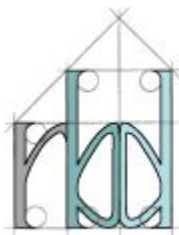


Planning Statement

(Incl. Design and Access Statement and Heritage Statement)

Barnside, 2 Chilkwell Street, Glastonbury, BA6 8BD

Prepared by Andrew J. Gowland
For and on behalf of Tom Dudderidge



Reality Building Design

design - building - reality

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1. Planning Statement

1.1. Site Address

Barnside, 2 Chilkwell Street, Glastonbury, BA6 8BD

1.2. Use

The property is 2 storey detached house with 4 bedrooms, which has been extended and altered extensively. The property has a Grade II listing status and is described as being "Probably C17, altered later". The house stand in its own grounds.

1.3. Amount

A new single storey infill extension will be added to replace the new kitchen. Whilst the internal arrangement will be reordered to improve the living accommodation.

1.4. Layout

The ground floor layout will be amended as follows: The existing Kitchen extension including WC and Shower will be taken down and a new open plan kitchen and Dining Room will be constructed in it's place.

Ground Floor: In the main body of the house, a new shower room will be built in the pantry and the existing home office will be enlarged into the adjacent hallway bringing in light from the existing hall window. New double doors between the office and new Kitchen will be opened up at the existing window position.

First Floor: Bedroom 4 will be enlarged to create a new master suite including a new en-suite and walk in wardrobe. Bedroom 3 will converted to a new Bathroom replacing the existing small bathroom

1.5. Scale

The proposed kitchen will infill the space between the two legs of the main building, but be set back to ensure the new structure is subservient to the main building. The roof of the new structure is sized to provide a light and airy kitchen, dining and living space. The internal alterations to the main building ensure a better balance of living spaces and enable the remaining historical fabric to be retained.

1.6. Landscaping

The existing garden to the rear (south west) of the property is mature and well cared for with distinct areas that will remain untouched as a result of the proposals herein. The area immediately to the South West will be upgraded to include a patio seating area with minimal impact on the existing surrounding planting. The patio area will be constructed at floor level for accessibility and retained with low stone walls.

1.7. Appearance

The internal alterations will have no impact on the external appearance of the property. The new rear extension has been designed to be sympathetic to the surrounding historic structure whilst using traditional elements in a contemporary manner to allow the new

addition to be read separately from the historic main house. As such the gable wall will have a parapet with table stones, The roof will be tiled with reused pantiles and the wall constructed in local stone. The roof will be part glazed in a contemporary manner to allow the internal timber frame to be visible and bring natural light into the room. The south west elevation will be fully glazed and include bifold doors. The south elevation a prominent chimney breast and will retain an access door framed in stone mouldings, headed with a stained glass glazed gothic arch, Thus taking traditional elements and utilising them in a contemporary manner.

1.8. Access

The site is currently accessed from Chilkwell Street and will continue to be accessed as such. Emergency vehicles will approach property from Chilkwell Street.

1.9. Materials

The walls will be constructed in natural local blue lias stone ham stone copings, surrounds and details, the roof will be finished with reused clay pantiles to match existing and part glazed. The roof will be supported on a green oak frame, traditionally constructed. The south west elevation will be fully glazed in oak frames with aluminium bifold doors. The south east elevation entrance door opening will be formed in ham stone as a gothic arch and infilled with an oak door and contemporary stained glass fanlight. Internally, the new extension will have a natural tumbled bracken stone floor, which will be continuous and level with the external patio. All existing windows will be replaced with black Crittall style windows in with leaded lights in hardwood timber frames (or direct in stone openings where applicable) in patterns to match existing. All uPVC rainwater goods will be replaced in black aluminium Alumasc Heritage.

1.10. Relevant Planning Policy

CP1: Mendip Spatial Strategy

The development herein meets CP1 through sustainable development of an existing site

CP2: Supporting the provision of new housing

No new housing units are proposed as a part of this development

CP7: Glastonbury Town Strategy

As a development of an existing property to improve it's amenities, this proposal will not impact the Glastonbury Town Strategy

DPI: Local Identity and Distinctiveness

The new extension blends local natural materials, traditional local vernacular detailing and contemporary building techniques to create a design that is sympathetic to the existing building whilst remaining distinct from it.

DP3: Heritage conservation

As a heritage asset within Glastonbury, we hope to demonstrate through our Heritage Statement our understanding of the significance of the property and it's place within the wider historical context of Glastonbury

DP6: Bat Protection

In line with the Biodiversity Checklist detailed photos of potential bat roost are included

with the application for an initial assessment by the LPA Ecologist. Visual inspections have indicated no evidence of the presence of bats, further it appears that the property has been entirely reroofed with sheathing boards and impermeable vapour membrane at some point in the last 50 years, creating an unsuitable environment for, and preventing any access from, bats or nesting birds.

