

HERITAGE, DESIGN AND ACCESS STATEMENT FOR WORKS TO GREAT BRAGMANS FARM HOUSE, BRAGMANS LANE, BELSIZE, SARRATT (PHASE 2)

JOB NO: 158-74



15 FEBRUARY 2024

GEORGE SYLVESTER

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1 INTRODUCTION

1.1 AUTHORITY AND REFERENCES

Hutton + Rostron Environmental Investigations Limited were appointed to prepare a Heritage, Design and Access Statement to support a listed building consent application for works (Phase 2 works) to Great Bragmans Farm House in accordance with the fee proposal issued on 29 January 2024 [5:38PM] and acceptance received 2 February 2024 [10:20AM] from George Sylvester. Reference and use was made of drawings supplied by Matthew Noades of Noades Architects. For the purpose of orientation in this report, the principal elevation of the building was taken as facing north towards the block paved parking area

1.2 AIM

The statement includes an assessment of significance which is intended to identify the architectural and historic interest of the listed building including the survival of historic fabric which contributes to its interests and later fabric which does not contribute to interest. The subsequent part of the heritage statement includes a review of legislation, policy and guidance which it is acknowledged will be accounted for in the formal consideration of any proposals affecting the listed building. The heritage impact assessment accounts for the former matters and seeks to justify how the proposed alterations will preserve the significance of the listed building and accord with legislative and policy requirements

The statement is intended to satisfy paragraph 200 National Planning Policy Framework (Dec 2024)

1.3 LIMITATIONS

The assessment of significance was based on three site visits which comprised of a full visual assessment of Great Bragmans Farm House to identify its features and the interest of the building's fabric. The assessment takes account of documentary evidence which was publicly accessible and available at the time of reporting and is made without prejudice to the possibility that further documentary evidence could come to light in the future. H+R cannot be held liable for not taking account of information not publicly accessible or not provided by the client

1.4 H+R STAFF ON SITE

Ms Katie McAndrew

1.5 PERSONNEL CONTACTED

Mr George Sylvester
Mr Robert McLennan

2 ASSESSMENT OF SIGNIFICANCE

2.1 ASSESSING SIGNIFICANCE: SUMMARY

- 1 Great Bragmans Farm House is identified by its list description as a building of 16th century origin with phases of later alteration, and fabric evidence gives validity to this statement. The two-bay cross wing retains good timber framing and is constructed with a crown post roof. The presence of the crown post roof in the cross wing is indicative of a construction date of early 16th century or earlier; in Hertfordshire the crown post roof was generally utilised by carpenters up until the beginning of the 16th century before clasped purlin roofs became ubiquitous. The crown post roof is of basic construction and survives substantially intact. The crown post itself is basic without carved detail, the crown plate appears as one length of timber and all original rafters survive these being single length with carpenters' marks present on the underside where they are pegged at the ridge. The north gable retains historic timbers, but the south gable is a reconstruction (late 20th/21st century) of mostly modern material. Complementing the crown post roof is good quality internal timber framing seen at first and ground floor, and particularly noteworthy are the curved bracing and waney floor joists (laid flat) with supplementary features such as carpenters marks and taper burns. The timber frame within the cross wing makes a highly significance contribution to the architectural and historic interest of this building
- 2 The main hall is two bays and presents a clasped purlin roof and like the cross wing its construction is basic. Critically the way the main hall roof structure abuts the cross-wing roof structure reveals it was built after the cross wing, theoretically not much later, and some fabric appears recycled. The timber framing within the first and ground floor is not striking like that of the cross wing and does not afford the same quality with only a hand full of studs visible and no curved braces. Timber framing to this part of the building is a feature externally where it is visible alongside brick nogging infill panels. The floors within the main hall are stated in the list description to have been inserted in the 17th century along with the central chimneystack. Comparing the floor joists (laid flat) in the main reception room to that of the floor joists in the cross wing there is a clear difference in their character indicative of different phases of construction. To the west end of the building is a third bay which is distinguishable externally as it is weatherboarded, and this served as barn before being converted to living accomodation in the mid-20th century. This bay is assumed to have been added later and fabric evidence would support this as within the roof it can be seen to be built against a weatherboarded gable at the west end of the two-bay hall. Much of the timber framing exposed on the first floor of the weatherboarded bay appears salvaged and repurposed. The cross wing, main hall and weatherboarded west end collectively form the historic parts of this building inherent to its architectural and historic interest
- 3 The name Bragmans Farm is long established; there are documentary references citing the name Bragmans Farm from the post medieval period onwards with the earliest sourced reference dating to 1611. Early documentary records are sparse but by the 19th century there is a greater body of documentary material referencing Bragmans Farm; cartographic material, census records, trade directories and historic newspaper articles given an insight of the building's status, occupants, circumstances, and the building's footprint in the 19th century. This evidence reveals that Great Bragmans Farm House was part of the Goldington Estate and was a tenanted as a farmhouse with its resident farmers managing around 100 acres and of working-class status. The Goldington Estate sold in

c.1808. The 1840 title records subsequently reveal the owner of the Goldington Estate was Tomkin Dew of Whitney Court, Herefordshire who was Director of the Welsh Midlands Railway and owned the estate until 1860 when it sold to Mr Ingram M.P. The earliest sourced map is the 1840s title map, and this shows a historic building footprint relating to the existing historic parts of the building. The barn to the east is, however on a different angle and likely an earlier barn which was replaced. All maps clearly identify Bragmans Farm by name affirming a long established identity

- 4 The earliest sourced photographic record of Great Bragmans Farm House dates to 1959 and shows the front (north) elevation and west gable end of the building when the house still appears to be associated with a working farm. At this time the weatherboarded west end functions as a barn with just doors and to its rear is a single storey catslide structure. Noticeably the windows within the north elevation are timber side hung casements with a central glazing bar and there is no porch. The building's external appearance, footprint and form notably altered and evolved from the mid-20th century onwards presumably as the property ceased to function as a working farm and was gentrified to become a "large house in the country". Photographs taken in May 1986 shortly after the building was listed included one photograph showing part of the front (north) elevation and west gable end of the building. At this time the weatherboarded west end including the single storey catslide has been converted into living accommodation with domestic top hung casements and even French doors on the west gable end. Windows visible in the hall are now diamond leaded windows in timber frames. A photograph of the rear (south) elevation shows the rear porch in existence but none of the larger extensions that now exist. Planning records reveal reference to a scheme of works proposed in 1966 as "*alterations and improvements incorporating into the dwelling a part of former outbuildings*" "*brick walls to be made good*" and "*new windows*" and such works were evidently executed
- 5 Great Bragmans Farm House was listed in October 1985. At the time it was listed it had already been subject to modern mid-20th century refurbishment which included the conversion of the west end barn to living accommodation, additions of porches and the replacement of windows. It can be assumed that the rest of the interior may have been refurbished alongside these works. In the years immediately after the building was listed and up until the beginning of the 21st century further works were carried out to the house specifically three different extensions were added. The first extension was undertaken in c.1986 and involved the addition of a single storey extension to the east side of the building providing a new kitchen and utility. In c.1988 a second extension was added to the west end of the rear elevation when the single storey catslide was removed and replaced with a two-storey extension. A third extension was added c. 2001 when a conservatory was introduced on the rear of the building positioned between the cross wing and c.1988 extension. This completed the buildings gentrification to "large house in the country" evolving on from "modest farmhouse". The extensions are built in modern cavity wall construction with red brick externally to match in colour the historic brickwork, blockwork on the inner wall of the cavity and plasterboard with gypsum plaster finishes. Internally sham salvaged timbers were applied to ceilings and walls to create a historic timber frame aesthetic. It can be assumed the rest of the interior may have had some degree of refurbishment alongside these works
- 6 The significance of this listed building is defined by several aspects of interest. Firstly, its historical and architectural value is rooted in its provenance as a building dating back 16th century, forming part of a cluster of buildings within the parish of Sarratt from that period. Its original and longstanding function as a farmhouse, serving as one of the principal tenanted farms in the parish of Sarratt, adds additional interest and this historical function is reinforced and contextualised by its juxtaposition with the adjacent timber frame threshing barn. From an architectural perspective, the intrinsic interest of the building lies in the layout, arrangement, and form of its primary components; the main barn, cross wing and former barn situated at the west end. In these parts the timber framing with historic brick casing and brick nogging along with peg tile roof coverings are the original and historic materials which are significant with notable significance given to the cross-wing

timber framing. When Great Bragmans Farm House was refurbished and extended from the mid-20th century up until the early 21st century a substantial amount of “modern” fabric was introduced to the building. The windows and doors throughout the building are “modern” and not historic. Gypsum plaster finishes, often on plasterboard surfaces, are ubiquitous on walls and ceilings and a very limited amount of historic plaster finishes survive. On the ground floor concrete floors are the predominant flooring material and modern boarded finishes (plyboard, wood board, chip board) on the first floor although some rooms retain floorboards. The inglenook fireplace has been subject to mid-20th century modification and the opening reduced by later inserted brickwork, but the retained bread oven door is a pleasing feature

- 7 The rear garden of Great Bragmans Farm House is enclosed by modern brick and flint walls which were built in the mid- late 20th century in conjunction with the house evolving through refurbishment and extension to become a large house in the country after its working farmhouse function ceased. Likewise, the gated entrance comprising of brick piers and electric metal gates are also a mid-late 20th century feature. These features are not protected as curtilage structures under the provisions of S1 Planning (listed buildings and conservation areas) Act 1990 as they were built after 1st July 1948

2.2 ASSESSING SIGNIFICANCE: STATUTORY DESIGNATIONS

2.2.1 Listed Status

- 1 Great Bragmans Farm House was afforded statutory protection as a listed building on 3 October 1985. It is recognised as a grade II listed building. It is identified by the following list description (as copied from the NHLE):

House. C16, floored and heated in C17, part cased and extended in C18, altered C20. Timber frame with red brick nogging and casing, part weatherboarded. Tiled roof. 2 bay open hall with 2 bay lower cross wing. 2 storeys with cellar. Entrance in C20 gabled porch at left end of hall which has exposed framing, posts, studs, mid rail and tension braces, early brick nogging, flint in plinth. C20 2 light timber casements. Cross wing to left has a taller ridge. C18 brick casing, ground floor 3 light casement with a cambered relieving arch, first floor 2 light casement, cement rendered gable. External stack on left return. Inserted stack on front pitch at right end of hall. A C17/C18 bay to right with weatherboarding over brick ground floor, blocked entrance. Lean-to outshut to rear right. Interior not inspected. Attached to left front is a weatherboarded outbuilding with a stable door to front

- 2 The list description continues to closely describe the building as it stands today; the list description describes the building from an external perspective and most of the features it describes remain. The lean-to outshut to rear right has, however been replaced by a two-storey rear extension which was built c.1988 under listed building consent 8/175/88 and planning permission 8/177/88. As stated in the list description the interior was not inspected when it was assessed for listing
- 3 The threshing barn to the north of the house is afforded statutory protection in its own right as a grade II listed building (listed 3 October 1985) and is identified by the following listed description:

Barn. C18. Timber frame on brick base. Weatherboarded. Tiled roof. 4 bays. Double doors to right of centre. Left gable end 3 light casement over a lean-to outshut to which is attached a long 1 storey range, weatherboarded front with stable doors, brick gable end, flint rear wall. To right of barn a lower weatherboarded range part open fronted, gabled to hipped roof at right end. Barn to rear has a gabled midstrey with double doors to left of centre. Interior: arched braces from jowled posts to tie beams, angled struts clasp purlins. Included for group value

2.3 ASSESSING SIGNIFICANCE: PLANNING HISTORY

- 1 There are seven determined planning or listed building consent applications under the online planning records associated with Great Bragmans Farm House (as appearing on Three Rivers Public Access System) these being:
 - (i) 8/467/86LB & 8/361/86 – 1986 planning application and listed building consent applications which were approved and allowed for single storey side extension. The local planning authority has been able to supply copies of these historic planning records and the extent of works are fully understood.
 - (ii) 8/175/88/LB & 8/177/88– 1988 planning application and listed building consent applications which were approved and allowed for kitchen and bathroom extension. The local planning authority has not been able to supply copies of these historic planning records; these planning records are missing and not accessible
 - (iii) 01/01708/LBC & 01/01707/FUL – 2001 planning application and listed building consent application which allowed for the conservatory extension. The local planning authority has been able to supply copies of these historic planning records and the extent of works are fully understood.
 - (iv) 23/1926/LBC – listed building consent covered extensive fabric repairs to the external envelope to get the building wind & watertight and structurally sound including rebuilding chimneystack, repairs to the timber frame, repairs to brickwork and reinstatement of roof coverings. Some limited internal works were also approved to address ground flooring including removal of Asbestos finishes and sham timbers. These works are known as the ‘phase one’ works
- 2 Under application 8/467/86LB & 8/361/86 the documentary record includes a letter dated 22 December 1987 which refers to a 1966 planning application. The 1966 planning application has the reference number W/2837/66, and it is stated it was concerned with a scheme of works that included “alterations and improvements incorporating into the dwelling a part of former outbuildings” “brick walls to be made good” and “new windows”

2.4 ASSESSING SIGNIFICANCE: DOCUMENTARY RECORDS

- 1 There is a modest amount of documentary records and references specific to Great Bragmans Farm House to assist in providing understanding of the architectural and historic interests of the building and how it has evolved and changed through time. Information obtained through documentary research, which informed the preparation of the summary under 2.1, is referenced in Appendix A and Appendix B

2.5 ASSESSING SIGNIFICANCE: FABRIC ASSESSMENT

- 1 Assessment of the building fabric provides an opportunity to understand the building further, identify the provenance and value of building fabric and identify features of special architectural and historic interest which contribute to the significance of a building. The building fabric at Great Bragmans Farm House was assessed on site visits undertaken on 11 May, 30 May and 14 June 2023 and the observations, which informed the preparation of the summary under 2.1, are detailed in Appendix C with accompanying photographs in Appendix D. Assessment of the garden walls and entrance gates was made on 15 February 2024 and this has been added to Appendix D

2.6 ASSESSING SIGNIFICANCE: CONTEXT

1 Great Bragmans Farm House is one of ninety-three listed buildings/structures located within the rural parish of Sarratt. Twelve of these list entries relate to houses of 15th or 16th century origin that share common interests in that they are of timber frame construction with red brick nogging and/or red brick casing and predominantly tiled roofs. Furthermore at least five of the eleven are also identified as originating as hall houses with cross wings and were “floored and heated” in the 17th century like Bragmans Farm House*. One of the buildings is also identified as having a crown post roof, this being the building (Chandler’s Farm House) that is the earlier of the buildings built in the 15th century. These listed buildings are identified as follows:

- *Chandler’s Farm House (listed 1953) – Late 15th century origins with later additions and alterations. Floored and heated in 17th century. Timber frame, red brick, and tiled roof. Originally a two-bay open hall with lower cross wing. “Crown post roof originally”
- *Buckshill Bottom House and Barn (listed 1980). Late 16th century origins with later additions and alterations. Floored and heated in mid-17th century. Timber frame red brick and tiled roof. Originally a two bay open hall with two bay cross wing. Inglenook. “Clasped purlin roofs with wind braces”
- *Jeffreys Farmhouse, Bucks Hill (listed 1985) – Mid 16th century with later alteration and additions. Floored and heated in 17th century. Timber frame, red brick, and tiled roof. Originally an open hall with cross wing. “Queen struts to collar clasped purlin.”
- *Green End Cottage, Dimmocks Lane (listed 1985) – 16th century with later alteration. Heated 17th century. Timber frame, red brick, and part render and tiled. Probably originally a hall house.
- Red Hall Farm House, Redhall Lane (listed 1983) – late 16th century with later alteration and additions. Timber frame, brick and render and tiled roof. “Clasped purlin roof with wind braces”
- Whitedell Farmhouse, Flauden Lane (listed 1953) – late 16th or early 17th century with alteration. Timber frame, red brick and tiled.
- Hillmead Farm House, Penmans Green (listed 1985) – Late 16th century with later rebuild. Timber frame, redbrick nogging and cladding and render and tiled roof. Tenoned purlin roof.
- Pottens Farm House (listed 1985) – 16th century with later addition and alteration. Timber frame, red brick, and slate roof. “Clasped purlin roof with wind braces”
- Red Lion Cottage (listed 1985) – Early to mid-16th century with later additions and alterations. Timber frame, red brick and tiled. “Queen struts to collars clasping purlins, curved wind braces”
- The Old Cottage (listed 1985) – Late 16th century of 17th century with later additions and alterations. Timber frame, red brick and later stock brick, tiled roof. “Clasped purlin roof”
- Blenheim Cottage (listed 1985) – late 16th century origins with later alteration and additions. Heated in 17th century. Timber frame, red brick and tiled. “Queen struts and collars clasp purlins, wind braces”

2 These buildings are of interest collectively as they represent a good grouping of post medieval timber frames constructed around a similar time period using the same vernacular materials and likely utilising the same timber frame technique. They make a tangible contribution defining Sarratt’s historic rural character and vernacular building traditions. It is cited in Pevsner that in Hertfordshire timber-framed buildings “*survive in astonishing numbers*” and this sample of post medieval timber frames in one parish reinforce that position

3 LEGISLATIVE, POLICY AND GUIDANCE CONSIDERATIONS

3.1 LEGISLATION

It is acknowledged that the local planning authority will have to determine a listed building consent application or planning application to undertake works to Great Bragmans Farm House with due regard to the statutory duty under S16 and S66 Planning (listed buildings and conservation areas) Act 1990 which states:

*“In considering whether to grant **listed building consent/planning permission** for any works the local planning authority or the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”*

3.2 NATIONAL PLANNING POLICY FRAMEWORK (DEC 2023)

The National Planning Policy Framework (NPPF Dec 2023) sets out the government’s planning policies for England and how they are expected to be applied. It is understood the local planning authority should be following the provisions of the NPPF, in terms of process and consideration, to determine an application for works to Great Bragmans Farm House Paragraphs of the NPPF relevant to the assessment and determination of this proposal are acknowledged and detailed below

