may lie within the boundary of more than one authority.

County:

Norfolk

District:

North Norfolk (District Authority)

Parish:

Kettlestone

National Grid Reference:

TF 94726 29041

Details

This list entry was subject to a Minor Amendment on 3 September 2021 to remove superfluous amendment details and to reformat the text to current standards

TF 92 NW 7/24

KETTLESTONE FAKENHAM ROAD Pensthorpe Manor Cottages

(Formerly listed as Pensthorpe Hall)

Grade II

House. C17. Flint with brick dressings, red pantiled roof. Two storey house, later divided into cottages. Three ground-floor window openings, three doors. Four first-floor windows and one small casement. Brick end quoins, kneelers and coped parapets. End stack. East gable flint with brick dressings and brick dressed windows to ground, first and attic floors. Rere with a partly blocked brick mullioned window at first-floor. Gabled two storey brick addition C18. Spine beams to ground floor, steeply pitched butt-purlin roof with collar braces. Attached at west a flint with brick dressings row of three two-storey cottages. Five window ground-floor, Two blocked and one boarded door. Two first-floor windows. Brick quoins and dentil eaves cornice. Shared stack at east on party wall of earlier house. C20 west end stack. Late C18 or early C19, listed for group value with earlier house.

Listing NGR: TF9472629041