DP7: Design and Amenity of New Development

The proposal herein is intended to be a high quality, attractive design that is of a scale, mass, form and layout appropriate to the local context. The provision of a new kitchen extension provides a suitable, comfortable communal living spaces which assists in adapting the building for modern living, optimising the potential of the site and securing it's functional use for years to come. Careful design and material selection, including using locally sourced and recycled materials (e.g. roof tiles to match existing.) will minimise the proposal's impact on the environment and help to improve energy efficiency for the whole building. Careful consideration of the access arrangements will ensure that, where possible, the proposal meets the needs of a wide range of users.

1.11. Planning History

In addition to the recent pre-application advice, according to the available planning history, two previous applications have been made for the property as listed below.

2019/1546/LBC - Removal of existing masonry paint and any cement pointing leaving sound historic lime pointing and replace with limewash, colour to match the west elevation. Removal of 1m square, concrete capped, blue lias stone at the corner of the South Gable wall. (amended description 25.07.2019).

Work documented here <https://limerepair.com/completed-projects/barnside-glastonbury/>

2018/2042/LBC - Removal of existing masonry paint and replacement with limewash.

1.12. Pre-application advice

Pre-application advice for a similar but wider scheme at this property was sought and received on 17 March 2023 by Johnny Heriz-Smith of Heriz Payne Ltd. The pre-application enquiry related to proposals to undertake internal and external works to the property including erecting a rear single storey extension and the conversion of existing outbuildings.

The principle of the proposed development is acceptable, subject to demonstrating sufficiently that the outbuildings will be ancillary in use to the dwelling. However, the proposed rear kitchen extension is unlikely to be supported in its current state due to the impact on the character and appearance of the listed building. There are likely to be revisions that could be made to overcome these concerns to achieve a favourable outcome.

The proposal herein covers only the proposed rear extension, the design of which has been updated and improved taking into account the comments from the responding officer. Efforts have been made to ensure the design, detailing and materials palette complement and enhance the existing historic structure. As detailed in the Heritage Statement, efforts have also been made to understand the building's historical context and where possible enhance and retain historic fabric where it exists.

Specifically, the advice provided relating to the Internal alterations to listed building, removal of existing rear extensions and the kitchen and dining extension has highlighted areas that have been addressed in this application and will be referenced directly in the heritage statement.

1.13. Flooding

The property falls within flood zone 1, as such no flood prevention considerations are required.

1.14. Parking

The property benefits from gated access with sufficient spaces for up to 7 cars. The proposals herein, do not increase the accommodation within the building and as such do not affect the parking requirements.

1.15. Disabled Access

The proposal has no effect on disabled access.

1.16. Utilities Statement

All utilities to be provided from existing supplies, subject to approval from Utility Suppliers

2. Heritage Statement

2.1. Official List Entry

Heritage Category: Listed Building

Grade: II

List Entry Number: 1296800

Date first listed: 15-Mar-1974

List Entry Name: 2, CHILKWELL STREET

Statutory Address 1: 2, CHILKWELL STREET

CHILKWELL STREET 1. 1133 (South West Side) No 2 ST 5038 8/24 II 2. Probably C17, altered later. 2 storeys. Stone, refronted with colourwashed brick. Pantile roof. Parapets to gable-ends. Eaves. 4 windows with segmental heads and keystones. 3-light wood casements, few glazing bars. One gable-end has 2-light stone mullioned window to ground-floor. 4-panel door under modern porch.

2.2. Historical Context

“The Oldest House in Glastonbury” (An assessment of received information)

2.2.1 Although Listed as being 17th Century and altered later, there is evidence that the site has been used for residential purposes as far back as the 12th century. The applicant received a document from a previous owner titled **“The Oldest House in Glastonbury”** (see appendices). This document suggests that *“The house, or at least parts of it, might have been used as lodgings by the masons that built the Abbey. This would take it back to the 12 century.”* The document then quotes The Glastonbury Chartulary, circa 1265 *“Roger de Mere has granted a messuage [1] and curtulage [2] in Chilkwell Street, Glastonbury for an annual penny pair of gloves or ld. Simon has paid 2 /2 marks. 516 The same has granted to the same a messuage with croft and gardene adjoining in Chilkwell Street for the same rent. Simon has paid 4 marks.”* Further evidence within

the document is then provided which links the above mentioned “Message and Curtulage” to the current title deeds.

2.2.2 The next date of note within the document relates to the dissolution of Glastonbury Abbey in 1593, presumably provided due to the property allegedly being part of the abbey estate (although it does not reference the property directly in this section) . however there is cause to doubt this information as the abbey was seized by Thomas Cromwell in September 1539 with ownership passing to Peter Carew in 1559 according to Wikipedia. This would seem to suggest that the document is anecdotal at best, as very few references are provided within it. However we believe it to be broadly correct in terms of the development of the site and we have endeavoured to verify the information provided where possible.