3.2.1 Application decision-taking

- 1 Under the NPPF there is a presumption in favour of sustainable development and that paragraph 11 instructs local planning authorities as to how they will apply this presumption. For decision-taking this means:

approve development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole

- 2 **Paragraph 47** of the NPPF reinforces this position and states ‘Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing’

3.2.2 Conserving and enhancing the historic environment

- 1 Under the NPPF there are heritage specific policies that are applied in the determination of applications that affect heritage assets, relevant paragraphs are as follows:

- 2 **Paragraphs 200 and 201** require the significance of heritage assets to be identified and understood as part of the decision-making process. The applicant has a responsibility to 'describe the significance of any heritage assets affected, including any contribution made by their setting' whereby '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'. The local planning authority should identify and assess the particular significance of any heritage asset taking account of the available evidence and necessary expertise
- 3 **Paragraph 203** instructs how local planning authorities shall determine heritage-based applications, taking account of:
 - a) *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
 - b) *the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
 - c) *the desirability of new development making a positive contribution to local character and distinctiveness*
- 4 **Paragraphs 205 and 206** cover the considerations that would be given to this proposal which affects a designated heritage asset. The requirements are that great weight is given to the assets conservation in assessing the impact of the proposals and that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Harm or loss being measured in terms of substantial harm, total loss or less than substantial harm to significance

3.2.3 Planning conditions

- 1 With a presumption in favour of sustainable development the NPPF advocates for the use of planning conditions, under **paragraphs 55 and 56**, where 'unacceptable development could be made acceptable through the use of conditions or planning obligations. **Paragraph 56** is specific in precise in how conditions should be applied and states:

'Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise, and reasonable in all other respects. Agreeing conditions early is beneficial to all parties involved in the process and can speed up decision making. Conditions that are required to be discharged before development commences should be avoided, unless there is a clear justification'

3.3 LOCAL PLAN

- 1 Determination of this application will take account of the local authority's local plan policy particularly where there is an up-to-date development plan. Three Rivers District Council have a range of documents that collectively form part of the development plan for the district, and these include the Core Strategy (October 2011), Site Allocations (November 2014) and Development Management Policies (July 2013)
- 2 Heritage policies are set out under the Development Management Policies document (July 2013) with Policy DM3 specific to the built environment. Policy DM3 part a. and b. are specific to works to listed buildings state:
 - a) When assessing applications for development, there will be a presumption in favour of the retention and enhancement of heritage assets and to putting heritage assets to

- b) viable and appropriate uses to secure their future protection. Applications will only be supported where they sustain, conserve and where appropriate enhance the

significance, character and setting of the asset itself and the surrounding historic environment

- c) Listed Buildings The Council will preserve the District's Listed Buildings and will only support applications where:
- (i) The extension/alteration would not adversely affect its character as a building of special architectural or historic interest both internally or externally or its wider setting
 - ii) Any change of use would preserve its character as a building of special architectural or historic interest and ensure its continued use/viability

Applications involving the demolition of a Listed Building will only be granted in wholly exceptional circumstances

3.4 PROFESSIONAL GUIDANCE

- 1 Historic England are the public body that champions and protects England's historic places and Society for Protection of Historic Buildings (SPAB) are the oldest conservation body in the world. The following guidance from these bodies has been consulted in the development of this 'phase two' scheme

- i. *Historic England (2008) Conservation Principles, Policies and Guidance*
- ii. *Historic England (June 2018), Energy Efficiency and Historic Buildings: How to Improve Energy Efficiency*
- iii. *Historic England (Jan 2016), Energy Efficiency and Historic Buildings: Insulating Timber Frame Walls*
- iv. *Historic England (April 2016), Energy Efficiency and Historic Buildings: Insulating Solid Walls*
- v. *Historic England (April 2016), Energy Efficiency and Historic Buildings: Insulating pitched roofs at ceiling level – cold roofs*
- vi. *Historic England (November 2015), Energy Efficiency and Historic Buildings: Insulating pitched roofs at rafter level*
- vii. *Historic England (April 2016) – Energy Efficiency and Historic Buildings: Insulating solid ground floors*
- viii. *Marianne Suhr and Roger Hunt in association with SPAB (2008) Old House Handbook*
- ix. *Marianne Suhr and Roger Hunt in association with SPAB (2013) Old House Eco Book*

4 IMPACT ASSESSMENT AND POLICY COMPLIANCE

4.1 ASSESSING IMPACT: CONTEXT

- 1 This heritage impact assessment is intended to explain the works proposed to the listed building, Great Bragmans Farm House, known as the 'phase two' works, and how and why this scheme has been developed, with comprehensive knowledge of the heritage interest of the building, a clear understanding the value and provenance of its fabric and clear understanding of the building's recent circumstances affecting its interest
- 2 The current owner purchased Great Bragmans Farm in November 2022. On purchasing the property, he instructed builders to refurbish the dwelling ahead of his occupancy; refurbishment was intended to cover repair, maintenance and redecoration and replacing modern bathroom and kitchen fittings. Unfortunately, as refurbishment advanced, the works began to exceed the scope of localised repair and maintenance. It is understood that in part this was the result of defects and problems not previously known coming to light and defects that were initially considered localised repair suddenly required a greater amount of intervention. By March 2023 there was concern that refurbishment of the listed building was escalating beyond what would be permissible without listed building consent and on 6 April 2023 works ceased
- 3 The current project team was assembled at the end of April 2023 to develop a project to refurbish Great Bragmans Farm House and obtain the appropriate consents to facilitate moving this forward. No further works, that could be considered as alteration, commenced after April 2023 while pre-application advice was sought from the local planning authority and a strategy for moving forward was agreed. Subsequently, in November 2023 a 'phase one' listed building consent application 23/1926/LBC was submitted and on 18 January 2024 this was approved facilitating essential works to address previously executed unauthorised works and to get the external envelope repaired and the building made wind, watertight and structurally sound along with limited internal works. The 'phase one' works are currently being executed
- 4 Over and above the 'phase one' works, Great Bragmans Farm House still requires a comprehensive scheme of refurbishment to put it back into habitable condition; the building will remain uninhabitable despite previously executed unauthorised works being addressed and it being made structurally sound, wind and watertight because it has no bathrooms and kitchens, no functioning services (electric, heating) and internal finishes require refurbishment. The works proposed to the building under this 'phase two' work are specific to refurbishing the building to a habitable state and incorporating alterations the owner would like to make which includes alterations to better reveal significance. A corresponding planning application covers relevant works of development to the listed building and works within the grounds of the listed building and all works are detailed under this Heritage Statement
- 5 This heritage impact assessment is to be read in conjunction with the following plans that relate specifically to works to the actual listed building:
 - Existing elevations and floor plans dated 2 June 2023, Drg nos. 03-01 Rev E, 03-02 Rev D, 05-01 Rev B and 05-02 Rev C and 03-04
 - Proposed elevations and floor plans, Drg nos. 03-50 Rev D, 03-51 Rev C, 03-53, 05-

- 50 REV C, 05-51 REV D and 21-03
 - Proposed building sections 04-20 Rev A, 04-21 Rev A, 04-22 Rev and 04-23
 - Proposed internal finishes and details 33-50, 35-01 Rev B, 24-01, 50-01, 50-02, 21-04 and 21-05
- 6 This heritage impact assessment is to be read in conjunction with the following plans that are matters of planning only and relate specifically to works within the grounds of the listed building:
- Existing landscaping plan, drawing no. 90-01
 - Proposed landscaping plan, drawing no. 90-02 Rev D
 - Proposed Gazebo, drawing no. 90-03 Rev A
 - Proposed Greenhouse, drawing no. 90-04
 - Site services (below ground cabling and pipework), drawing no. 50-01 Rev B
 - Entrance gates – Drawings by Securafit

4.2 ASSESSING IMPACT: PRE-APPLICATION ENQUIRY

- 1 A pre-application enquiry was raised with the local planning authority on 16 August 2023 and assigned reference 23/1334/PREAPP/ TONO. The pre-application enquiry was submitted with due regard to policies 39-41 NPPF (September 2023 as was) and the presumption that good planning practice should involve discussing proposals and resolving issues before the submission of formal applications. The purpose of pre-app was to make the local planning authority aware of the circumstances of Great Bragmans Farm House and detail works proposed to bring the building back into a habitable state, addressing unauthorised works and fabric defects would be addressed as well as consider the acceptability of onward alterations the owner wishes to make
- 2 The formal pre-application response was received on 22 November 2023 following a site visit undertaken on 5 October 2023 with the LPAs Planning Officer and Conservation Officer and the building owner's Heritage Consultant and builder in attendance. At the request of the Conservation Officer applications for proposed works have been submitted under a 'phase one' (application addressing matters of unauthorised works, fabric defects and making the building wind and watertight) and 'phase two' (interior works to make the building habitable and alterations desired by the owner) approach. Phase one works were approved 18 January 2024 under listed building consent 23/1926/LBC and are being executed. This application accounts for the 'phase two' works
- 3 'Phase two' alterations raised and considered through the pre-application enquiry concerned alterations to the c.2001 conservatory, replacement of mid-late 20th century external doors and windows and internal alterations allowing for the reconfiguration of part of the internal layout. Key points from the pre-application response were as follows:
- Accepted the principle of undertaking alterations and improvements to the building stating '*On balance, the heritage benefits of the proposed repairs and comprehensive improvement works to the listed building would outweigh the harm already caused by the unconsented, loss of historic fabric*'

External works

- Accepted that the present windows were modern (mid-late 20th century) and accepted the principle of replacing these with slimlite double glazing in a design to match the timber side hung casements which are proven to have existed in the 1950s stating '*All windows appear to be modern and do not positively contribute to the significance of the listed building. The heritage statement includes an image from Historic England Places Collection taken in 1959, the windows are side hung timber*

windows with a single, horizontal glazing bar. It would be considered appropriate to replace the existing windows with slim profile double glazed windows that follow the pattern and design of those seen in figure 6

- Accepted replacement of the c.2001 conservatory based on the proposed drawings presented in the pre-app, stating *'There would be no objection to [the conservatory's] replacement'*
- With regard to the single storey attached barn, the principle of introducing a window in the west end gable was accepted with advice that the window shown in the c.1959 photograph should be reinstated

Internal works

- Accepted proposed ground floor alteration including insertion of new staircase, lift and demolition of internal walling in the west end of the building affecting the c.1988 and c.2001 extensions and alterations to the c.1986 extension in the east end of the floor stating *'The insertion of a new staircase to first floor, lift and demolition of the wall between the dining area and single storey extension would not raise any objections' and 'the proposed new wall and doors for the ground floor master bedroom and installation of a utility room would similarly not raise an objection'*
- Accepted relocation of the kitchen to the west end room but indicated details of service routes would be required and treatment of the wall to the rear of the chimneystack would be required stating *'the proposal to install a kitchen within the historic attached barn (later altered to form part of the dwelling) would not raise an objection. Details regarding services routes can be secured through condition. It was noted on site that there were some interesting historic features on the wall where the fridge/ freezer is located such as the bread oven and brick arches. Details regarding the treatment of these/ how they are covered up should be outlined within the full application'*.
- Raised concerns about the proposal to reduce the cill between of the internal window between the entrance hall and c.2001 conservatory
- Accepted creation of a downstairs toilet adjacent to the basement staircase in principle but stated it would be unfortunate if it obscures the curved wall feature
- No comments were made about proposed changes to the first floor in the pre-application response

2 Taking onboard the pre-application advice the proposals have evolved, and the design amended taking account of the following:

- Proposed alteration to the c.2001 conservatory and replacement of mid-20th century windows reflect works proposed at pre-app and accepted in the pre-application response. Additional information specific to the proposed conservatory and proposed window design have been provided to negate onward conditions
- Proposed internal alterations to the ground floor reflect works proposed at pre-app and accepted in the pre-application response. The exemption being that the alterations to the window between the hall and c.2001 and in responding the pre-app advice this has been omitted. Additional information specific to services, wall finishes, floor finishes and ceiling finishes have been provided to negate onward conditions

- The conservation officer's comments regarding the design of the window in the gable end of the single storey weatherboarded barn are notes and this has been reviewed, revised and any departure from advice will be justified

4.3 ASSESSING IMPACT: EXTERNAL ALTERATIONS

External works should require listed building consent only. Under the provisions of The Town and County Planning (General Permitted Development) (England) Order 2015 (as amended), Schedule 2, Part, 1. Class A external alterations to the listed building would fall under permitted development

4.3.1 Replacement of windows

Proposed work

- Replace existing mid-20th century single glazed leaded light windows with double glazed timber casements presenting central horizontal glazing bar

Considerations and justification

- Documentary evidence, specifically a 1959 photograph of the building taken when the property still served as a farm, identified that windows within the building had been (assume) timber side hung casements with central horizontal glazing bars. The lead-lights that appear in the building today are a conjectural installation installed in the mid-20th century, c.1966 when works were undertaken to the building under planning application W/2837/66 that allowed for "*alterations and improvements incorporating into the dwelling a part of former outbuildings*" "*brick walls to be made good*" and "*new windows*"
- Documentary evidence, specifically photographs of the interior from c.1980, show that in conjunction with the lead-light windows a clunky aluminium framed type of secondary glazing had been installed which remained until recent works commenced. The clunky aluminium framed secondary glazing did unduly draw the eye and detract from the character of the interior
- The proposal put forward is to remove the extant mid-20th century windows and any remaining secondary glazing and replace them with timber casement that replicates the historic style of windows proven to have existed in the building in the mid-20th century before the leaded light style of windows were installed. The change in style of the windows is proposed on an evidence-based consideration to what is known to have existed historically rather than the extant conjectural mid-20th century windows
- The proposed windows shall be constructed with slim lite double-glazing units. The style of the proposed window, with its single horizontal glazing bar, can accommodate being double glazed well and can be constructed to incorporate a traditional solid glazing bar (not stuck on glazing bar) without this appearing oversized or clunky or unsympathetically reducing the glazed area. Critically the use of slim lite glazing will improve the thermal performance of the windows and can negate the need for additional secondary glazing to improve thermal performance. The fact the windows are double-glazed will honestly reflect that they are modern windows
- Listed building consent to change the windows in the adjoining single storey barn and the 1986 extension, windows referenced WG12-2, WG12-3, WG13-1 and WG10-1 on the submitted plans was granted under the previous consent 23/1926/LBC and these can lawfully be changed. The principle of altering the windows within this building has

already been accepted under formal consideration to S16 Act and planning policies. Allowing consent to replace the remaining windows will ensure all windows within the building are consistent in style

- The proposals to change the windows as shown come forward on the basis that this alteration was supported by the local planning authority at pre-application stage under enquiry reference 23/1334/PREAPP/ TONO
- The application is submitted with full drawn details of the proposed windows to negate conditions attached to any consent
- ***With due regard to S16 Planning (listed buildings and conservation areas) Act 1990, heritage provisions of the NPPF and Policy DM3 of TRDC Development Management Policies (July 2013), works to alter the windows are justified and can be achieved in a manner which sustains and preserves the building's special interests and significance and does not adversely affect its character***

4.3.2 Replacement of conservatory

Proposed work

- ***Replace c.2001 conservatory with new conservatory structure***

Consideration and justification

- The existing conservatory on the rear (south) elevation was added to the building c.2001 under the approval of listed building consent 01/01708/LBC & planning permission 01/01707/FUL. It is not a historic structure and considered to be a little fussy in design and of Victorian pastiche with its glazed pitched roof and pedimented roof form
- There is a concern that the existing fully glazed conservatory will be too hot in summer and too cold in winter rendering it largely unfunctional and not fit for purpose. It is considered critical that this space works within the house as it is likely to be one of the rooms that is most used providing the best view and easiest access into the garden
- The proposal is to replace the conservatory with a new conservatory designed in oak with a flat solid roof containing 3 no. rooflights. The change in roof pitch and having a largely solid roof will be critical to keeping the space warmer in winter and reducing heat build-up from solar gain in summer. It is intended that the simple form of the conservatory will not compete with the gabled ends of the original cross wing and c.1988 extension and will provide better balance to the composition of the rear elevation
- The proposals to replace the conservatory as shown comes forward on the basis that this alteration was supported by the local planning authority at pre-application stage under enquiry reference 23/1334/PREAPP/ TONO
- The application is submitted with full drawn details of the proposed conservatory to negate conditions attached to any consent
- ***With due regard to S16 Planning (listed buildings and conservation areas) Act 1990, heritage provisions of the NPPF and Policy DM3 of TRDC Development Management Policies (July 2013), the proposal to replace the conservatory is***

justified and can be achieved in a manner which sustains and preserves the building's special interests and significance and does not adversely affect its character

4.3.3 Rebuild porch (north elevation)

Proposed work

- Rebuild porch on front (north) elevation

Consideration and justification

- The porch on the front (north) elevation was added to the building in the mid-20th century, assume c.1966 when the building was refurbished and gentrified and changed from being a humble farmhouse on a working farm to more house in the country status. Documentary evidence, specifically a 1959 photograph of the building taken when the property still served as a farm, shows the building without a porch. It is likely the porch was added under planning application W/2837/66 that allowed for “alterations and improvements incorporating into the dwelling a part of former outbuildings” “brick walls to be made good” and “new windows”. Photographic evidence shows the porch in place by the early 1980s
- The existing porch will be taken down to facilitate landscaping and the creation of level access into the building and to facilitate repairs to the historic timber frame behind. Some of the historic timber frame behind the porch is decayed and is being repaired and this could only be undertaken following partial taking down of the porch. The timber frame repairs were approved under listed building consent 23/1926/LBC and specifically identified in the approved timber frame repair schedule
- The porch will be rebuilt in brick incorporating feature timbers and a plain tile roof reflecting the existing appearance of the porch. Existing brick will be reused where possible and if this is not achievable the porch will be rebuilt in bricks approved under phase one. Existing plain tiles will be reused. The ridgeline and eaves will sit notionally higher than existing, but this will have no impact on the appearance of the building and for all intent it will appear as existing. The egg store on the east side will be omitted from the rebuilt structure and this is obsolete
- The proposals to replace the porch was not covered under the pre-application enquiry 23/1334/PREAPP/ TONO as works (timber frame repairs and landscaping requirements) that have led to requirement to take it down and rebuild were not known at the time
- ***With due regard to S16 Planning (listed buildings and conservation areas) Act 1990, heritage provisions of the NPPF and Policy DM3 of TRDC Development Management Policies (July 2013), the proposal to take down and rebuild the porch is justified and can be achieved in a manner which sustains and preserves the building's special interests and significance and does not adversely affect its character***