2.2.3 The next comments of interest are as follows *“The back extension was added in the 17th century with a large open fireplace a bread oven and a bacon curing cupboard which went into the room above. Originally built entirely of stone it was refaced in brick in the seventeenth century. The frogless bricks were made of local clay.”*

This seems to broadly align with observable features in the building. The back extension runs perpendicular to the main house on the north west elevation and still has the large open fireplace with an adjacent structure which could be read as the bread oven, while the room above has a small cupboard which could be read as the bacon curing cupboard.

Meanwhile, the refacing with brick seems to have applied only to the north east, Primary elevation as both the north west elevations appear to be constructed in stone.

2.2.4 There follows comments about the window tax *“Two of the windows on the front of the house are labelled "Milkroom" and "Cheeseroom" which indicated their usage and made them exempt from window tax.1 This tax was first imposed in 1696 and was finally abolished in 1851. Two other windows on the north side of the house were also bricked up making the bedrooms very dark and these were eventually reopened during restoration work”*. Two window at the southern end of the north east elevation do indeed still have small “Milkroom” and Cheeseroom” signs fixed to the window frames.



Image 1: Veiw of Barnside from The Abbey Barn

Given the condition of the wood and paint we would suggest that these are in fact mid 20th century replacements. The windows on the “north side” of the house that were bricked up and subsequently reopened during later restoration work. It is unclear when exactly the restoration work was carried out, but this undated photo taken from the tithe barn shows that the first floor window was still blocked up in recent memory.

- 2.2.5 *Originally there was no passage and the rooms opened into each other. It was possible to get into the space below the roof. Access was made to it from the little room above the Milk Room which was designated "Cheese Room" by a sign above the window. A linen cupboard was constructed in this room and it also contained the hot water tank. The Milk Room originally had two doors, one from outside and the other into the dining room. In the ceiling it had a hole, staircase or what have you for hauling cheeses up into the Cheese Room. A fireplace was put in the dining room circa 1400. At some period this was modernised, a black painted mantelpiece was constructed, the Bessemer was plastered over and a gas fire surrounded by blue tiles was installed. This was eventually removed, the plaster was taken off the Bessemer and the marks made in the wood to hold the plaster are clearly visible in an infrared photo taken by David Greenwood.*



Image 2: Historic Bessemer over the dining room fireplace

- 2.2.6 According to the document a map dated 1821 shows ownership of the property fell to Jerome Sweatman of North Wooton with the occupier being Richard Pearce, a grazier. No further information is provided about the property relating to this time frame.
- 2.2.7 The Tithe map of 1844 shows the property numbered 491 which according to the Glastonbury Antiquarians website “Tythe No 491 house & garden owned by John Somers” This is also referenced within the document and can be verified on the Glastonbury Antiquarian website.
- 2.2.8 Under this listing The Glastonbury Antiquarians website also hold the listing text for the property with an addendum not included in the listing “*Seven stone slabs of Mendip*”

conglomerate on average 5ft high and 8ft apart, pierced near the top. Uncovered in 1976 between the Rifleman's Arms and "Barnside". The overburden was less than 20 years old, laid for a car park Mr Knight of Barnside is of the opinion that they are Saxon boundary posts." it is not apparent whether these posts still exist.

2.2.9 The document charts the ownership of the property quite closely from the 19th century and much of the information can be verified through other sources. "*On the Census of 1841 John Somers is described as a farmer aged 20 his wife Maria 22 and James Somers aged 15 his brother.*" James Somers is mentioned in Pigot & Co.'s Directory of Derbys, Dorset ..., 1842 as being a butcher, located on Glastonbury High Street. This appears to be short lived profession as he doesn't appear in later directories and there is no mention of John Somers, however John Somers is mentioned in Kelly's directory of Somerset, 1883 & 1897 as being a farmer located on Chilkwell Street and subsequently William Somers is mentioned in Kelly's directory of Somerset, 1902 also as being a farmer located on Chilkwell Street.

2.2.10 The next item of note within the document refers specifically to the creation of the existing Kitchen. Under the ownership of Hester Sarah Somers and her sons, James Somers Maidment and Harry George Maidment (*George Henry Maidment is mentioned in Kelly's directory of Somerset, 1897 (and 1902) as being a farmer located on Chilkwell Street*), around the turn of the century. the kitchen is described as a "... Verandah which was modified by her son into a lean-to building with a corrugated iron roof..." Further "... There was a well from which water was drawn which the young Maidment's blocked up and eventually the kitchen floor was cemented over it." There is no visible sign of the well in the current building, but it is a feature the applicant would look to preserve if found. It is apparent from the Ordnance Survey 1873-1888 25 inch map for the area that the kitchen at this point was indeed an iron or timber structure (coloured grey) according to the colour scheme and not the masonry structure that now exists.