4.3.4 Works to 19th century barn

Proposed work

- Additional refurbishments to external envelope to 19th century barn, specifically rebuilding of the plinth and introduction of a window to the west gable end

Considerations and justification

- The 19th century barn was originally an ancillary farm building, assume stable and store. It is constructed primarily in timber frame with weatherboarded cladding although the eastern gable end is brick construction. It is attached to the northeast corner of the main dwelling, and it is now accessed from the main dwelling by internal doorway from the c.1986 extension. The barn has part provided practical living space associated with the dwelling house function since c.1986 when it the west end of the building became the boiler room, but the eastern part remained stable and store. When the current owner purchased the property in November 2022 the west end room served as a downstairs bathroom with insulation and wall finishes present, but the eastern end remained a store
- The barn's timber frame structure presents deficiencies and had been subject of unauthorised works. Remedial works to address these issues were dealt with and approved under 'phase one' works covered by listed building consent 23/1926/LBC and approved works are currently being implemented. Approved works included removal of blockwork on south side and reinstatement of timber frame and weatherboard cladding, removal of recent installations, repairs to timber frame, removal and reinstatement of weatherboarding over new wall insulation, replacement of windows, replacement of door and introduction of new limecrete flooring
- During the course of implementing works under 'phase one' covered by listed building consent 23/1926/LBC it became apparent that the brick plinth was failing and on inadequate footings to serve its conversion or support the new floor. The brick plinth will be rebuilt using salvaged fabric where possible and matching new materials where required. The brickwork will be extended below ground level to provide greater stability to the plinth
- It is intended to introduce a new window into the west gable end of the 19th century barn. The proposals to install the new window come forward on the basis that this alteration was supported by the local planning authority at pre-application stage under enquiry reference 23/1334/PREAPP/ TON. The conservation officer did wish to see the window replicate the window that is shown in the 1959 photograph. Unfortunately, this can not be done exactly as alterations to the wall of the barn and positioning of bracing prohibit this from happening but the proposed window is as close to matching as can be achieved
- The application is submitted with full drawn details of the proposed windows to negate conditions attached to any consent
- ***With due regard to S16 Planning (listed buildings and conservation areas) Act 1990, heritage provisions of the NPPF and Policy DM3 of TRDC Development Management Policies (July 2013), additional refurbishments to the barn will sustain, preserve and enhance the building's special interests and significance and not adversely affect its character***

4.3.5 Remove paint from historic timber frame

Proposed work

- Remove black paint finish from externally visible historic timber frame

Considerations and justification

- Repairs have been made to address defect and decay in the historic timber frame

under 'phase one' covered by listed building consent 23/1926/LBC. The completed repairs have been completed in green and seasoned oak

- The oak repairs currently contrast and stand out against the painted finish that has previously been applied to the historic oak frame. In order to reconcile the external appearance of the timber frame the option is to either paint the oak repairs black to match the appearance of the historic timber frame or remove the paint finish from the historic timber frame and allow the historic oak to appear in its natural state
- The proposal is to remove the paint finish from the from the historic timber frame so it is presented in its natural state and matches the repairs. The historic timber frame would not have originally been painted although the present paint finish may have existed for a long period of time. The black painted frame did exist in 1959 (shown on earliest know photograph of the building). Removal of the paint finish would be taking the external frame back to its original or early appearance
- The paint finish, as modern film forming paint, affects the natural hydroscopic qualities of the hard wood oak impeding timber moisture content equilibrium. The presence of the film forming paint may cause extensive liquid moisture to become trapped resulting in elevated timber moisture content and decay. Removal of the paint finish from the oak will be in the best interests of preserving the historic timber frame
- ***With due regard to S16 Planning (listed buildings and conservation areas) Act 1990, heritage provisions of the NPPF and Policy DM3 of TRDC Development Management Policies (July 2013), removing the paint from the historic timber frame will sustain, preserve and enhance the building's special interests and significance, not adversely affect its character and not result in the loss of historic fabric***

4.4 ASSESSING IMPACT: INTERNAL ALTERATIONS

All internal alterations will require listed building consent only

4.4.1 First Floor: Alterations to floor plan and room use

Proposed work

- Reconfigure of floor plan incorporating introduction of new staircase and lift within c.1988 extension, removal of mid-20th century partitioning within historic main range and provision of bathrooms

Considerations and justification

- The present layout of the first floor is not original or historic but reflects a floor plan which was created in the mid to late 20th century. The present floor plan accommodates alterations made when the former barn at the west end of the building was converted to residential use c.1966 under planning application W/2837/66 that allowed for "*alterations and improvements incorporating into the dwelling a part of former outbuildings*". At this point in time room F2 to the west end was created and the corridor F4 running along the south side of the main range must have also been formed to facilitate access to the new bedroom F2. The presence of modern fabrics through these spaces including plasterboard walls and plasterboard ceilings reinforces where mid-20th century alteration was executed. Room F1 was added c.1988 when the building was extended on the west side of the south elevation under listed building consent 8/175/88/LB and planning permission 8/177/88. The

arrangement of space within the cross wing better reflects a historic arrangement of space with the main bedroom F6 proportioned between single bay of the cross wing, the fireplace is centred to the room's proportions on the east wall and the walls contain historic fabric particularly the west wall where some wattle and daub survives. The staircase and landing, room F7, are also likely historically proportioned (although unlikely original) but the other spaces to Room F6a and F8 reflect later alteration

- Some alterations are proposed to the first floor as alterations that would better serve the building's owner who is paraplegic, a full-time wheelchair user and assisted by 24-hour carers. Alterations are proposed within room F1, this being the c.1988 extension added under listed building consent 8/175/88/LB and planning permission 8/177/88. In this room it is proposed to introduce a new staircase and lift that will provide lift access from ground to first floor for the building owner in conjunction with adjacent stair access for the carers. Repurposing room F1 and incorporating a lift and new staircase will have no impact on any historic fabric, affecting only 20th century floor structures and plasterboard and gypsum finishes. Works within room F1 will be read as being part of a later modern extension and will not confuse understanding of historic parts of the building
- Alterations are proposed to the floor plan within the buildings main range, room F3, F4 and F5, to reverse works undertaken in the mid-20th century, C.1966, when corridor F4 was created. When corridor F4 was created an original and/or historic principal room (now part F5) was subdivided by a wall partition, and a lower ceiling line was formed in plasterboard over F5 and F4. The line of the original historic ceiling with its lath and plaster part intact can be seen in the roof void above the plasterboard ceiling. The intention is to remove a mid-20th century, c.1966, partition wall and ceiling and reinstate room F5 room back to its original historic proportions (footprint and ceiling alignment) and this will better serve the architectural and historic interests of the building and better reveal its significance. In removing the corridor F4, a doorway opening will be reinstated in the southwest corner of the new room to the south of the chimneystack becomes a separate room
- No alterations are proposed to the extant floor plan within the cross wing
- In summary the existing proportions of extant rooms F1, F2, F3, F6, F6a, F7 and F8 remain unchanged. Alterations are proposed to the arrangement of room F4 and F5
- Bathrooms were removed from the building pre-April 2023 when the original refurbishment was underway and before works were stopped after exceeding the scope of localised repair and maintenance. It is known that prior to April 2023 the first floor had three bathroom this being room F1, room F6a and room F8. The 'phase two' scheme proposes bathroom provision which is necessary for the building to be made habitable once again. It is proposed that on the first floor there will be three bathrooms again. F3 becoming an en-suite to room F2, as this small room is without natural light it does not lend itself to use as a bedroom or study but will serve an en-suite well. Where the corridor is lost to the southside of the chimneystack this space will become an en-suite to room F5 although a doorway off room F2 will facilitate access through the first floor. Room F6a will continue as an en-suite to room F6 and again this small room does not lend itself to use as a study of bedroom but serves an en-suite well
- The proposals to reconfigure the first floor comes forward on the basis that this alteration was presented at pre-application stage under enquiry reference 23/1334/PREAPP/ TONO and no objection was raised. The insertion of a new staircase and lift within the c.1988 extension was specifically accepted

- ***With due regard to S16 Planning (listed buildings and conservation areas) Act 1990, heritage provisions of the NPPF and Policy DM3 of TRDC Development Management Policies (July 2013). Alterations to the floor plan on the first floor and changes to room use will sustain, preserve and enhance the building's special interests and significance, not adversely affect its character and not result in the loss of historic fabric***

4.4.2 First Floor: reinstatement of interior features

Proposed work

- Reinstatement of open fireplace to room F6

Considerations and justification

- A chimneybreast and fireplace exists on the east wall of room F6 associated with the external chimneystack on the east side of the building. The fireplace is a historic feature and focal point in the building but has previously been blocked up and plastered over and the interest of the feature has been lost
- During investigative works, and in connection with rebuilding chimneystack above eaves height as approved in 'phase one' works under listed building consent 23/1926/LBC, some of the mid-20th century gypsum plaster finish and the brickwork infill within the fireplace opening has been removed and the original proportions and appearance of the fireplace has been revealed. The fireplace opening is simple but characterful with chamfered red brick reveals and timber lintel
- It is proposed that the fireplace will remain as a (nonfunctioning) fireplace now that the mid-20th century infill has been removed. Further gypsum plaster finishes will be removed from the top of the fireplace to reveal more of the historic fabric. The historic brickwork and historic timber lintel will carefully be cleaned up and restored
- Revealing this historic fireplace feature will enhance the character of room F6 and better reveal the significance of the interior within the original cross wing
- ***With due regard to S16 Planning (listed buildings and conservation areas) Act 1990, heritage provisions of the NPPF and Policy DM3 of TRDC Development Management Policies (July 2013). Reinstating the fireplace in room F6 will sustain, preserve and enhance the building's special interests and significance, better reveal its significance and not adversely affect its character***

4.4.3 First Floor: Internal finishes

Proposed works

- Making good ceilings, walls and floors

Considerations and justification

- The interior of the building is currently uninhabitable and as part of refurbishment there are internal works required to make good and redecorate interior ceilings, walls and floor finishes and, in some cases, reinstate ceilings, walls or floor finishes. Under 'phase one' works covered under listed building consent 23/1926/LBC consent has already been granted to remove shame timbers from c.1980s parts of the building

specifically room F1 and F6 and additionally remove Artex woodboarded ceiling from F6 and reinstate the ceiling to the underside of the rafters and collar

- As a consequence of refurbishment works undertaken to the building in the mid-late 20th century gypsum plaster finishes, often on plasterboard surfaces, are ubiquitous on walls and ceilings and a very limited amount of historic plaster finishes survive. Room F1 is within c.1988 extension built outright in cavity construction with blockwork overlaid by gypsum plaster finishes on internal walls and plasterboard with gypsum plaster finishes to ceilings. Room F2 is located within the historic part of the building which served as a barn before its conversion to residential use in the mid-20th century and when it was converted the internal finishes deployed were plasterboards with gypsum finishes and sheet board floor. Rooms F3 – F8 are all in original and historic parts of the building although only room F5, F6 and F7 present remnants of historic ceiling, wall or floor finishes
- A schedule of works accompanies the listed building consent application and details the existing and proposed ceiling, wall and floor finishes for each room. No historic fabric will be lost or compromised as part of works to make good ceilings, walls and floors. Works to the interior do account for improving the thermal performance of ceilings and external walls through the use of compatible wall insulations. Some existing finishes in reasonable order require making good through localised repair and where this is the case this will be undertaken on a like for like basis which may involve using gypsum plasters to match existing. While it may be desirable to remove all extant modern wall and ceiling finishes from historic parts of the building there is a cost consideration to doing which the project budget doesn't cover. Special care will be given to restoring room F5 and F6 where significant historic materials survive particularly in the internal wall between the two rooms
- ***With due regard to S16 Planning (listed buildings and conservation areas) Act 1990, heritage provisions of the NPPF and Policy DM3 of TRDC Development Management Policies (July 2013) works proposed to make good ceilings, walls and floors on the first floor will sustain, preserve and enhance the building's special interests and significance, not adversely affect its character and not result in the loss of historic fabric***

4.4.4 Ground Floor: Limited alterations to layout and room use

Proposed work

- Alterations incorporating introduction of new staircase and lift within c.1988 extension, removal of east c. 1988 extension wall between conservatory, reinstate of internal wall in c.1986 extension (between G10 and G11) and provision of kitchen and downstairs toilets

Considerations and justification

- The present layout of the ground floor reflects a floor plan created in the mid to late 20th century and early 21st century when the footprint of the building was substantially enlarged. It incorporates the footprint of rooms created in the former barn at the west end of the building which was converted to residential use c.1966 under planning application W/2837/66. It incorporates extension to the east side of the building added in c.1986 under listed building consent 8/467/86LB and planning permission 8/361/86, extension to the south elevation added in c.1988 under listed building consent 8/175/88/LB and planning permission 8/177/88 and the conservatory extension on the south elevation added c.2001 under listed building consent 01/01708/LBC and planning permission 01/01707/FUL. Notwithstanding these additions there are principal original and historic rooms within the main range and

cross wing, particularly the main entrance hall room G4 and reception room G6 and to a lesser degree G7 and G9, which retain strong historic character and are discernible as original and historic parts of the building

- Limited alterations are proposed to the ground floor layout and fundamentally the ground floor layout does not change. No alterations are proposed within the principal historic rooms specifically G4, G6 and G7
- Some alterations are proposed to the ground floor as alterations that would better serve the building's owner who is paraplegic, a full-time wheelchair user and assisted by 24-hour carers. Alterations are proposed within room G1, this being the c.1988 extension. In this room it is proposed to remove the current ceiling/floor structure and introduce a new staircase and lift that will provide lift access from ground to first floor for the building owner in conjunction with adjacent stair access for the carers. Repurposing room F1 and incorporating a lift and new staircase will have no impact on the significance of the building, affecting only 20th century floor structures and plasterboard and gypsum finishes. Works within room F1 will be read as being part of a later modern extension and will not confuse understanding of historic parts of the building
- Alteration is proposed to remove the wall between room G1 and G3 (conservatory). This wall is associated with the c.1988 extension and is a modern wall of modern cavity construction. This alteration will have no impact on the significance of the building. Removal of this wall will improve access into the conservatory particularly serving the building's owners needs as it will make the conservatory space more accessible for a wheel chair. Where the wall is partially removed glazed screening will be introduced between the two spaces
- Alteration is proposed to introduce a new section of internal wall within the room to the east end of the building within the c.1986 extension. The new section of internal wall will reinstate the divide between room G10 and room G11 where an internal division does not currently exist. This alteration will affect the layout of the c.1986 extension and will have no fundamental impact on the architectural and historic interest of this listed building
- The proposal is to install the kitchen in room G2 to the west end of the building. This room is the largest of the ground floor spaces and is a logical location for the kitchen. It is an easy space to access off the main entrance hall and affords easy access into the conservatory and onward into the garden. It is an easy space to service with water and waste to connect to external supplies and pipework. Where lower parts of the external walls comprise of brickwork and blockwork this space allows kitchen units to be installed without harm to historic fabric. The fragile wall to the rear of the chimneystack will be protected by a stud partition and the units will be installed in front of the stud wall
- The proposal is to introduce a small downstairs toilet in the nook on the north side of room G9 behind the basement staircase This small space provides a logical position for the downstairs toilet tucking it off an existing hallway. The historic timber frame, comprising of timbers within the north wall and ceiling joists, will be remain visible within the room. The new internal wall will be formed of stud partition and decorated plasterboard
- The proposals to undertake limited works of reconfiguration on the ground floor as shown comes forward on the basis that this alteration was supported by the local planning authority at pre-application stage under enquiry reference 23/1334/PREAPP/TONO. Through the pre-app it was stated that *'The insertion of a new staircase to first floor, lift and demolition of the wall between the dining area and single storey*

extension would not raise any objections' and 'the proposed new wall and doors for the ground floor master bedroom and installation of a utility room would similarly not raise an objection'

- ***With due regard to S16 Planning (listed buildings and conservation areas) Act 1990, heritage provisions of the NPPF and Policy DM3 of TRDC Development Management Policies (July 2013), limited reconfiguration to the ground floor would sustain, preserve and enhance the building's special interests and significance, not adversely affect its character and not result in the loss of historic fabric***

4.4.5 Ground Floor: restoration of interior features

Proposed work

- Reinstatement inglenook fireplace in room G4 to its historic proportions

Considerations and justification

- The building possesses a feature inglenook fireplace located in room G4 (entrance hall), being one of the principal historic rooms associated with the main range on the ground floor. The fireplace is located to the west side of the room and served by the main central chimneystack which runs up through the building. The original fireplace opening is defined by the brick jambs and a timber lintel with chamfered and stop mould detailing on the timber lintel. It is evident that later brickwork has been introduced inside the inglenook to reduce the dimensions of the fireplace to accommodate a more modest fireplace aperture. The brick associated with the infill appearing to be modern, mid-late 20th century, and also incorporates some repurposed timbers have been added over the brickwork to create a feature. To the rear north side of the fireplace is a bread oven door with bread oven space behind
- During investigative works, and in connection with removing concrete floors approved in 'phase one' works under listed building consent 23/1926/LBC, the repurposed timbers and the front bricks of the modern brickwork infill were removed. This revealed brickwork behind that was earlier than the modern mid-20th century brickwork but still infill that had been introduced inside the original inglenook
- It is proposed that the inglenook will be restored to its original proportions and the later brickwork that had been introduced into the inglenook opening to create a more modest fireplace aperture will be removed. Revealing the original proportions of the inglenook fireplace will better reveal this significant feature and enhance the character of room G4. The surviving cast iron bread oven door and bread oven will be retained
- ***With due regard to S16 Planning (listed buildings and conservation areas) Act 1990, heritage provisions of the NPPF and Policy DM3 of TRDC Development Management Policies (July 2013), restoring the inglenook in G4 to its original proportions by removing later brick infill will sustain, preserve and enhance the building's special interests and significance, better reveal its significance, not adversely affect its character and not result in the loss of historic fabric***