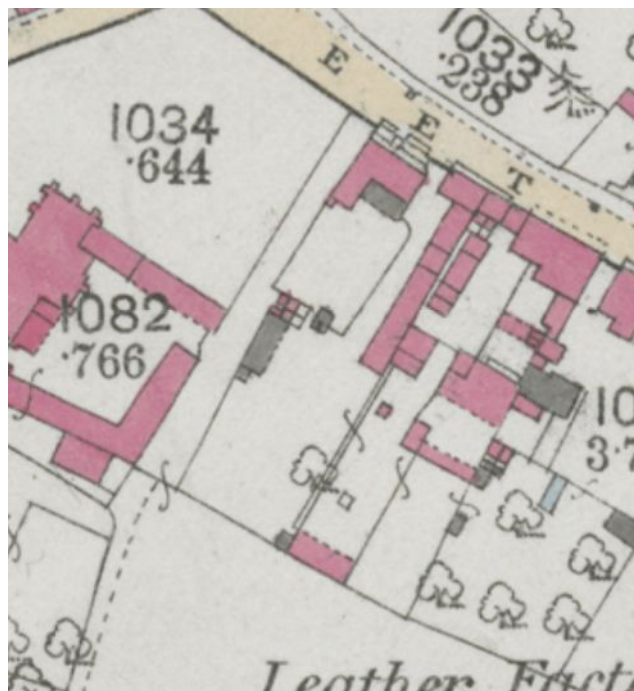


Image 3: Ordnance Survey 1873-1888 25 inch

2.2.11 According to the document, other work carried out following the Maidment's included the following: "*The front room on the ground floor had been used by the Maidments for their bed and breakfast guests. The beam had been cleaned of plaster*

and the fireplace had been faced with bricks. Mr Collyer removed the brick and replaced them with ham stone.”



Image 4: Replacement ham stone fireplace surround

- 2.2.11.1 *“Restoration showed that there were three roofs, the earliest one being of thatch. The window in the back bedroom had been bricked up to avoid the window tax. This made the room extremely dark so the bricks were removed but for security reasons the window was not made to open. The small mullioned stone window in the bedroom above the front reception room was also opened and old glass was put in the window.”*
- 2.2.12 The document states “In 1935 when my father Captain Gerald Percival Bowen RN OBE was given the post of Custodian of Glastonbury Abbey, he was told by the Abbey trustees that they wanted him to live in Glastonbury...”, “Glastonbury Abbey archaeological investigations 1904–79” confirms Captain Bowen was indeed Custodian of Glastonbury around this time.
- 2.2.13 Captain Bowen purchased Barnside For £11000 at this time, when he viewed Barnside fully furnished with Mr and Mrs Maidment's belongings it seemed to be in reasonably good repair, but empty it was in poor condition and his family was unable to move in for two months while he worked on the house with the assistance of someone who was working on the restoration of the Glastonbury Tribunal then under the Ministry of Works.
- 2.2.14 Around the 1940’s a photo was taken of Dom Ethelbert Horne, a monk from Downside Abbey, in the garden of Barnside. In this photo (below) you can see two mushroom/straddle stones which are still present in the same position in the garden today.



Image 5: Dom Ethelbert Horne in front of the straddle stones in Barnside's Garden circa 1940's



Image 6: The mushroom/straddle stones in Barnside's Garden - Jan 2024

2.3. Conclusions from “The oldest house in Glastonbury”

2.3.1 It is clear from this document and the documents it references that this site has been used for residential purposes to one degree or another dating back to the 12th Century, however it is also clear that the house has been substantially altered, upgraded and altered during it's life span. The various alterations and refurbishments have not been particularly respectful to the historic fabric of the building. That said, a good portion of the historic fabric has been kept and cared for by successive owners who at the same time introduced a number of elements meant to reflect earlier time periods.

2.4. Archaeology Statement

2.4.1 The application site falls within an Area of High Archaeological Potential. As the kitchen extension will require foundations, below ground works are anticipated as a part of this application. As such an Archaeological Statement and written scheme of investigation is anticipated to be needed for the property, pending comment from the Conservation Officer and Historic Environment Service

2.5. Current Condition Assessment

2.5.1 General Condition of the Existing Building is Fair to Good. The building as a whole was renovated in the 1970s as can be evidenced by the style of construction and materials used.

2.5.2 The roof of the main building is finished predominantly with pan tiles but also with triple roman clay tiles on the front (north east) elevation. The roof has cement laid ridge tiles, laid over a modern sheathing boards over modern constructed roof elements dated in the 1970's, (photos from that 1949 and later show the ridge line has gone from sagging to being straightened out) with original principle truss and purlins incorporated where present. Internally, original roof elements have been retained and are visible features. The coping stones are largely not original and some are formed in concrete to replace the original stone copings.



Image 7: Front Elevation November 1949



Image 8: Front Elevation January 2024

- 2.5.3 The external walls are of brick and stone with render on two elevations, with a lime wash over. The lime wash works were approved under planning in 2019 and cover the whole building. Without removal of the lime wash, confirmation of the correct use of lime can not be confirmed but where other works can be inspected, there has been an excessive use of cement where lime should have been used.
- 2.5.4 The windows are replacement wooden mullion windows of softwood construction with a single glazed panel in a Crittall design made with stick on lead. These are in disrepair. Two windows on the north west elevation are original historic stone mullion windows, with the stonework generally being in good condition and infilled with leaded lights.

- 2.5.5 Internal ground floor walls are largely of modern block with cement and plaster skim.
- 2.5.6 The first floor walls are of either concrete block or a stud and plasterboard construction with the floor layout from the renovation works in the 1970's.
- 2.5.7 The existing kitchen extension appears to be a relatively recent addition replacing previous lightweight structures. Potentially constructed in 9" brick in the late 1930s and substantially refurbished in the 1970s. The brick walls are topped with concrete coping stones and all window cills have been formed in concrete.
- 2.5.8 The existing conservatory is constructed in uPVC over lime wash finished rendered block walls. Although in reasonable condition the conservatory will be removed as part of the works to make way for the new extension.

2.6. Concerns raised in pre-application advice and response

- 2.6.1 ***“Internal alterations to listed building – Some reconfiguration is proposed of the first floor of the listed building. This would largely remove the corridor and create a more open-plan layout. It is noted that the existing first floor corridor is a modern addition. However, we would need this to be sufficiently evidenced and justified. There is concern at this stage that the works would result in harm to the historic plan form of the building without a better understanding of how the building was historically laid out and used.”***
- 2.6.2 **Response:** Photos from the roof space show that the first floor dividing walls are, at least in part, constructed from concrete block. Further, “The Oldest House in Glastonbury” says that “Originally there was no passage and the rooms opened into each other” This is the usual approach for houses of this age and type.



Image 9: View of internal walls from loft showing concrete block construction

- 2.6.3 ***“Removal of existing rear extensions – It is proposed to remove existing single-storey extensions, including a conservatory, at the rear of the listed building to facilitate a new single-storey kitchen and dining extension. Having reviewed historic maps from the***

1880s to 1930s it is evident that there was a building/range adjoining the rear of the building of roughly the same footprint as the existing extension. You will need to provide an assessment of significance and evidence that the existing extensions are entirely modern, as currently reported, to ensure that nothing of historic interest is proposed for removal. Should you be able to demonstrate sufficiently that the existing ranges are entirely of modern construction, and that they do not contribute to the significance of the listed building, then I can see no reason why the proposed removal of these elements would be objected to.”

2.6.4 Response: As shown in the assessment of “The Oldest House in Glastonbury” the Kitchen range was originally a verandah and was replaced with “*a lean-to building with a corrugated iron roof*” This has clearly been replaced and the brick structure would seem to align with the works carried out in 1935 by Captain Bowen as it is broadly speaking constructed a 9” brick wall with a concrete coping stone. The well that was blocked up and concreted over is a concern, but the applicant is keen to open this up, should it be found and a feature made of it within the proposed structure.

2.6.5 “Kitchen and Dining Extension – *It is proposed to erect a single-storey pitched roof extension to the rear of the building, replacing the existing single-storey additions, in order to facilitate an open-plan kitchen and dining room. The footprint of the extension is larger than the existing. It is recommended that the proposed extension be set back from the rear and side elevations of the listed building slightly more than it is currently in order to be sufficiently subservient and to preserve some legibility of the footprint of the historic parts of the building. This is particularly important on the south-east side where it is proposed to include a chimney stack. Unfortunately, the style of the proposed extension is not considered to be appropriate in this context and it is unlikely to be supported for this reason. The Gothic style windows and other detailing and incongruous with the age/style/type of building, particularly to a modern extension. It is recommended that the dormers be removed and a more contemporary approach to the style be considered. As the internal space of the extension would create a room that is far larger than any other within the listed building, in order that it not compete these spaces, it is recommended that the structure be as ‘lightweight’ as possible. In order to make a full assessment of this element we will need to have a full schedule of materials and finishes and will need to condition details such as joinery and sample materials, for example, if this is not provided during the course of the application.”*

2.6.6 Response: The extension has been redesigned to remove the contentious elements and efforts have been made to ensure that the proposed extension is subservient to the historic main structure, being set back from the existing walls (including the chimney stack) and sympathetic in design. Borrowing from the existing material palette with the coping topped parapet gable wall, utilising stone in the construction and only a single gothic arch over the side entrance door. Aesthetically the timber structure will be lightweight in form and the large expanse of glazing will emphasize this. A full material palette will be provided within the application.

2.7. Proposed changes to the internal arrangement

2.7.1 Ground floor:

2.7.1.1 It is proposed to enlarge the office to encompass part of the staircase hallway, specifically including the window to bring more light into the office. Justification: This wall is a later addition and enlarging the office will allow better usage of the space with better light.

- 2.7.1.2 The opening into the staircase hall will be moved to maintain the opening size. Justification: To maintain the accessibility to the staircase.
- 2.7.1.3 The existing opening to the office will be infilled with a timber framed glazed panel to ensure the original masonry opening is readable while ensuring transmission of light through the building.
- 2.7.1.4 The existing office window will be opened up as a glazed french door to enable access and ensure transmission of light through the building.
- 2.7.1.5 A new shower and WC will be constructed in the pantry to replace the existing ground floor provision.