4.4.6 Ground Floor: Internal finishes

Proposed works

- Making good ceilings, walls and floors (excluding 19th century barn parts)

Considerations and justification

- The interior of the building is currently uninhabitable and as part of refurbishment there are internal works required to make good and redecorate interior ceilings and wall finishes and, in some cases, reinstate ceilings and wall finishes. Under 'phase one' works covered under listed building consent 23/1926/LBC consent has already been granted to remove shame timbers from c.1980s parts of the building specifically room G1, G10 and G11
- As a consequence of refurbishment works undertaken to the building in the mid-late 20th century gypsum plaster finishes, often on plasterboard surfaces, are ubiquitous on walls and ceilings and a very limited amount of historic plaster finishes survive. Room G1, G10 and G11 are rooms within c.1980s extensions which built outright in cavity construction with blockwork overlaid by gypsum plaster finishes on internal walls and plasterboard with gypsum plaster finishes to ceilings. The porch additions, room G5 and G8 were added in the mid-20th century and where internal finishes exist they are gypsum plaster finishes. Room G2 is located within the historic part of the building which served as a barn before its conversion to residential use in the mid-20th century and when it was converted the internal finishes deployed were plasterboards and gypsum finishes. Rooms G4, G5, G7 and G9 are all in original and historic parts of the building although only room G4 presents remnants of historic wall finishes
- A schedule of works accompanies the listed building consent application and details the existing and proposed wall and floor finishes for each room. No surviving historic fabric will be lost or compromised as part of works to ceilings and walls. Works to the interior do account for improving the thermal performance of ceilings and external walls through the use of compatible wall insulations. Some existing finishes in reasonable order require making good through localised repair and where this is the case this will be undertaken on a like for like basis which may involve using gypsum plasters to match existing. While it may be desirable to remove all extant modern wall and ceiling finishes from historic parts of the building there is a cost consideration to doing which the project budget doesn't cover. Special care will be given to restoring room G4 (entrance hall) where the north, east and west wall require sensitive remedial works
- With the exception of the suspended timber floor to room G6, the flooring throughout the ground floor has most recently been solid concrete flooring which was assumed introduced in the mid-late 20th century when the building was refurbished and extended. Under 'phase one' works covered under listed building consent 23/1926/LBC consent has already been granted to introduce a limecrete floor with underfloor heating throughout the ground floor replacing the previous concrete floors. The schedule of works accompanying the listed building consent detail how floor materials to be laid over the limecrete flooring
- ***With due regard to S16 Planning (listed buildings and conservation areas) Act 1990, heritage provisions of the NPPF and Policy DM3 of TRDC Development Management Policies (July 2013) works proposed to make good ceilings, walls and floors will sustain, preserve and enhance the building's special interests and significance, not adversely affect its character and not result in the loss of historic fabric***

4.4.7: Basement

Proposed works

- No works are proposed within the basement

4.4.8 Works to 19th century barn

Proposed work

- Internal refurbishment

Considerations and justification

- In terms of most recent use, 1/3 of the barn at its west has been accessible from the house and in domestic use providing a downstairs toilet and utility facilities. The east end 2/3 of the barn has functioned as a barn/storage and accessed from the outside only. Planning records indicate that the west end of the barn was converted into domestic use c. 1986 when the single-story extension was added to the east side of the dwelling and internal access was knocked through into the barn and the boiler was placed in the barn.
- Under 'phase one' works covered by listed building consent 23/1926/LBC approval has already been granted to undertake extensive refurbishments to the barn including repairing the roof, renewing rainwater goods, repairing the barn's timber frame (also addressing unauthorized works) removing and replacing the weatherboarding over a woodwool insulation board, replacing the windows and door and introduce a limecrete floor incorporating under floor heating throughout. These refurbishment work will ensure the barn stands in good repair and facilitate its onward conversion to habitable accommodation under these 'phase two' proposals
- Under this 'phase two' application the works proposed will facilitate conversion of the entire interior of the barn into habitable living space specifically the east end of the barn will become a plant room and utility, the central part of the barn will become a large bathroom and the west end of the barn becoming a dressing room. These alterations would ensure the barn better served its owner who is paraplegic, a full-time wheelchair user and assisted by 24-hour carers and would benefit from having these facilities on the ground floor
- The works proposed to the interior under this 'phase two' application allow specifically for the insertion of a ceiling finish and provision of wall finishes. A limecrete floor with under floor heating is already approved for installation under phase one application and over this will be laid floor tiles. The walls will be boarded with wood wool board to take decoration and tiles and the timber frame will sit behind this. At roof level the ceilings will be open to the underside of the roof and the roof structure and particularly the striking King post trusses will remain features of the room. Full details of internal finishes are provided in the accompanying schedule of works and wall detail drawings. Fixtures and fitting specific to units for the utility and bathroom fittings will be installed
- ***With due regard to S16 Planning (listed buildings and conservation areas) Act 1990, heritage provisions of the NPPF and Policy DM3 of TRDC Development Management Policies (July 2013), internal refurbishment works within the 19th century barn will preserve and enhance the building's special interests and significance, not adversely affect its character and will not result in the loss of historic fabric***

4.5 ASSESSING IMPACT: LANDSCAPING AND GARDEN STRUCTURES

4.5.1 Landscaping/gardening

This work would not require planning permission nor listed building consent but is identified for completeness

Proposed works

- Landscaping/gardening enhancements

Considerations and justification

- In conjunction with works to refurbish Great Bragmans Farm House a scheme of works is proposed to revise and enhance the garden immediately around the dwelling and within the rear garden
- The building's owner is paraplegic, a full-time wheelchair user and assisted by 24-hour carers and it is important for him to be able to have access around the full extent of the exterior of the house and within the rear garden area. This access will rely on the provision of a hard surfaced pathways, ramped to serve wheelchair access. A pathway will be introduced around the front and sides of the dwelling.
- The new pathways will also define the route of a new below ground drainage system and below ground service runs as these services are improving in association with the building's extensive refurbishment. Having this surfaces under pathways means they locations are identifiable and accessible if any future works are necessary
- Works are proposed within the existing rear garden area which is defined and enclosed by existing garden walls (of mid-late 20th century construction) to the east, south and west. The existing walls will remain. Landscaping and gardening works will include the provision of pathways, patios and enhanced planting to create attractive nature friendly area. Existing trees will be retained
- The landscaping and garden enhancements proposed are intended to meet user requirements for outdoor space but are also intended to enhance the setting of the listed building and the relationship between garden and house
- It is acknowledged that the provision of hard surfacing such as pathways and patios will fall under permitted development by virtue of the provisions of The Town and County Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part, 1. Class F. The works are identified for completeness and context of the erection of other structures (Gazebo and greenhouse)

4.5.2 Erection of Gazebo

This work requires planning permission only

Proposed works

- Erect a Gazebo in the rear (north) garden

Considerations and justification

- It is acknowledged that the erection of the Gazebo will require planning permission by virtue of the provisions of The Town and County Planning (General Permitted Development) (England) Order 2-15, Schedule 2, Part, 1. Class E, E.1
- In conjunction with works to refurbish Great Bragmans Farm House and proposals to revise and enhance the rear garden area it is intended to erect a Gazebo. This will be an open sided structure with covered roof measuring 5m by 3.m in footprint and at a height of 3.5m. The Gazebo will be located away from the rear of the dwelling adjacent to a patio area. Its plain tile roof will match the roof on the listed building
- The Gazebo will complement the garden and will fit naturally within this space. The presence of the Gazebo will be fitting to the domestic setting of the house. Its size, form and position within the garden will ensure it does not rival or unduly encroach on the listed building. The presence of the Gazebo will not compromise or obscure views of the rear of the listed building from the garden area
- ***With due regard to S66 Planning (listed buildings and conservation areas) Act 1990, heritage provisions of the NPPF and Policy DM3 of TRDC Development Management Policies (July 2013), erection of the Gazebo would sustain, preserve and enhance the listed building's domestic setting and not adversely affect significance***

4.5.3 Erection of Greenhouse

This work requires planning permission only

Proposed works

- Erect a Greenhouse

Considerations and justification

- It is acknowledged that the erection of the greenhouse will require planning permission by virtue of the provisions of The Town and County Planning (General Permitted Development) (England) Order 2-15, Schedule 2, Part, 1. Class E, E.1
- In conjunction with works to refurbish Great Bragmans Farm House and proposals to revise and enhance the rear garden area it is intended to erect a greenhouse to serve the flower garden/vegetable garden to the west side of the garden area. This will be a glazed structure measuring 7m by 3.m in footprint and at a height of 3.2m
- The greenhouse will complement the flower garden/vegetable garden and will fit naturally within this space. The presence of the greenhouse will be fitting to the domestic setting of the house. Its size, form and position within the garden will ensure it does not rival or unduly encroach on the listed building. The presence of the greenhouse will not compromise or obscure views of the rear of the listed building from the garden area.
- ***With due regard to S66 Planning (listed buildings and conservation areas) Act 1990, heritage provisions of the NPPF and Policy DM3 of TRDC Development Management Policies (July 2013), erection of the greenhouse would sustain, preserve and enhance the listed building's domestic setting and not adversely affect significance***

4.5.4 Alterations to gated entrance

This work requires planning permission only

Proposed works

- Alter existing gated entrance

Considerations and justification

- It is acknowledged that the improvement and alterations to the gated entrance will require planning permission by virtue of the provisions of The Town and County Planning (General Permitted Development) (England) Order 2-15, Schedule 2, Part, 1. Class A, A.1 (d)
- The existing electric gates are broken as the electric opening does not work. Additionally, the extant electric gates do not meet safety standards as they had not provided safe refuge behind the east gate i.e. if the electric gate opened you could get crushed behind it as there was not a safe space. To address these deficiencies the existing gates will be replaced, and refuge area created behind the east gate
- The existing gate piers and flanking wall will be retained. The replacement electric gates will be similar in design to the existing gates. The current lighting will be removed, and new lantern lights will be introduced to the top of the gate pier. A new intercom and ANPR camera will be installed on the gate piers
- The entrance gates front the roadside access to Great Bragmans Farm House and are not located in direct line of sight from the house. You cannot see the gates from the house or the house from the gates. The improvements and alterations to the gates will have no impact on the immediate setting of the house. The improvement and alteration to the gates will not significantly change the existing roadside entrance. The improvement and alterations will mostly preserve the existing entrance arrangement abet providing better lighting and better gates
- ***With due regard to S66 Planning (listed buildings and conservation areas) Act 1990, heritage provisions of the NPPF and Policy DM3 of TRDC Development Management Policies (July 2013), alterations to the property's gated entrance would sustain, preserve and enhance the listed building's setting and not adversely affect significance***

5 FURTHER DESIGN AND ACCESS CONSIDERATIONS

5.1 PRE-APPLICATION DISCUSSION

The works proposed have been discussed at pre-application stage and a formal pre-application response was received on 22 November 2023 under pre-application enquiry 23/1334/PREAPP/ TONO. This 'phase two' application is made following favourable pre-application response

5.2 SITE USE

The current use of Great Bragmans Farm House as a dwelling house has been established for centuries and this use will remain

5.3 SCOPE OF WORKS

The proposed works of alteration to the listed building and within the garden have been detailed in section 4 above. The proposed works involve works to the listed building and works within the grounds specifically the erection of some new garden structures within the rear garden. The works proposed to the listed building will preserve the building's existing scale, form, and historic appearance

5.4 ACCESS

Great Bragmans Farm House is accessed by private driveway off Great Bragmans Lane. There is no access to the property from the rear. The proposed works of alteration to this listed building will not involve any changes to the existing access arrangements

Appendix A

APPENDIX A

ASSESSING SIGNIFICANCE: DOCUMENTARY RECORDS

- 1 There appears to be a reasonable amount of documentary records and references specific to Great Bragmans Farm House to assist in providing understanding of the architectural and historic interests of the building and how it has evolved and changed through time. Information obtained through documentary research also provides insight into the building's use, function and owners at certain points in the building's history

Books and archives

- 1 Great Bragmans (as spelt in the reference) has a brief mention in British History Online (BHO) in the entry for Sarratt where it states, "*William Kingsley died seised of the manor of Goldingtons, and the farm called Bragmans in 1611*". In the footnotes of the Sarratt entry it also states; "*In 1538-9 Ralph Hawtrey conveyed the manor of Sarratt and Sarratt Mill and the lands called Bragmanys to William Heydon of the Grove Watford*" and goes on to note Bragmans Farm perhaps took its name from Bertram de Bragenham who held land in Sarratt of Sir John de Roos in the fourteenth century"
- 2 Great Bragmans Farm House is referenced in Pevsner (2002 Ed) although the reference is brief noting only "*Bragmans Farm. Hall-house with timber framed cross-wing*". Within the book's introduction there is general reference to Hertfordshire's timber-framed buildings of which it notes they "*survive in astonishing numbers*". Reference is made to the late medieval building whereby it states "*By the late C15 there had begun a general rebuilding of farmhouses, usually on a T-plan with the cross-wing at the upper end of a small hall open from floor to roof and heated by an open hearth*". Reference is made to these buildings having crown-post roofs as late as 1500, but a generation or so later the clasped-purlin roof becoming ubiquitous
- 3 Under a search of the Hertfordshire Archives there appears to be no references to Bragmans Farm (or derivatives of the name). There are nearly 1000 records for Sarratt, and it is not possible to search all of these for the purpose of this documentary research
- 4 Under a search under the National Archives Catalogue there is one reference to specific to Bragmans Farm in connection with the Manor of Goldington and thirteen references to the Manor of Goldington in Sarratt which may contain information relevant to Bragmans Farm House. There are over 850 records referencing Sarratt and it is not possible to search all of these for the purpose of this documentary research. Relevant documents are mostly cited to be held at Hertfordshire Archives and Local Studies with only one document held at Buckinghamshire Archives*, and include:
 - (i) Ref D/SB: Deeds and papers, Sarratt manorial records 14th-19th century*
 - (ii) Ref DE/B664/29281: Deed of Trust dated 17th April 1778 specific to the Manor of Goldingtons with appurtenances: Bragmans Farm, woodlands etc in Sarratt.
 - (iii) Ref DE/B664/29286: Estate Sales Particulars for 11 October 1808 for sale of Manor of Goldingtons and Rowhall
 - (iv) Ref DE/B664/29288: Title Deeds for Manor of Goldingtons & Rowhill with field names and owners date unknown
 - (v) Ref DE/B664/29283: Title deeds for manor of Goldington and Rowhill dated 5 March 1779
 - (vi) Ref: DE/B664/29267: Release for lands in Sarratt and Watford dated 30 September 1752
- 5 Under a search of the Historic England Archives there are no specific references to Bragmans Farm but there is general reference to Sarratt and "*a file of material created by RCHME, recording historic monuments in the parish*" Ref IN01673. A visit to the Historic England Archive in Swindon established the Sarratt file contains no information relevant to Great Bragmans Farm House and no records are held in this archive on the building

Historic newspaper references

- 1 Bragmans Farm is referenced in historic newspaper records as follows:
 - (i) **1980:** 29 February Buckinghamshire Examiner. Notice of sale of Bragmans Farm near Latimer by Thames Water Authority. (Extract under Appx B Fig. 1)
 - (ii) **1941:** 6 June. Bucks Examiner. Notice of wedding of Pte Arthur Harold Saunders of Bragman's Farm, Sarratt and Mable Alice Newman.
 - (iii) **1907:** 9 February. Advert for sale of meadow and mixture hay and straw from farms including Bragmans. (Extract under Appx B Fig. 2)
 - (iv) **1860:** 4 August. Bucks Herald. Confirmation that The Goldington's Estate was sold to Mr Ingram M.P, the proprietor of the Illustrated London News.
 - (v) **1860:** 18 July. The Morning Herald. Advert for the offer of sale at auction of The Goldingtons Estate, Sarratt including Goldington House and *"also the several farms including Goldington's Rose Hall, Bragman's and White Hill together with sundry woodlands"* (Extract under Appx B Fig. 3)
 - (vi) **1858:** 6 November. The Bucks Herald. Auction advert for the sale at Bragman's Farm, Sarratt, Herts of live and dead farm stock comprising of 2 cart horses, Shoerthorn cows calves, 10 down weather sheep 18 pigs and 33 head of poultry and dead stock being waggons, carts, plough, harrows, land roller, barn tackle, winnow machine and *"a portion of the household furniture and effects of Mr William Hosier who is removing"*
 - (vii) **1858:** 12 January. The Herts Guardian. Notice of timber to be sold at auction by Mr Thomas Lavender on instruction from Tomkyn Dew Esq. "1750 sticks of capital beech, ash, cherry and elm timber....as now standing lotted and marked in white paint in the woods and fields on Rose Hall and Bragman's Farm" (Extract under Appx B Fig. 4)
 - (viii) **1850:** 23 February. Hertford Mercury. Notice of timber to be sold at auction by Mr Thomas Lavender (Surveyor and Estate Agent) including 162 capital oak timber trees, 135 beech, 28 ash, 33 asp and 33 cherry as now timber standing on land including Bragman's Farms (Extract under Appx B Fig. 5)
 - (ix) **1847:** 11 December. The Hertford Mercury. Article regarding a criminal act against horses at the stable of Mr William Hosier of Bragman's Farm
 - (x) **1844:** 24 February. Hertford Mercury and Reformer. Notice of timber to be sold at auction by Mr Thomas Lavender including prime beech, seventy-six oak ash and cherry timber standing in Upper Debarines Wood on Bragman's Farm Lime Hill Wood.

Photographic records

- 1 One historic photograph is available for Great Bragmans Farm House in Historic England's Places Collection. The photograph dated to 1959 shows the front elevation with rendered gable end, timber casement windows with central horizontal glazing bars, the west end of the building as a weatherboarded assumed non-domestic and car slide to rear and no front porch. (Photograph under Appx B Fig. 6)
- 2 There is one Images of England photograph showing Great Bragmans Farm House which was taken on 23 September 2005 but is not accessible to view. An additional photograph taken 8 September 2004 shows the threshing barn to the north. These photographs are not provided in Appendix B due to copyright
- 3 There are six photographs of the building in the possession of the current owner that date to May 1986 and show Great Bragmans Farm House before the single storey extension was added to

the east side and before the two storey extension was added to the west side of the rear elevation, One external photograph shows the west end of the building, the weatherboarded end, which is shown converted into living accommodation and served by non-ledged top hung casement windows and French doors. A second external photograph shows the rear south elevation the rear porch present and leaded windows throughout the rear of the building. The four internal photographs show the main ground floor rooms with G2 having an inbuilt bar no post and a brick pier, G4 with a plastered ceiling and without exposed ceiling joists, with wainscotting in place and with aluminium windows, and mantle in place over fireplace lintel and G6 with exposed ceiling beams and with current windows and aluminium secondary glazing already in place (Four of these photographs are under Appx B Fig. 7-11)

- 4 There are no photographs of Great Bragmans Farm House in the online collection of Francis Firth or Hertfordshire Archives and Local Studies Collection

Cartographic records

- 1 Historic maps can provide an understanding about the development of landscape and settlement morphology, street patterns, street name and sometimes accurate building footprints. The following maps are insightful when researching Bragmans Farm House:
 - (i) **1840.** Tithe Map. Bragmans named on the map. The footprint of the house is shown and the footprints of the main threshing barn to the north and another building to the west. The barn/building to the north-east corner is shown to a different angle that it now stands (Extract under Appx B Fig. 12)
 - (ii) **1882/1883** Surveyed 1873 OS County Series 1:2500. Map with Bragmans Farm named on map. The footprint of the house is shown and the footprints of the main threshing barn to the north and another building to the west. (Extract under Appx B Fig. 13)
 - (iii) **1899.** Revised 1896/1897. OS County Series 1:12500. Map with Bragman's Farm named on map. The footprint of the house is shown and the footprints of the main threshing barn to the north and another building to the west. (Extract under Appx B Fig. 14)
 - (iv) **1925.** Revised 1922/1923 OS Map. Map with Bragman's Farm named on map. The footprint of the house is shown and the footprints of the main threshing barn to the north. The building to the west is no longer shown. (Extract under Appx B Fig. 15)
 - (v) **1949.** Revised 1938 OS Map 1:2500. Map with Bragman's Farm named on map. The footprint of the house is shown and the footprints of the main threshing barn to the north. The building to the west is no longer shown. (Extract under Appx B Fig. 16)

Census records

- 1 Census records and building register information yield a little knowledge on the occupants of the property from 1851 through to 1939. The information allows an understanding of who lived at the property, their profession, occasionally the size of farm holding, allows some assumptions to be made of occupant/building status and provides a cross reference with trade directory information and other documentary sources. The information gathered from these sources is as follows:
 - (i) **1840** Tithe Terrier states property owner as Tomkin Dew and occupier as Joseph Biggs with land comprising of house, barn and yard. Joseph Biggs rented all his land off Tomkin Dew. *Tomkin Dew lived at Whitney Court Herefordshire.*
 - (ii) **1841** Bragman Farm occupied by William Hosier (45) Bricklayer, wife Bethia (35) and two children Rebecca (10) and Eliza (4) and three agricultural labourers (15, 15 and 20)
 - (iii) **1851** Bragman Farm occupied by William Hosier (59) farmer of 115 acres employing 4 labourers, wife Berthia (50) and two children Eliza (14) and Elizabeth (9) and ag labourer (21) and servant (17)

- (iv) **1861** Bragman Farm occupied by Matthew Tarbox (53) farmer of 100 acres employing 2 men, wife Elizabeth (52) and two agricultural labourers (18 and 16)
- (v) **1871** Bragman Farm occupied by Matthew Jaebone (66) farmer of 100 acres employing 3 men, wife Elizabeth (65) and two agricultural labourers (20 & 15)
- (vi) **1881** Bragmans Farm occupied by Abel Mason (55), farmer of 135 acres employing 3 men and 1 boy, wife Rebecca (50) and son John (15)
- (vii) **1891** Bragmans Farm occupied by Daniel Saunders, farmer (34), wife Elizabeth (37) and three children Daniel (4), Percival (2) and James 5 plus agricultural labourer as lodger
- (viii) **1901** Great Bragmans Farm occupied by Daniel Saunders, farmer (49), Wife Elizabeth (46) and three children Daniel (14), Percy (13) and James (9) and brother-in-law (42). Named as Great Bragmans Farm.
- (ix) **1911** Bragmans Farm Mr D Saunders, Farmers Son (24), Ethel Wife (28) and two daughters Ethel (1) and Jean (11 months)
- (x) **1939** Register Bragmans Farm occupied by Daniel Saunders (52), Ethel Saunders Wife (59), Violet Saunders single (25), Arthur Saunders single, Edwin Saunders single (20) managing poultry and Robert Saunders (17) single gardener

Trade directory search

- 1 Trade directory searches provide a few references to Bragmans Farm House and its occupants. This provides an understanding of those in residence in the past and their occupation and provides a cross reference for census information. The following references were picked up through a search of trade directories:
 - (i) **1862** Post Office Directory of Hertfordshire. Bragman's Farm named in occupation of Matthew Tarbox, farmer
 - (ii) **1878** Post Office Directory of Hertfordshire. Bragman's Farm named in occupation of Matthew Tarbox, farmer (Extract under Appx B Fig.17)
 - (iii) **1914 Kelly's** Directory of Hertfordshire. Bragman's Farm named in occupation of David John Saunders, farmer
 - (iv) **1886. Kelly's** Directory of Hertfordshire. Bragman's Farm named in occupation of William Saunders, farmer.
 - (v) **1929. Kelly's** Directory of Hertfordshire. Bragman's Farm named in occupation of David John Saunders, farmer

Appendix B



Fig 1:

1980: 29 February. Buckinghamshire Examiner. Notice of sale of Bragmans Farms near Latimer by Thames Water Authority.

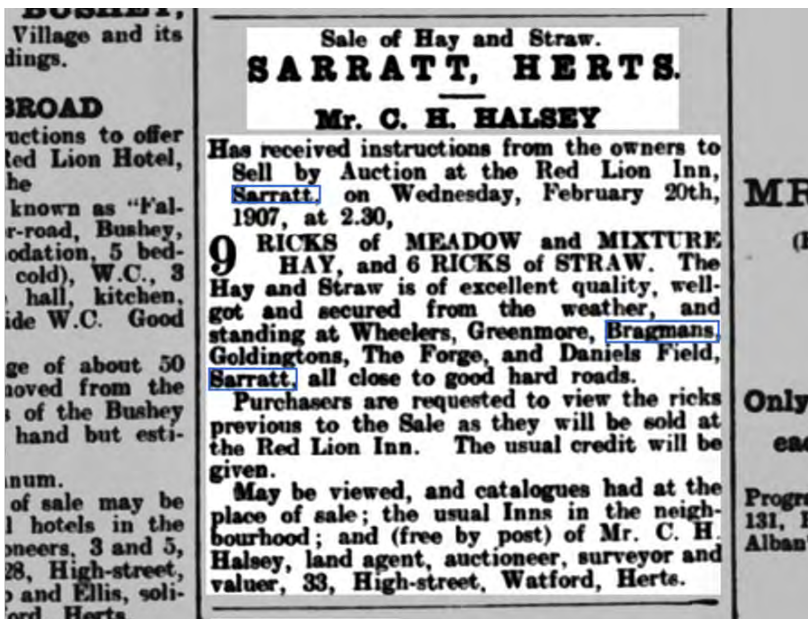


Fig 2:

1907: 9 February. Advert for sale of meadow and mixture hay and straw from farms including Bragmans.



Great Bragmans Farm House
 Historic Documentary Evidence
 11 May, 30 May and 14 June 2023
 Not to scale

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OFFICES of Mr. W. Brown, Land Agent, Trieg.

THE GOLDINGTONS ESTATE,
At **SARRATT**, Herts, Four Miles from the Line of the London and North-Western Railway.

Mr. W. BROWN
Has received directions to offer for **SALE BY AUCTION**, at the **MART**, London,
On **MONDAY, JULY the 30th, 1860,**
AT **TWELVE O'CLOCK, IN TWO LOTS,**
The above very

DESIRABLE RESIDENTIAL PROPERTY,
Situated in a most delightful part of the County, Four Miles from Rickmansworth, Six from Watford and Chesham, Five from King's Langley, and Twenty-one from London;

COMPRISING GOLDINGTON HOUSE,
a Modern-built **RESIDENCE**, replete with every convenience for a respectable Family, surrounded by numerous out-offices, pleasure grounds, and about **FIFTY ACRES** of Park-like Land, sloping down to the beautiful trout stream, dividing the Counties of Hertford and Buckingham; the charming hanging woods of Chenies and Latimer being viewed in the distance.

Also, the **SEVERAL FARMS**, called Goldington's, Rose Hall, **Bragman's** and White Hill; together with sundry Woodlands and Small Occupations, in the Parish of **Sarratt**, containing in the whole upwards of **SIX HUNDRED ACRES.**

The Property is all Freehold, and with a trifling exception, Land-tax redeemed, but subject to the Life Interest of a Gentleman now in his 69th year.

THE RESIDENCE, and about **140 ACRES** adjoining, will form Lot 1; and, the remainder of the Estate, Lot 2. May be Viewed by permission of the respective Tenants.

Particulars obtained of Mr. Thomas Morris, Parish Clerk, at **Sarratt**; also at the Auction Mart, London; of Charles Rivington, Esq., Solicitor, 1, Fenchurch Buildings, London, E.C.; of Messrs. Parrott, Solicitors, Aylesbury; and at the Offices of Mr. W. Brown, Land Agent, Trieg.

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Fig 3:

1860: 18 July. The Morning Herald. Advert for the offer of sale at auction of The Goldingtons Estate, Sarratt including Goldington House and "also the several farms including Goldington's Rose Hall, Bragman's and White Hill together with sundry woodlands"

Agency of Mr. Duckworth, estate agent, Hadley, Barnet.

SARRATT, HERTS.

Mr. THOMAS LAVENDER,
Has received instructions from Tomkyn Dew, Esq.,
TO SELL BY AUCTION,
At the Red Lion Inn, Sarratt, on Monday, January 18th, 1858, at Twelve o'clock.

1750 STICKS of Capital **BEECH, ASH, CHERRY,**
and **ELM TIMBER**, mostly very clean and of great length, with their lop and top, as now standing lotted and marked in white paint, in the woods and fields on Rose Hall and **Bragman's** Farms and lands, at Sarratt, Herts.; with good roads, and within Three miles of the Grand Junction Canal, and the London and North Western Railways.

May be viewed by applying to William Males, the Woodman, of whom catalogues may be had; also at the place of sale, at the usual inns at Rickmansworth, Chesham, Berkhamstead, Hemel Hempstead, King's Langley, and St. Alban's, and of Mr. Thomas Lavender, surveyor, and estate agent, Watford, Herts.

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Fig 4:

1858: 12 January. The Herts Guardian. Notice of timber to be sold at auction by Mr Thomas Lavender on instruction by Mr Tomkyn Dew Esq. "1750 sticks of capital beech, ash, cherry and elm timber...as now standing lotted and marked in white paint in the woods and fields on Rose Hall and Bragman's Farm"



Great Bragmans Farm House
Historic Documentary Evidence
11 May, 30 May and 14 June 2023
Not to scale

usual inns, and of the Auctioneer, Broxbourne.

ROSE HALL FARM, SARRATT, HERTS.

TO BE SOLD BY AUCTION, BY
Mr. THOMAS LAVENDER,
 AT THE BOOT, SARRATT GREEN,
 On FRIDAY, March 1st, 1850, at One o'clock,
162 capital OAK TIMBER TREES, 135 straight
 Beech, 28 Ash, 38 Asp, and 33 Cherry Trees, with
 their Lcp, Top, and Bark, as now standing in Roschall
 Garden, Marjory Wick Woods, and in Spring Wood Pightle,
 on Roschall and **Bragman's** Farms, Sarratt, Herts., lotted
 and marked with white paint.

N.B.—The purchasers to pay a deposit of 25% per cent.,
 and give approved joint bills for the remainder at Two
 Months, for the Winter Timber, and Four Months for the
 Oak.

May be viewed by applying to William Males, the wood-
 man, of whom catalogues may be had; also at the place of
 sale; at the usual Inns in the neighbourhood; and of Mr.
 Thomas Lavender, Surveyor and Estate Agent, Watford,
 Herts.

Fig 5:

1850: 23 February. Hertford Mercury. Notice of timber to be sold at auction by Mr Thomas Lavender (Surveyor and Estate Agent) including 162 capital oak timber trees, 135 beech, 28 ash, 33 asp and 33 cherry as now timber standing on land including Bragman's Farms



Fig 6:

1959: Historic England Places Collection, showing the front elevation and west gable end of the building. It is evident that in this photograph the windows within the building were simple timber side hung casements with a central horizontal glazing bar and the ground floor windows had shutters. The west end of the building appears to still be used as a barn with doors in the ground floor and no domestic windows. The catslide addition remains to the rear.



Great Bragmans Farm House
 Historic Documentary Evidence
 11 May, 30 May and 14 June 2023
 Not to scale



Fig 7:

Mid 20th century (between 1959-1986), showing the building after the barn to the west end had been converted to residential accommodation and domestic windows and doors had been introduced within the weatherboarding. The window within the brickwork had also been changed to a leaded light. (Photograph from private collection)



Fig 8:

Mid 20th century (between 1959-1986), showing the building before the c.1986 single storey east end extension, c.1988 two-storey rear west end extension and c.2001 conservatory had been added to the building. The south porch was already in place. (Photograph from private collection)



Great Bragmans Farm House
Historic Documentary Evidence
11 May, 30 May and 14 June 2023
Not to scale



Fig 9:

Mid 20th century (between 1959-1986), showing Room G2 after the barn to the west end had been converted to residential accommodation and this space became a living area. It has been subject to further alteration since as the bar has been removed and brick piers replaced by a timber post. (Photograph from private collection)



Fig 10:

Mid 20th century (between 1959-1986), showing Room G4 with the brickwork infill within the fireplace already in-situ. (Photograph from private collection)



Great Bragmans Farm House
Historic Documentary Evidence
11 May, 30 May and 14 June 2023
Not to scale



Fig 11:

Mid 20th century (between 1959-1986), showing Room G6. The windows had been changed to leaded casement and aluminium secondary glazing was already installed.