2.7.2 First Floor:

- 2.7.2.1 The concrete block wall encompassing bedroom 4/storage area will be taken down to form a new master bedroom. The existing small bathroom will become a dressing room and a new ensuite will be formed in the storage area. The small cupboard external to the existing bathroom will also be removed. A new wall and entrance will be created. The existing chimney breast at 1st floor level only will be taken down to improve space usage and the chimney above structurally supported to ensure no change to the external appearance. Ceiling will be opened up to display the original principle truss construction. The existing windows on the South West elevation overlooking the existing extension roof will be opened up to floor level and internally opening french doors will be installed with an external julliette balcony fitted.
- 2.7.2.2 Bedroom 3 will be converted to a larger main bathroom, the existing exposed beam will be retained.

2.8. Conclusions

It is intended that the proposals herein represent a sympathetic addition to the storied history of the existing historic structure. It appears that much of the historic structure has been amended, altered or removed in accordance with occupiers needs and the proposed alterations seek to highlight and enhance any remaining historic fabric whilst also allowing the building to meet the needs of contemporary living. The new extension creates an open communal space with easy access to all parts of the original building. The proposed extension will allow the building as a whole to be used in a more natural way, improving circulation and usage whilst respecting the existing structure and allowing the story of the building to be read in distinct phases. As such we feel that the proposal is an appropriate and sympathetic addition to the building which secures it's place within the historic environment and housing stock for many years to come.

3. General Photographs



Photo 1: North East Elevation



Photo 2: View From North



Photo 3: North West Elevation



Photo 4: South East Elevation



Photo 5: South East Elevation Continued



Photo 6: South West Elevation



Photo 7: Milk room and cheese room windows



Photo 8: Dining room and Bedroom windows



Photo 9: Front door and bedroom window



Photo 10: Living room and bedroom windows



Photo 11: Stone mullion windows NW Elevation Photo 12: Timber windows NW elevation



Photo 13: Historic foundations visible NW elevation



Photo 14: Historic foundations visible NW elevation



Photo 15: View of Pantry



Photo 16: View of Pantry



Photo 17: Existing Ground Floor Shower



Photo 18: Ground Floor WC



Photo 19: View of rear entrance hall



Photo 20: View of rear entrance hall



Photo 21: View of existing kitchen



Photo 22: View of existing kitchen



Photo 23: View of conservatory



Photo 24: View of conservatory



Photo 25: Ground floor Study



Photo 26: View of Study window and door



Photo 27: Main entrance hall looking North East Photo 28: Main entrance hall looking South West