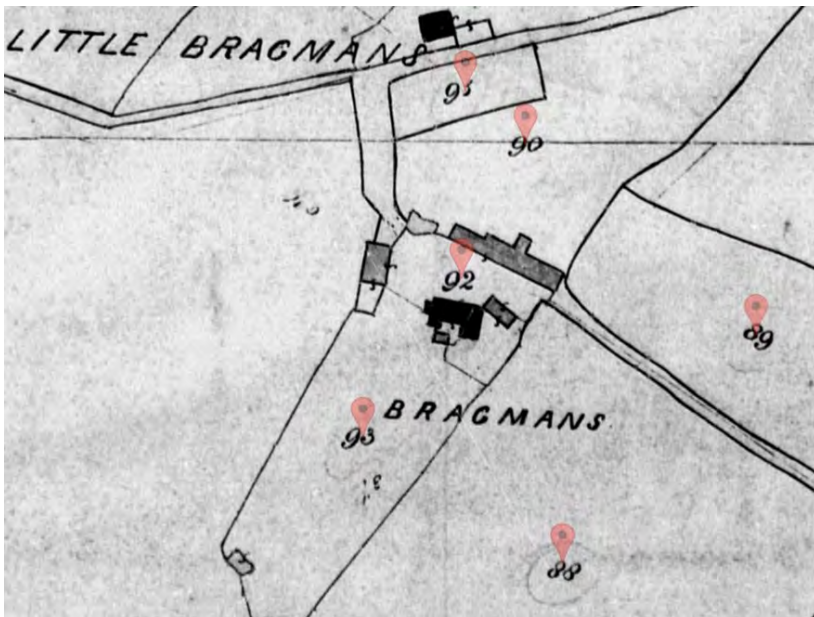


Fig 12:

1840 Tithe Map. Bragmans is named on the map. The footprint of the house is shown and the footprints of the main threshing barn to the north and another building to the west.. The barn/building to the north-east corner is show to a different angle that it now stands



Great Bragmans Farm House
Historic Documentary Evidence
11 May, 30 May and 14 June 2023
Not to scale



Fig 13:

1882/1883 Surveyed 1873 OS County Series 1:2500. Map with Bragmans Farm named on map. [The](#) footprint of the house is shown and the footprints of the main threshing barn to the north and another building to the west

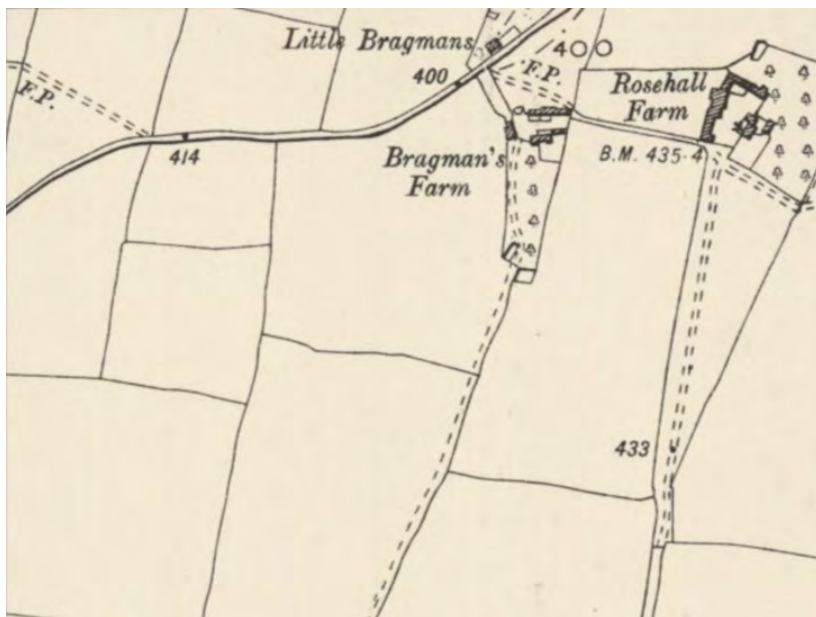


Fig 14:

1899. Revised 1896/1897. OS County Series 1:12500. Map with Bragman's Farm named on map. The footprint of the house is shown and the footprints of the main threshing barn to the north and another building to the west



Great Bragmans Farm House
 Historic Documentary Evidence
 11 May, 30 May and 14 June 2023
 Not to scale

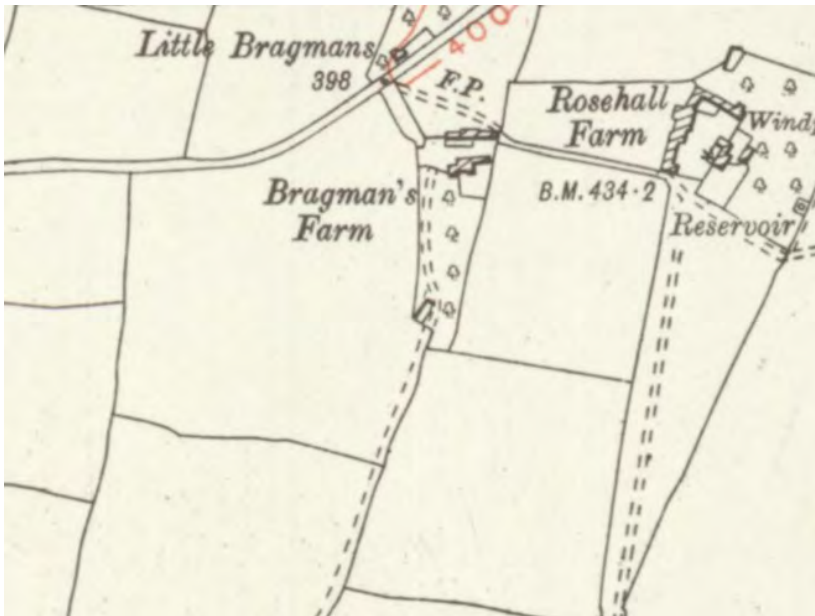


Fig 15:

1925. Revised 1922/1923 OS Map. Map with Bragman's Farm named on map. The footprint of the house is shown and the footprints of the main threshing barn to the north. The building to the west is no longer shown.

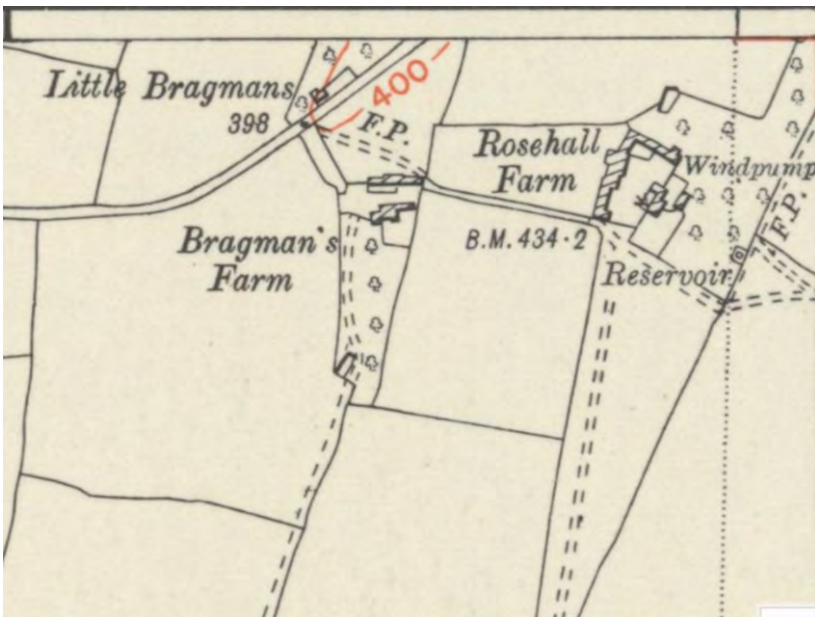


Fig 16:

1949. Revised 1938 OS Map 1:2500. Map with Bragman's Farm named on map. The footprint of the house is shown and the footprints of the main threshing barn to the north. The building to the west is no longer shown.



Great Bragmans Farm House
 Historic Documentary Evidence
 11 May, 30 May and 14 June 2023
 Not to scale

Cole Daniel, farmer, Water End farm | Paul James, grocer & bricklayer | Young George, farmer, Nash's farm
 Cox Jonathan, farmer, Hill End farm | Paul William, carpenter & shopkeeper

SARRATT is a parish and village, in Cashio hundred, Watford union and county court district, and in the rural deanery of Watford, archdeaconry and diocese of St. Albans, 6 miles north-west from Watford station, and 4½ north from Rickmansworth station, situate on the river Chess, and the Buckinghamshire border of the county. The parish church of the Holy Cross is an ancient cruciform building, which was thoroughly restored and enlarged in 1886, and consists of chancel, nave, transepts, aisles, with low square tower and 3 bells. The register dates from the year 1560. The living is a rectory, yearly value £200, with residence, in the gift of S. Ryley, esq. of Estaston House, near Wem, and held by the Rev. Edward Ryley, M.A. of Trinity College, Oxford. Here is a Baptist chapel. Fancy trimming is made here. Ralph Day's charities of £21 yearly are for support of almshouse and for clothing. Thomas Clutterbuck esq. of Micklefield Hall, who is lord of the manor, and Ralph Brunton-Day, esq. of Micklefield Green, are the principal landowners. The soil is light loam; subsoil, chalk. The chief crops are wheat, barley, turnips and mangolds. The area is 1,550 acres; rateable value, £2,707; the population in 1871 was 654.

POST & MONEY ORDER OFFICE & Saving's Bank, G. W. Wilbee, receiver. Letters through Watford arrive at 8.30 a.m.; dispatched at 5.25; pillar box Sarratt Green, cleared at 5.5 p.m.; sundays 10.35 a.m.

National School, Charles Yeo, master; Miss Baldwin, mistress

| | | |
|--------------------------------------|--|---|
| Baldwin William | Dyer Jonathan, beer retailer | Stedman William, baker |
| Barker Edward, Goldington house | Freeman Frederick, hay dealer | Tarbox Matthew, farmer, Bragman's farm |
| Green William B. Great Sarratt hall | Friend John, shopkeeper | |
| Miles Major-General, Sarratt hall | Green Wm. B. farmer, Gt. Sarratt hall | Thompson George, blacksmith |
| Ryley Rev. Edward, M.A. Rectory | Hedge Bruce, fancy trimming maker | Ward John (of Rickmansworth), whole-sale boot & shoe manufacturer |
| Short George Henry | Hosier William, blacksmith | Webb James, linen draper |
| Webber George | Hubbard Elizabeth (Mrs), <i>Cock inn</i> | Webber George, farmer |
| Wrixon John, Sarratt villa | Law John, <i>Plough</i> , Belsize green | Wilbee George William & Walter John, grocers & bakers |
| COMMERCIAL. | Mason Abel, farmer, White Dell farm | Wingfield Jesse, farrier |
| Baker Frank, beer retailer | Morton George, <i>Red Lion</i> | Wingfield William Thorn, farmer |
| Bryan Job, butcher, Green | Morton Henry, corn dealer | Woodward Joseph, cowkeeper, Sarratt Bottom |
| Calley Mary (Mrs.), beer retailer | Peppiatt Philip, painter | Wrixon John, surgeon, Sarratt villa |
| Dean David, <i>Old Host</i> | Pope John, carpenter, Sarratt Bottom | |
| Dowse John Richard, mealman & grocer | Simmonds Jas. fancy trimming manuf | |
| Dyer Gabriel, wheelwright | Simmonds Jas. farmer, Wheeler's farm | |

SAWBRIDGEWORTH is a town, parish and station on the Great Eastern (Cambridge) railway, in Braughing hundred, Bishop's Stortford union and county court district, and in the rural deanery of Bishop's Stortford and archdeaconry and diocese of St. Albans, situate on the navigable Great Ouse and the road to Nagsmarket on the Essex

gift of the vicar of Sawbridgeworth, and held by the Rev. Henry Frank Johnson, LL.B. of Trinity College, Cambridge. Fawbert and Barnard's school is a plain building, with residence for the master and mistress; it was endowed with £7,000, by the late John Barnard, esq. with moneys left at his own disposal by G. Fawbert son. Fairs are held

Fig 17:

1878 Post Office Directory of Hertfordshire. Bragman's Farm named in occupation of Matthew Tarbox, farmer

Fig 18:



Great Bragmans Farm House
 Historic Documentary Evidence
 11 May, 30 May and 14 June 2023
 Not to scale

Appendix C

APPENDIX C

ASSESSING SIGNIFICANCE: FABRIC EVIDENCE

- 1 Assessment of the building's fabric provides an opportunity to understand the building and identify the provenance and value of fabric and identify features of special architectural and historic interest which may remain. The materials of construction and surviving historic fabric all contribute to establishing an understanding of significance
- 2 The fabric of the dwelling was assessed on site visits undertaken on 11 May, 30 May and 14 June 2023 with the observations made described in the table below
- 3 In undertaking a fabric assessment rooms have been identified by alpha-numeric reference in text and on referenced floor plans (i.e., G/01 = ground floor). Rooms are unnamed
- 4 Photographs of Great Bragmans Farm House, both external and internal, are presented in Appendix D, Fig. 1 – Fig. 68. Photographs were taken on 11 May 2023, 30 May 2023 and 14 June 2023:

*19th century barn is referred to as the “*weathered boarded outbuilding*” in the list description

| Item | Exterior | Element | Observations |
|---------|----------|---------------|--|
| 2.5.1.1 | Exterior | Roofing | <p><i>Roof covering removed from main roofs and part removed from single storey east extension at time of inspection. Tiles retained on site are red peg tiles taken from these roofs.</i></p> <p>Two storey parts: main hall, cross wing and rear west extension as pitched roofs. Roof coverings removed.</p> <p>Single storey parts: <u>North</u> porch as pitched roof, red peg tile with half round ridge tiles. <u>East</u> extension as pitched roofs, dark red peg tile roof covering with half round ridge tiles and plain barge boarding. <u>South</u> porch as pitched roof, dark red peg tile roof covering with half round ridge tiles. <u>19th century barn*</u> as pitched roof dark red mix peg tile roof covering with half round ridge tiles.</p> |
| 2.5.1.2 | | Chimneystacks | <p>Main hall, two storey, ridge stack within central bay, modern red brick construction above roofline. Historic brickwork surviving below roofline. 1 no. decorative chimney pot, modern.</p> <p>Cross wing, two storey, external stack to east elevation, assume brick construction with</p> |

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| | | | cement render. Render incised to appear like ashlar stone. |
| 2.5.1.3 | | Walls | <p>The dwelling is constructed of timber frame, red brickwork and some weatherboarding. Bricks differ in sizing throughout the different parts of the building as follows:</p> <ul style="list-style-type: none"> • Main hall, two storey, north elevation, ground floor brickwork measuring circa 230mm (length) by 65mm (height) • Main hall, two storey, north elevation adjacent to weather boarding measuring circa 220/225mm(length) by 60mm (height) by 100mm depth) • Main hall, two storey, historic brickwork within stack measuring circa 238mm (length) by 50mm (height) by 112mm (depth) • Cross wing, two storey, north gable end, basement brick measuring 220mm (length) by 65 mm (height) by 110mm (depth) • Cross wing, two storey, north gable end first floor brickwork measuring 220mm (length) by 60mm (height) by 112mm (depth) • Cross wing, two storey, east elevation, north side of chimneystack measuring 230mm (length) by 60mm (height) • Cross wing, two storey, south gable end, first floor brickwork measuring 215/220mm (length) by 60mm (height) by 112mm (depth) • Cross wing two storey south gable end as nogging between studs measuring 210/220mm (length) by 60mm (height). • North porch, single storey, mid-20th century, measuring circa 210/215mm (length) by 60mm (height) • East extension, single storey, c. 1986 brickwork measuring 222mm (width) by 65mm (height) |

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| | | | <ul style="list-style-type: none"> • Rear west extension, two storey, c. 1988 brickwork measuring 220mm (length) by 68mm (height) • Conservatory, single storey, c.2001 plinth bricks measuring 210mm (length) by 60mm (height) <p>Main hall, two-storey, three bays. <u>North</u> elevation as exposed timber frame (posts, studs and brace) with red brick nogging infill to east and central bay. West bay as red brickwork for seventeen courses with feather edged weatherboard above (150mm-170mm boards). <u>South</u> elevation as ground floor (visible within conservatory) with modern brickwork laid to random bonding/Monks' bond and first floor with exposed timber frame (post and studs) and red brick nogging infill. <u>West</u> gable end as red brickwork for seventeen courses then feather edged weatherboarded above. Where feather edged weatherboard has been removed from upper gable it reveals timber framing comprising of studwork (7 no. studs) between tie beam and collar and 2 no. studs above collar.</p> <p>Cross wing, two storey. <u>North</u> gable end as red brickwork casing from ground to above first floor windows laid to Flemish bond incorporating Queen closer detailing to edges of windows and walls (used to maintain bonding pattern). Gable formally cement rendered (removed at time of inspection) <u>East</u> elevation north part adjacent to stack with exposed timber frame (brace and central post) and red brick infill ad-hoc boding pattern and south part from central post as red brickwork casing laid to English Garden bond incorporating Queen closers detailing to wall edge. <u>South</u> gable end as red brickwork casing from ground to above first floor windows laid to English Garden bond. Gable as exposed timber frame with modern brick nogging infill in stretcher bond. <u>West</u> elevation (visible externally and within conservatory) as brickwork laid to English Garden bond.</p> <p>North porch, single storey, mid-20th century. Timber frame with red brick nogging infill.</p> <p>East extension, single storey, c. 1986 cavity construction. All elevations as brickwork laid to</p> |
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| | | | <p>stretcher bond. Sham feature timbers within east facing gables.</p> <p>South porch, single storey, mid-20th century. Red brickwork laid to ad-hoc bond.</p> <p>Rear west extension, two storey c. 1988 cavity construction. <u>East</u> elevation as red brickwork laid to stretcher bond with feature flint panel. <u>South</u> elevation as red brickwork laid to stretcher bond. <u>West</u> elevation as red brickwork laid to stretcher bond.</p> <p>19th century barn, single storey. North elevation weatherboarding above a brick plinth. East elevation as buff brickwork laid to ad-hoc bonding pattern.</p> |
| 2.5.1.4 | | Windows | <p>Modern, mid-20th century timber framed casement windows with leaded lights through all parts of building. Leadwork in diamond pattern to front (north) and side (west) elevation and part rear (south) elevation within c.1988 extension and square pattern to remaining rear (south) elevation.</p> |
| 2.5.1.5 | | External doors | <p>North porch, mid-20th century. North door as mid-20th century vertically boarded timber door with small upper leaded light (diamond pattern leadwork).</p> <p>East extension, single storey, c. 1986. East door as c.1986 vertically boarded timber stable door.</p> <p>South porch, mid-20th century. South door boarded over at time of inspection and not observed.</p> <p>Rear west extension, two storey, c. 1988. South door as pair of timber framed double-glazed doors with leaded light glazing.</p> <p>19th century barn single storey. <u>North</u> doorway as vertically boarded timber stable door assume</p> |

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| | | | original. <u>East</u> doorway as assumed mid-20 th century vertically boarded timber stable door assumed mid-20 th century. |
| 2.5.1.6 | | Rainwater Goods | <p>Main hall, two storey. Guttering not present at time of inspection.</p> <p>Cross wing, two storey. Guttering remaining in part. Remain guttering as black half round plastic guttering on rafter brackets and black plastic downpipes.</p> <p>North porch, single storey, mid-20th century. Dripping eaves, without guttering.</p> <p>East extension, single storey c.1986. Alumasc powder coated aluminium guttering on rafter brackets and Alumasc powder coated aluminium downpipes.</p> <p>South porch: black plastic guttering and black plastic downpipe.</p> <p>Rear west extension, two storey, c. 1988. Painted metal half round gutters on rafter brackets, painted metal downpipe to west and black plastic downpipe to south. Metal guttering assumed Alumasc aluminium similar to east single storey extension.</p> <p>Conservatory, single storey, c. 2001. Not observed.</p> <p>19th century outbuilding. Black plastic half round guttering and black plastic downpipes</p> |

| Item | Room | Observations |
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| 2.5.1.7 | Roof Structures | <p>Main Hall, two storey, historic roof structure as clasped purlin roof of a basic construction in oak. Structure comprising of pegged ridge, single length rafters scotched to wall plates, purlins (170mm by 140mm) in two parts, collars (150mm by 110mm) wind braces (160mm by 45mm) and sprockets to rafter feet. Remains of feather edged weatherboarding are present on the west side of the west truss central bay indicating this was may have been an external wall at one time. Remains of lath (riven lath) and lime paster to underside of collar and lower parts of rafter at east end indicates the position of a historic ceiling.</p> <p>Cross Wing, two storey, historic roof structure as Crown Post Roof in oak. Structure comprising of pegged ridge, central principal rafter with 9 pairs of common rafters (120mm by 85mm @ 420mm centres) either side all as single lengths of timber, 1 no. crown post (150mm by 150mm) positioned with principal rafter) crudely carved, crown plate (120mm by 150mm) of single length of timber with bracing (100mm by 170mm) to either end, collars (75mm by 120mm) at every rafter pair dovetail half lapped and pegged on south side of rafters, wall plates with rafter feet scotched to plate, and sprockets to rafter ends. Carpenters' marks are present to top of both pairs of rafters as Roman numerals). Packers used to rafters on east slope. Remains of lath and plaster to underside of collar and lower parts of rafter indicative of the position of a historic ceiling.</p> <p>East extension, single storey, c.1986 roof structure not investigated.</p> <p>Rear west extension, two storey, c.1988 roof structure of modern softwood ridge, 13 no. paired rafters with collar bolted to north side of each rafter pair.</p> |
| 2.5.1.8 | F1 (Former en-suite) | <p><i>c.1988 extension.</i></p> <p>Ceiling: Sham (non-structural) salvaged timbers applied to ceiling and comprising of spine beam orientated east/west with seven no. joists orientated north/south with decorated plasterboard (decoration over gypsum plaster finish). between joists.</p> <p>Walls: Decorated plaster (decoration over gypsum plaster finish). No skirtboards present at time of survey. <u>North</u> wall as plasterboard finishes over modern stud partitioning, <u>East, south and west walls</u> as plaster finishes (gypsum plaster finish) over blockwork (blockwork and modern plaster finishes observed at</p> |

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| | | <p>lower parts of walling).</p> <p>Floor: Modern c. 1988 tongue and groove floorboards orientated north/south, uniform 135mm by 18mm depth.</p> <p>Windows: <u>South</u> wall with modern c. 1988 three-light timber framed windows with leaded lights. Leadwork in diamond pattern. Outer lights as side hung opening casements with window furniture comprising of decorative monkey tail cockspur latches and monkey tail stays.</p> <p>Internal doors: Doors not present at time of survey.</p> <p>Fittings: Bathroom fittings all removed at time of survey.</p> |
| 2.5.1.9 | F2 (Bedroom 1) | <p><i>Historic former barn: west end</i></p> <p>Ceiling: Vaulted to underside of roof pitch with decorated plasterboard finishes (decoration over gypsum plaster finish). Purlins to north and south roof-slope boxed in. Exposed bracing visible at west end of each roof slope.</p> <p>Walls: Timber framing part exposed with decorated plaster between (decoration over gypsum plaster finish) with much of the framing as repurposed salvaged timbers. <u>North</u> wall with wall plate, north-west corner post studs and west brace exposed. <u>East</u> wall with tie beam exposed. Where opening up has been undertaken it is evident the gypsum plaster finish sits on EML over assumed timber framing. <u>South</u> wall as plasterboard on modern stud partition. <u>West</u> wall with collar, tie beam, central post, intermediate beams and curved bracing exposed. Decorated plaster between timber framing (decoration over gypsum plaster finish).</p> <p>Floor: Modern ply finishes over floor structure.</p> <p>Windows: <u>North</u> wall with modern two-light timber framed window with leaded lights. Leadwork in diamond pattern. Side hung opening casements with window furniture comprising of decorative monkey tail cockspur latches and monkey tail stays. <u>West</u> wall with 1 no. high level fixed timber frame and leaded light window. Leadwork in square pattern and 1 no. modern two-light timber frame window with leaded lights. Leadwork in diamond pattern and both lights as side hung opening casement with</p> |

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| | | <p>window furniture comprising of decorative monkey tail cockspur latches and monkey tail stays.</p> <p>Internal doors: Doors not present at time of survey.</p> |
| 2.5.1.10 | F3 (Proposed en-suite) | <p><i>Historic hall</i></p> <p>Ceiling: Decorated plasterboard (decoration over gypsum plaster finish) part sloping to north following slope in alignment of roof.</p> <p>Walls: Decorated plasterboard (decoration over gypsum plaster finish). <u>East</u> wall with 1 no. cupboard recessed into wall in void to north side of main chimneystack, assumed historic. Cupboard comprising of tongue and groove boarding to ceiling and back internally with panelled cupboard door. <u>West</u> wall internal wall, as historic stud partition with brick nogging infill then cementious plaster on EML and gypsum skim finishes over.</p> <p>Floor: Modern ply finish over floor structure.</p> <p>Windows: <u>North</u> wall with modern two-light metal framed window with leaded lights. Leadwork in diamond pattern. Both lights as side hung opening casements with window furniture comprising of curved cockspur latches and simple stays. Secondary glazing present.</p> <p>Internal doors: Doors not present at time of survey.</p> |
| 2.5.1.11 | F4 (Corridor) | <p><i>Historic hall</i></p> <p>Corridor of two parts – east part and west part separated by exposed tie beam and part visible post at central position within corridor.</p> <p>Ceiling: Decorated plasterboard (decoration over gypsum plaster finish). <u>East</u> part with ceiling sloping southward and loft hatch. <u>West</u> part with level ceiling</p> <p>Walls: <u>North</u> wall as east part with decorated plasterboard (decoration over gypsum plaster finish) and west part as newly formed in-built cupboards. <u>East</u> wall decorated plaster with</p> |

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| | | <p>potential historic substrate. <u>South</u> wall as east part presenting exposed wall plate and 3 no. exposed studs (790mm-830mm centres) with decorated plaster infill and west part with decorated plasterboard and no exposed timbers. Plain simple skirting @ 40mm height present to space</p> <p>Floor: Modern ply finish over floor structure.</p> <p>Windows: <u>East</u> part with two-light metal framed window with leaded lights. Leadwork in square pattern. Both lights as side hung opening casements with window furniture comprising of monkey tail cockspur latches and curved stays. <u>West</u> part with modern two-light timber framed window with leaded lights. Leadwork in square pattern. Both lights as side hung opening casements with window furniture comprising of curved cockspur latches and simple stays. Secondary glazing present.</p> <p>Internal doors: Doors not present at time of survey.</p> |
| 2.5.1.12 | F5 (Bedroom 3) | <p><i>Historic hall</i></p> <p>Ceiling: Decorated plasterboard and/or hardboard (hardboard can be seen to from roof void) sloping part sloping to north and part sloping to south.</p> <p>Walls: <u>North</u> wall as decorated plasterboard (decoration over gypsum plaster finish). supported on wooden frame overlying earlier historic wall fabric. <u>East</u> wall to north end as decorate plaster comprising of cementious plaster with EML backing and gypsum and to south end as revealed historic earthen plaster with copped straw visible in finish. <u>South</u> wall as decorated plasterboard. <u>West</u> wall as decorated plasterboard overlying earlier historic lath and lime plaster fabric. Plain simple skirting @ 40mm height.</p> <p>Floor: Floorboards orientated east/west, uniform sizing at 145mm width x 12mm depth sat on packers over historic joists.</p> <p>Window: <u>North</u> wall with modern two-light timber framed window with leaded lights. Leadwork in diamond pattern. Outer lights as side hung opening casements with window furniture comprising of decorative monkey tail cockspur latches and monkey tail stays. Secondary glazing present.</p> |

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| | | Internal door: Modern timber plank and batten door with art nouveau style handle |
| 2.5.1.13 | F6 (Bedroom 2) | <p><i>Historic cross wing</i></p> <p>Ceiling: Sham (non-structural) salvaged timbers applied to ceiling comprising of spine beam orientated north/south supported on ledgers at either end with 10 no. pairs of joists orientated east/west. Applied timbers over boarded on hardboard with Artex decoration between joists (hardboard viewed from roof space).</p> <p>Walls: <u>North</u> wall with exposed tie beam showing metal bracing visible either end or decorated plaster on masonry, finish comprising of gypsum plaster over assumed earlier fabric. <u>East</u> wall with timber framing part exposed comprising of wall plate, south corner post, 1 no. stud and 1 no. brace to south visible. Decorated plaster over assumed masonry between timber framing comprising of gypsum skim over lime finishes. Fireplace as central feature of chimneybreast although bricked up and plastered over. <u>South</u> wall with timber framing exposed comprising of tie beam, corner posts wide curved braces and 10 no. studs (or part studs). Studs nailed to tie beam and lapped indicating later additions. Decorated plasterboard finish between studs (decoration over gypsum plaster finish) with Artex finish present on south side of doorframe. <u>West</u> wall with timber framing part exposed comprising of wall plate, central post, wide curved brace to south side and 5 no. studs to south side of central post. The south corner post and brace present tamper burns (highly significant). Historic earthen plaster finishes between studs to south side of central post (highly significant) and assumed lath and plaster to north side of central post. Plain simple skirting part present to some walls.</p> <p>Floor: Layers of wood board and ply over floor structure.</p> <p>Windows: <u>North</u> wall with modern two-light timber framed window with leaded lights. Leadwork in diamond pattern. Lights as side hung opening casements with window furniture comprising of decorative monkey tail cockspur latches and monkey tail stays. Secondary glazing present.</p> <p>Internal doors: Main door to room not present at time of survey.</p> |
| 2.5.1.14 | F6a (En-suite to F6) | <i>Historic cross wing</i> |

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| | | <p>Ceiling: Plasterboard with undecorated gypsum skim.</p> <p>Walls: <u>North</u> wall with some exposed timber framing comprising of brace to east. Plasterboard with gypsum skim and wood board between timber-framing. <u>East</u> wall as plasterboard with gypsum skim. <u>South</u> wall as undecorated wood board. <u>West</u> wall as undecorated plasterboard.</p> <p>Floor: Wood board on modern floor frame overlying earlier floor boards with floorboards orientated north/south, uniform 140mm width.</p> <p>Window: East wall with small modern timber framed window with leaded lights Leadwork in square pattern. Light as single side hung casement with window furniture comprising of decorative monkey tails cockspur latched and monkey tail catch.</p> <p>Internal door: Modern timber ledged and braced door with art nouveau style handle to en-suite.</p> |
| 2.5.1.15 | F7 (Stair landing) | <p><i>Historic cross wing</i></p> <p>Ceiling: Decorated plasterboard (decoration over gypsum plaster finish) overlying lath and plaster (surviving lath and lime plaster can be viewed from roof space).</p> <p>Walls: <u>North</u> wall with exposed timber framing comprising of corner post, wide curved brace and 3 no. studs. Assumed decorated plasterboard (decoration over gypsum plaster finish). between studs around doorframe. <u>East</u> wall as modern stud partition. <u>South</u> wall as decorated plaster on masonry. <u>West</u> wall with some exposed timber framing comprising of wall plate, 2 no. studs and remains of over light above doorframe. Decorated plaster between studs as cement-based plaster with gypsum over. Plain simple skirting at 40mm height.</p> <p>Floor: Floorboards orientated north/south, uniform tongue and groove 120mm width by 20mm depth and overlying wide historic floorboards orientated east/west at 230mm width.</p> <p>Window: <u>South</u> wall with modern two-light timber framed window with leaded lights. Leadwork in square pattern. One fixed light and one side hung opening casement with window furniture comprising of decorative monkey tail cockspur latches and</p> |

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| | | <p>monkey tail stays. Secondary glazing present.</p> <p>Staircase: Timber wider staircase. Modern timber balustrading to top of staircase with newel, handrail and 8 no. mirrored balustrades (3 are missing)</p> |
| 2.5.1.16 | F8 (Bathroom) | <p><i>Historic cross wing</i></p> <p>Ceiling: Undecorated plasterboard overlaying hardboard (hardboard can be viewed from roof space)</p> <p>Walls: Modern timber frame lining walls over historic structure and part covered by undecorated plasterboard. Visible historic structure showing brick walls with gypsum plaster skim finishes over assumed lime plaster. Gypsum finishes have clearly had a tiling finish which has been removed.</p> <p>Floor: Floorboards orientated north/south, uniform tongue and groove (120mm (w) by 20mm (d) extending in from hallway.</p> <p>Window: <u>South</u> wall with modern two-light timber framed window with leaded lights. Leadwork in square pattern. One fixed light and one side hung opening casement with window furniture comprising of decorative monkey tail cockspur latches and monkey tail stays. Obscure glazing. Secondary glazing present.</p> |
| 2.5.1.17 | G1 (Part reception room) | <p><i>c.1988 extension</i></p> <p>Ceiling: Sham salvaged/ (non-structural) timbers applied to ceiling comprising of spine beam orientated east/west with 9 no. pairs of joists orientated north south. Applied over decorated plasterboard (decoration over gypsum plaster finish).</p> <p>Walls: Decorated plaster (plaster as gypsum plaster) over blockwork. <u>East</u> wall with sham salvaged (non-structural) timbers posts applied to corner. <u>West</u> wall with sham salvaged (non-structural) posts and brace applied to corner. Skirting removed at time of survey revealing block work and gypsum plaster finishes.</p> <p>Floor: Insulation boards over concrete base.</p> |

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| | | <p>Window: <u>West</u> wall with three-light timber framed window with leaded lights. Leadwork in diamond pattern. Central fixed light and side hung opening casements to either side with window furniture comprising of decorative monkey tail cockspur latches and monkey tail stays. Aluminium secondary glazing present</p> <p>Door: <u>South</u> wall with modern double-glazed doors and double-glazed fixed side light windows all with leaded lights. Leadwork in diamond pattern. Brass handle and locks.</p> |
| 2.5.1.18 | G2 (Part reception room) | <p><i>Part historic former barn (west end)/Part historic hall</i></p> <p>Ceiling: Main spine beam (220mm by 220mm) orientated east/west with 9 no. pairs of joists orientated north/south. Main spine beam set within wall at west end and sat on secondary spine beam orientated north/south at east end and with chamfered stop to east end only. Main spine beam chamfered with stop detailing to east end only. Secondary beam (185mm by 170mm) with 7 no. joists (100mm by 130mm @ 440mm centres) orientated east/west at east side and 8 chamfered stops. Secondary spine beam supported by modern central post. Decorated plasterboard (decoration over gypsum plaster finish) between joists.</p> <p>Walls: <u>North</u> wall with part exposed timber frame comprising of posts, intermediate wall plate and studs with decorated plaster (decoration over gypsum plaster finish). on masonry between framing. <u>East</u> wall incorporating back wall of chimneystack now exposed and showing construction of brickwork and flint with evidence of a former fireplace opening brick up in later brick. <u>South</u> wall where present (adjacent to conservatory access as decorated plaster (cementious plaster with gypsum plaster) over masonry (possible blockwork). <u>West</u> wall with part exposed timber frame comprising of posts, intermediate wall plaster and studs with decorated plaster between framing (decoration over gypsum plaster finish).</p> <p>Floor: Insulation boards over concrete base. Exposed area of underlying floor to northwest side of room revealed a flint cobble and brick floor finish assumed original to former barn.</p> <p>Windows: <u>North</u> wall with two-light window with leaded lights. Leadwork in diamond pattern. One fixed light and one side hung opening casement with window furniture comprising of decorative monkey tail cockspur latches and monkey tail stays. Aluminium secondary glazing present. <u>South</u> wall with three-light window with One fixed light and one side hung opening casement with window furniture comprising of decorative monkey tail cockspur</p> |

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| | | <p>latches and monkey tail stays. Aluminium secondary glazing present. <u>West</u> wall with three-light window with fixed central light and side hung opening casements to either side with window furniture comprising of decorative monkey tail cockspur latches and monkey tail stays. Aluminium secondary glazing present.</p> |
| 2.5.1.19 | G3 (Conservatory) | <p><i>C.2001 addition</i></p> <p>Ceiling: Part double-glazed set with painted wooden frames and part decorated timber.</p> <p>Walls: <u>North</u> wall of c.2001 brickwork (bricks: 210mm (w) by 55-60mm (h)) laid to loose bonding pattern of Flemish bond/Monks' bond and assumed cement-based mortar with wide joints. <u>East</u> wall of historic brickwork presenting two different brick types between lower and upper wall. (lower bricks: 210mm (w) by 50-60mm (h), upper bricks 210mm (w) by 62mm (h) laid to English Garden bond. <u>South</u> wall of double-glazed windows set on c.2001 red brick plinth (bricks: 200mm (w) by 56mm (height). <u>West</u> wall of c.1986 brickwork (bricks 220mm (w) by 62mm (h) laid to stretcher bond with flint feature panel and cement-based mortar.</p> <p>Floor: Insulation boards over concrete base.</p> <p>Internal door: Modern timber ledged and braced door with art nouveau style upright handle.</p> |
| 2.5.1.20 | G4 (Living room) | <p><i>Historic hall</i></p> <p>Ceiling: Spine beam (240mm by 180mm) orientated east/west and chamfered with stop mould to east end only. Supported on internal beam at west end. 9 no. pairs of joists (180mm by 100mm) orientated north/south and laid flat (width greater than depth) with evidence of nail holes and markings to underside indicative of this ceiling having been lath and plastered at one time (<i>it is noted from historic photographs that a ceiling was in place in May 1986 and has subsequently been removed</i>). Decorated plasterboard (decoration over gypsum plaster finish) between joists.</p> <p>Walls: Noted wainscoting had been removed from the lower parts of the wall at time of survey revealing underlying wall structures and finishes. <u>North</u> wall as decorated plaster (decoration over gypsum plaster finish) above 950mm with lower wall now presenting a construction of flint and brickwork with embedded timbers noted and lime plaster finish. <u>East</u> wall as exposed</p> |