Photo 29: View of living room



Photo 30: View of dining room



Photo 31: View of dining room window



Photo 32: View of hall staircase



Photo 33: First floor staircase landing

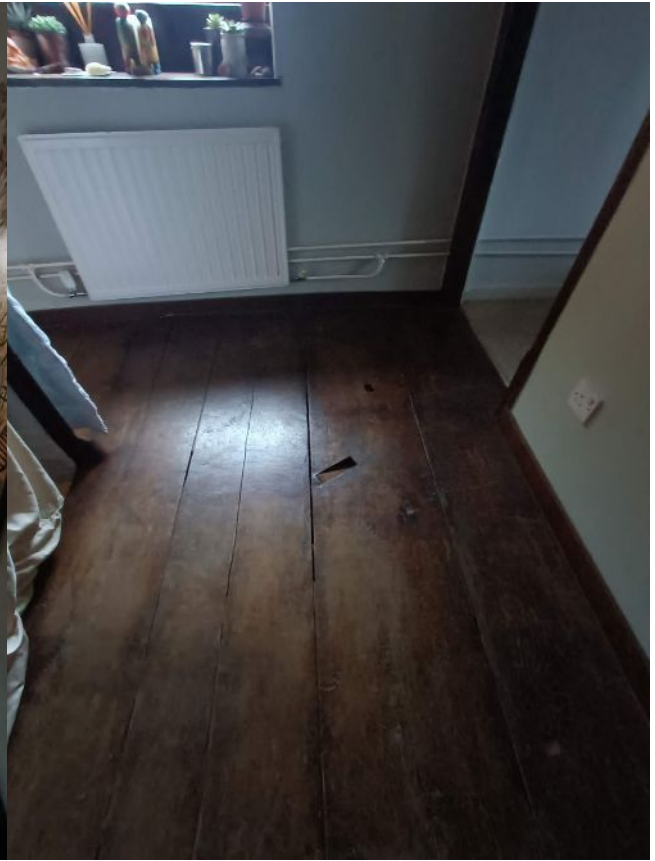


Photo 34: First floor staircase landing



Photo 35: View of master bedroom



Photo 36: View of master bedroom

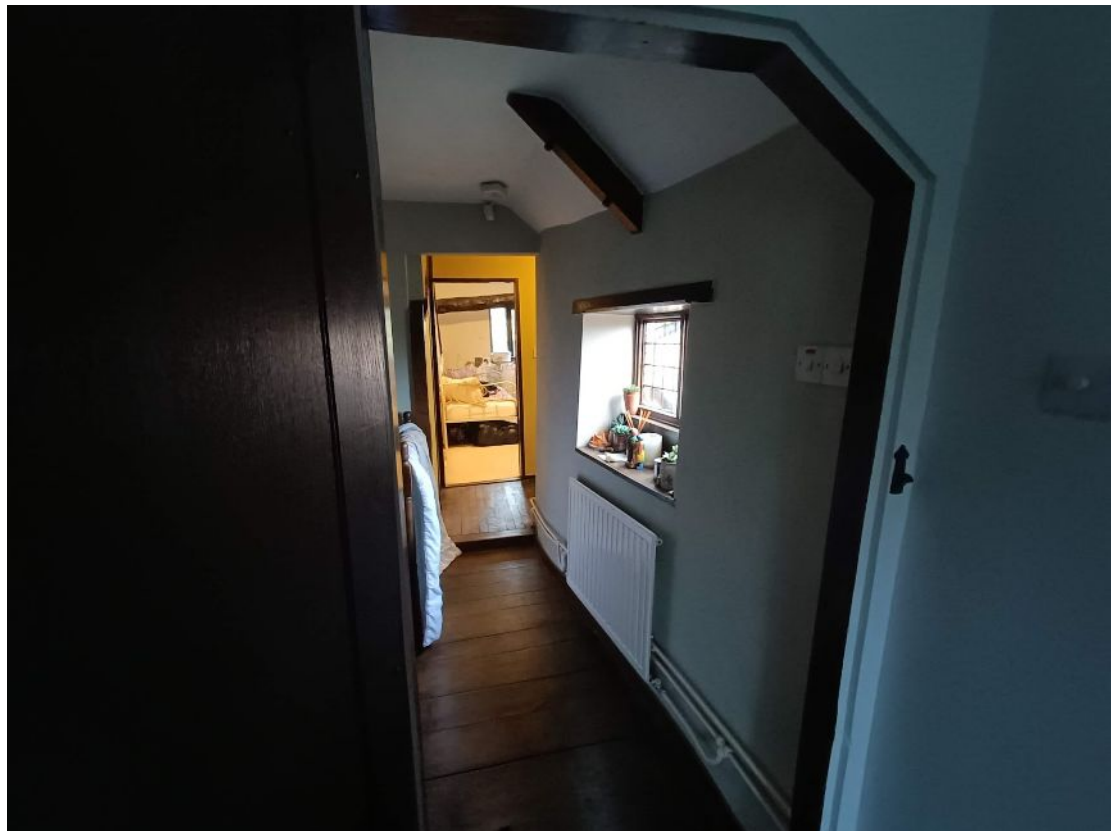


Photo 37: View of Landing from master bedroom



Photo 38: Visible historic rafter - Landing



Photo 39: Visible historic rafter - Landing



Photo 40: Visible historic rafters - Corridor

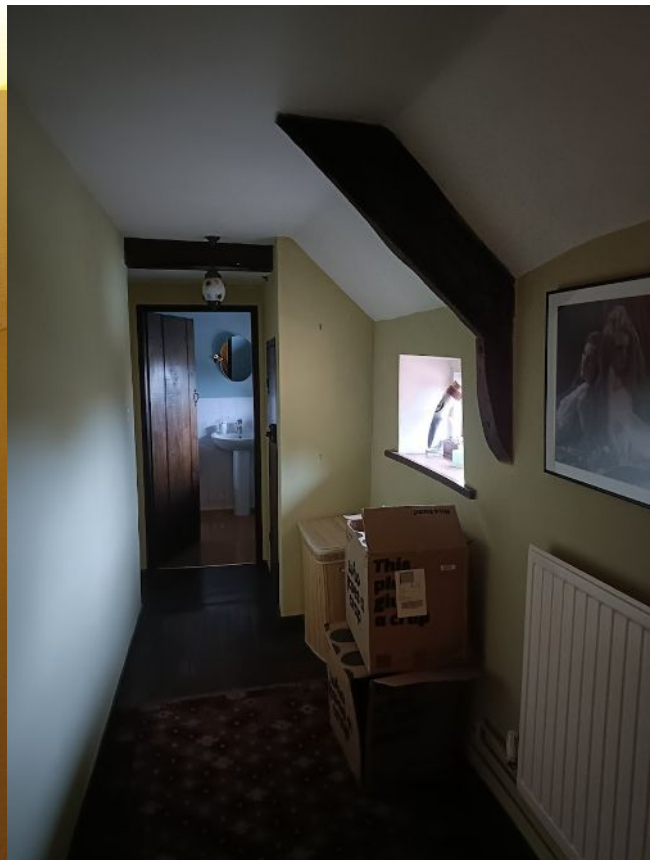


Photo 41: Visible historic rafter - Corridor



Photo 42: Bedroom 2 Showing historic purlins



Photo 43: Bedroom 2 showing historic truss



Photo 44: Bedroom 3 showing historic roof elements

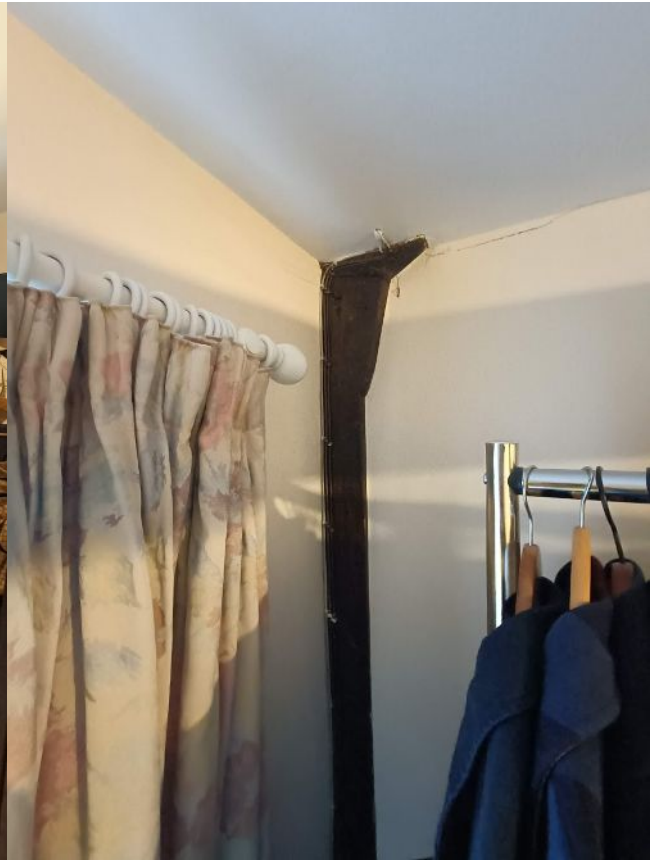


Photo 45: Bedroom 3 showing historic timber post



Photo 46: Bedroom 3 showing historic roof elements



Photo 47: View of Bedroom 4



Photo 48: View of Bedroom 4



Photo 49: Small cupboard in Bedroom 4



Photo 50: Main bathroom



Photo 51: Main bathroom



Photo 52: Roof space looking North West



Photo 53: South East gable showing blockwork construction



Photo 54: Existing roof construction showing modern elements



Photo 55: Existing roof construction showing modern elements



Photo 56: Existing roof construction showing modern elements



Photo 57: View of top of first floor wall showing blockwork construction



Photo 58: View of main roof showing modern reconstruction and historic elements



Photo 59: View of main roof showing modern and historic elements



Photo 60: View of North West gable showing original pitch line



Photo 61: View south west of secondary roof showing modern reconstruction



Photo 62: View south west of secondary roof showing modern reconstruction

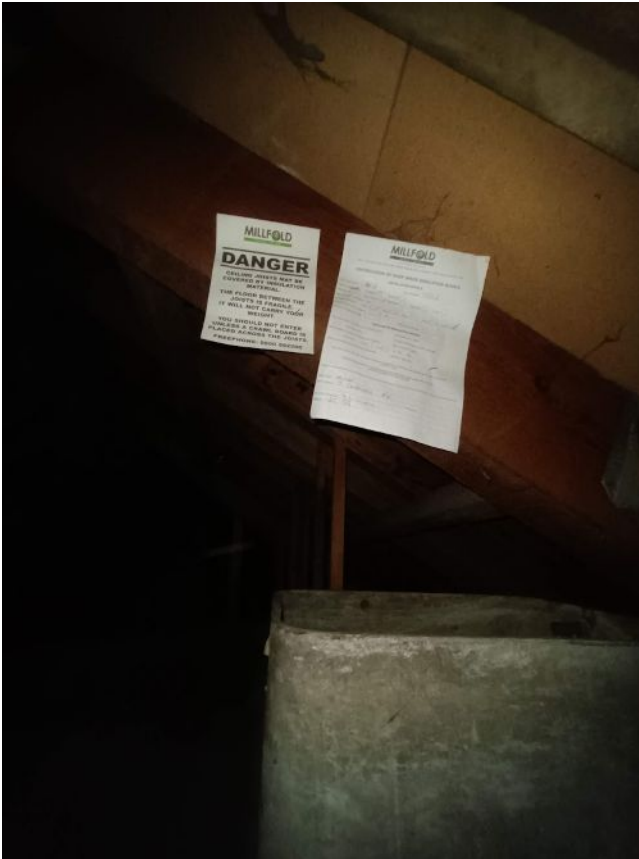


Photo 63: Evidence of insulation work



Photo 64: First floor Storage Room



Photo 65: lean-to roof eaves showing modern vapour barrier



Photo 66: Lean-to roof eaves showing modern vapour barrier