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| | | <p>timber frame comprising of sole plate, corner post to north, posts either side of doorway openings, curved brace to north corner and 6 no. studs. Upper wall above 950mm with stained timbers and decorated plaster (decoration over gypsum plaster finish) between studs. Lower wall presenting part lath (riven) and lime plaster over timber framing with underlying wall structure as a construction of brick nogging between studs and large field flint and brick at plinth level. <u>South</u> wall as decorated plaster with finish formed of gypsum over cementious render over brickwork. Lower part of wall below 950mm steps outwards. Lower part has been extended out. <u>West</u> wall incorporating fireplace with decorated plaster (decoration over gypsum plaster finish) above 950mm and will lower wall now presenting red brick construction (with remains of a paint finish). The remains of a section of wainscotting survive to the side of the internal doorway. Fireplace lintel chamfered with stop ends indicative of original proportions of inglenook fireplace opening. Noted square infilled holes in lintel likely indicative of fixings for a mantle shelfe (now removed). Fireplace infilled with later modern brick, modern fireplace and modern hearth and 2 no. decorated brackets installed on edge as a feature. Recess to north of fireplace contains cast-iron bread oven door and surrounded by wainscotting in tongue and groove boarding to entire space.</p> <p>Floor: Red floor tiles (153mm by 153mm) laid over concrete.</p> <p>Windows: <u>North</u> wall with two-light timber framed window with leaded lights. Leadwork in diamond pattern. Side hung opening casements with window furniture comprising of decorative monkey tail cockspur latches and monkey tail stays. Aluminum secondary glazing present. <u>South</u> wall with three-light timber framed window with leaded lights. Leadwork in square pattern. Central fixed light and side hung opening casements to either side. Window furniture comprising of decorative monkey tail cockspur latches and monkey tail stays. Aluminum secondary glazing present. Window seat set below wall.</p> |
| 2.5.1.21 | G5 (Porch) | <p><i>Mid-20th century addition</i></p> <p>Ceiling: Open to underside of roof structure showing ridge plate, 3 no. exposed rafters beneath horizontal sarking boards</p> <p>Walls: Timber frame with brick nogging (bricks 210mm (w) by 58mm (h)) laid in cement mortar. Low mono-pitched roof addition to east as storage accessed off porch. South wall as historic brickwork around doorway.</p> <p>Floor: Pamments (220mm by 220mm).</p> <p>Door: Internal door accessing room G4. Timber plank and batten door. Door furniture comprising of lion's head door knocker, drop handle and letter box to outwards facing side and latch with</p> |

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| | | additional modern yale locks to inward facing side. |
| 2.5.1.22 | G6 (Living room) | <p><i>Original historic cross wing</i></p> <p>Ceiling: 11 no. waney joists orientated north/south and laid flat (width greater than depth), varied widths (190-220mm width by 50mm (d)) and with evidence of nail holes and markings to underside indicative of this ceiling having been lath and plastered at one time. Joists jointed to beam in south wall and carpenters marks are notes on a number of the joists at the west end, south wall (IX, X, VIII, VIII and V). Decorated plasterboard (decoration over gypsum plaster finish). between joists.</p> <p>Walls: <u>North</u> wall as decorated plaster (decoration over gypsum plaster finish). Incidental opening (hole where electric socket has been removed) shows brickwork with presumed lime plaster and gypsum skim finish. <u>East</u> wall with decorated plaster (decoration over gypsum plaster finish). Fireplace within east wall comprises of mantel beam and posts around opening. <u>South</u> wall comprising of 3 no. timber studs, lapped and nailed over beam, Wide curved braced to east and west end with multiple taper burns present on west brace. Decorated plaster between studs (decoration over gypsum plaster finish). Noted lintel between west stud x and curved brace possibly indicative of a former opening. <u>West</u> wall as decorated plaster (decoration over gypsum but possible gypsum skim finish with underlying lime plaster) with beam visible to upper part of wall. Skirting as plain square section (120mm (h) by 20mm (d)).</p> <p>Floor: Floorboards orientated north/south, abutting, varied widths (165mm-230mm (w) by 24mm (d))</p> <p>Windows; north wall with three-light timber framed window with leaded lights. Leadwork in diamond pattern. Central light fixed and with side hung opening casements to either side and with window furniture comprising of decorative monkey tail cockspur latches and monkey tail stays. Aluminium secondary glazing present.</p> <p>Internal door: Modern timber ledged and braced door with art nouveau style upright handle.</p> |
| 2.5.1.23 | G7 Hallway | <p><i>Original historic cross wing</i></p> <p>Ceiling: Decorated plaster. Incidental opening up reveals lath and lime plaster beneath gypsum skim finish.</p> |

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| | | <p>Walls: <u>North</u> wall decorated plaster with exposed post (west post), curved bracing and part exposed beam above. Carpenters' marks on post (VI) and post also showing position of former brace now removed. <u>East</u> wall as assumed decorated plasterboard (decoration over gypsum plaster finish). <u>South</u> wall as decorated plasterboard (decoration over gypsum plaster finish). <u>West</u> wall as decorated plaster with exposed sole plate (cut for door entrance and timbers forming doorframe. Opening up to south of doorway reveals red brickwork between studs with lime plaster over, cementitious plaster and gypsum skim finish.</p> <p>Floor: Tile finish removed at time of survey. Solid concrete floor exposed.</p> <p>Window: None</p> <p>Door: 1 no. door to east wall serving basement. Modern timber ledged and braced door with art nouveau style upright handle. 1 no. doorway opening to G8, no door present at time of survey. 1 no. doorway opening to west wall to G4, no door present at time of survey although</p> <p>Staircase: Overlaid by modern oak, underlying structure not observed but assumed historic but not original</p> |
| 2.5.1.24 | G8 Rear porch | <p><i>Assume mid-20th century addition</i></p> <p>Ceiling: Decorated plasterboard.</p> <p>Walls: Decorated plaster over masonry.</p> <p>Floor: Tiled</p> <p>Window: east wall as timber framed window with leaded lights. Leadwork in square pattern. South wall as 2 no. windows flanking door with leaded lights. Lead work square pattern.</p> <p>Doors: External door, modern timber ledged and braced stable style door with latch and 3 no. bolts. Internal door not present at time of survey.</p> |

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| 2.5.1.25 | G9 Rear hallway | <p><i>Historic cross wing</i></p> <p>Ceiling: 8 no. waney joists orientated north/south laid flat (width greater than depth), varied widths (190-220mm width by 50mm (d)) and with evidence of nail holes and markings to underside indicative of this ceiling having been lath and plastered at one time. Joists jointed to beam in north wall and sat over beam to south wall. Trimmer at southwest corner associated with position of stairs. Decorated plasterboard between joists (decoration over gypsum plaster).</p> <p>Walls: <u>North</u> wall comprising of timber framing with sole plate, curved brace and 1 no. stud visible and 1 no. stud concealed by modern cupboard. Wide curved brace to east. Decorated plaster between studs. Incidental opening up indicates brickwork with a lime paster and gypsum skim finish beneath decoration. <u>East</u> wall as decorated plaster to either side of wide opening. Opening up to north section of wall reveals red brickwork (225mm (w) by 50mm (h) by 150mm (d)) in lime mortar with cementious plaster, gypsum skim finish and decoration applied over.</p> <p>Floor: Insulation board. Underlying surface not observed but assume concrete.</p> <p>Windows: No windows serve this space.</p> <p>Doors: No doors serve this space.</p> |
| 2.5.1.26 | G10 | <p><i>C. 1986 Single storey extension</i></p> <p>Ceiling: Sham (non-structural) salvaged timbers applied to ceiling comprising of ceiling beam to south end and 10 no. joists orientated north/south. Applied over decorated plasterboard (decoration over gypsum plaster skim).</p> <p>Walls: Decorated plaster (decoration over gypsum plaster skim). <u>North</u> wall open to adjacent space (G11). <u>East</u> wall as blockwork with gypsum skim finish and decoration. Removal of fitted cupboard has revealed blockwork structure. <u>South</u> wall as blockwork with gypsum skim finish and decoration. <u>West</u> wall revealed to have red brickwork beneath plaster finishes.</p> <p>Floor: Insulation boards over concrete base.</p> |

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| | | <p>Windows: East wall with three-light bay window and side lights with leaded lights. Leadwork in square pattern. Central light fixed and with side hung opening casements to either side and with window furniture comprising of decorative monkey tail cockspur latches and monkey tail stays. South wall with three-light timber framed window with leaded lights. Leadwork in square pattern. Central light fixed and with side hung opening casements to either side and with window furniture comprising of decorative monkey tail cockspur latches and monkey tail stays.</p> |
| 2.5.1.27 | G11 Lobby | <p><i>C. 1986 Single storey extension</i></p> <p>Ceiling: Sham (non-structural) salvaged timbers applied to ceiling as 4 no. ceiling joists orientated east/west, applied over decorated plasterboard (decoration over gypsum plaster skim).</p> <p>Walls: Decorated plaster (decoration over gypsum plaster skim). North wall as plaster finish over blockwork. East wall as plaster finish over blockwork. South wall open to adjacent space (G10). West wall assumed brickwork correlating with chimneystack.</p> <p>Floor: Insulation boards over concrete base.</p> <p>Windows: No windows serving space</p> <p>Doors: Timber vertically boarded stable style door with door furniture as yale lock and bolts.</p> |
| 2.5.1.28 | G12 | <p><i>19th century barn</i></p> <p>Ceiling: Decorated plasterboard at collar level with roof structure exposed at roof slopes between collar and wall plates. Machine sawn timbers. Undecorated insulation (Celotex) board between rafters.</p> <p>Walls: <u>North</u> wall as exposed box timber framing, machine sawn timbers. Undecorated insulation board (Celotex) between frame. <u>East</u> wall with undecorated insulation board over historic feather edged boards to north end and historic feather edged boarding exposed to south end. Feather edged board showing paint finish, assumed lime. <u>South</u> wall as exposed block work. <u>West</u> wall as exposed timber frame, machine sawn timbers. Undecorated</p> |

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| | | <p>insulation (Celotex) between.</p> <p>Floor: Insulation board over assumed concrete floor.</p> <p>Windows: North wall with 1 no. timber framed single light casement double glazed window with leaded lights and 1 no. timber framed two-light casement double-glazed with leaded lights. Leadwork in diamond pattern. Window furniture comprising of decorative monkey tail cockspur latches and monkey tail stays.</p> <p>Doors: None present at time of survey.</p> |
| 2.5.1.29 | G13 | <p><i>19th century barn</i></p> <p>Ceiling: Roof structure exposed with 2 no. king post trusses present. Roofing membrane over roof structure. Insulation board (Celotex) present between some rafters.</p> <p>Walls: <u>North</u> wall as exposed timber framing on brick plinth, machine sawn timber. Insulation board present between studs of central space. East space showing back of feather edged board. <u>East</u> wall constructed in brickwork; Gault coloured <u>South</u> wall as blockwork sitting on damp-proof course over brick plinth. <u>West</u> wall as exposed timber frame on brick plinth. Insulation board (Celotex) between studs. Blockwork wall dividing space with doorway through.</p> <p>Floor: Central space as insulation board (dated 14 01 2023) with chipboard over. East space as concrete floor.</p> <p>Windows: East wall with timber top hung casement leaded window within apex. Leadwork in square pattern.</p> <p>Doors: North wall with timber ledge and brace stable door serving central space. East wall with timber ledge and brace door serving east space.</p> |
| 2.5.1.30 | B1 | <p><i>Original cross wing</i></p> <p>Ceiling: Exposed timber structure with spine beam (200mm by 200mm) orientated north/south, chamfered with stop detail to</p> |

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| | <p>north end only. 9 no. pairs of joists (110mm (h) by 80mm (w) @ 400mm centres) orientated east/west and laid on edge and jointed to sole plates and spine beam. Uniform in sizes. Underside of floorboards to G6 visible and showing lath and plaster to some</p> <p>Walls: Decorated plaster (decoration over gypsum skim). <u>East</u> wall showing red brick beneath cementious and gypsum. <u>South</u> wall showing red brick beneath cementious and gypsum. <u>West</u> wall showing red brick beneath cementious and gypsum.</p> <p>Floor: Concrete.</p> <p>Windows: North wall, assume 1980s window two-light timber framed window with leaded lights. 1 no. opening casement with window furniture comprising of plain latch and catch. Leadwork in square pattern.</p> <p>Staircase: Brick with timber tread ends. Steps curving to basement. Decorated plasterboard ceiling above staircase.</p> |
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Appendix D



Fig 1:

Great Bragmans Farm House, front (north) elevation, showing historic hall with former barn to west (right hand side of photo) and gable end of historic cross wing to east (left hand side of photograph).



Fig 2:

Great Bragmans Farm House, Side (east) elevation, showing two storey historic cross wing with mid 20th century porch to south gable end and c.1986 extension to side.



Great Bragmans Farm House, Sarratt

Site Photographs

11 May, 30 May and 14 June 2023. Additional information 15 February 2024.

Not to scale

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Fig 3:

Great Bragmans Farm House, showing rear (south) elevation with historic hall as central two storey element with two storey historic cross wing to east (right hand side of photograph) and two storey c.1988 extension to west (left hand side of photograph). The conservatory in the middle was added c.2001.



Fig 4:

Great Bragmans Farm House, showing west end of building in juxtaposition with front (north) elevation.



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Fig 5:

Great Bragmans Farm House, showing 19th century barn positioned at east end of house.



Fig 6:

North roof slope to historic hall looking west, along the historic roof structure.



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Fig 7:

North roof slope of historic hall looking along historic roof structure from west gable end.



Fig 8:

North roof slope of historic hall looking east along historic roof structure from west end.



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Fig 9:

South roof slope of historic hall, showing historic roof structure.



Fig 10:

East roof slope to cross wing, showing historic roof structure.



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Fig 11:

West roof slope to cross wing showing historic roof structure.



Fig 12:

Roof structure of cross wing looking south through the roof structure.



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Fig 13:

Roof structure of cross wing showing crown post.



Fig 14:

Roof structure of c.1988 two storey extension for comparison.



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Fig 15:

North elevation of historic hall, brickwork to upper part of wall, showing one type of brickwork and mortar found in the construction of the building.



Fig 16:

North elevation of historic hall, brickwork and mortar to upper part of wall between studwork adjacent to the porch, showing one type of brickwork found in the construction of the building.



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Fig 17:

North elevation of historic hall, brickwork and mortar to upper part of wall between studwork, showing one type of brickwork found in the construction of the building.



Fig 18:

North elevation of historic hall, brickwork and mortar to lower part of wall showing one type of brickwork found in the construction of the building.



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Fig 19:

North elevation of historic cross wing, brickwork and mortar to casing brickwork, showing one type of brickwork found in the construction of the building.



Fig 20:

South elevation of historic cross wing, brickwork and mortar to casing brickwork, showing one type of brickwork found in the construction of the building.



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Fig 21:

South elevation of historic cross wing, brickwork and mortar to casing brickwork, showing an example of how brickwork detailing was impacted by the insertion of “new” windows in the mid 20th century.



Fig 22:

Southeast corner of c.1988 two storey extension, showing modern brickwork.



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Fig 23:

South elevation mid 20th century porch, showing modern brickwork.



Fig 24:

South elevation, conservatory plinth, showing modern brickwork.



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Fig 25:

Cross wing, east elevation showing an example of extant plastic guttering found on the building.



Fig 26

C.1986 single storey extension, showing an example of extant metal "Alumasc" guttering found on the building.



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Fig 27:

Room F1, looking south, showing former bathroom within c.1988 extension.



Fig 28:

Room F2, looking north, showing bedroom.



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Fig 29:

Room F3, looking east into en-suite.



Fig 30:

Room F2/F3, showing EML, cement based plaster and gypsums as extant wall finishes.



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Fig 31:

Room F3, showing floor plyboarding floor finish as an example of extant flooring which is found in room F2 and F3.



Fig 32:

Room F4, looking east along hallway.



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Fig 33:

Room F4, looking west along hallway.



Fig 34:

Room F5, showing the north wall and part west wall.



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Fig 35:

Room F5, showing the east wall where historic earthen plaster/daub survives behind a later plaster finish.



Fig 36:

Room F5, showing the south wall and doorway into room. The door is modern and typical of internal doors found throughout the building.



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Site Photographs

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Fig 37:

Room F6, looking northeast across the room from the doorway.



Fig 38:

Room F6, showing the south internal wall.



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Fig 39:

Room F6, showing the west internal wall which contains historic timber frame and wattle & daub infill.



Fig 40:

Room F6, showing the extant ceiling which is formed of sham salvaged timbers which are stuck onto a hardboard ceiling. Artex has been applied between the joists. A number of rooms (F1, F6, G1, G10 and G11) have extant sham timber ceilings where the timbers are not structural but have been applied to create a certain appearance.



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Fig 41:

Room F6, showing the extant floor construction which is formed of layers of chipboard and wood board and it is not historic. The underside of ceiling below can also be seen and this shows the extant ceiling as a plasterboard material.



Fig 42:

Room F6a,, looing into the extant en-suite off Room F6.



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Fig 43:

Room F7, looking south and showing the staircase landing.



Fig 44:

Room F7, showing the floor finish which comprises of earlier wide floorboards overlaid by later uniform floorboards. This is one of the only parts of the building where early wide floorboards appear to survive.



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Fig 45:

Room F8, showing the bathroom.



Fig 46:

Room G1, looking south , showing space which is part of c.1988 extension.



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Fig 47:

Room G2, looking across room into G1.



Fig 48:

Room G2, looking east across room to rear of chimney stack.



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Fig 49:

Room G2, showing a section of "original" barn flooring which survives beneath the extant later concrete floor finishes.



Fig 50:

Room G3, showing the interior of c.2001 conservatory.



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Fig: 51

Room G4, looking across room towards main front entrance door.



Fig 52:

Room G5 looking towards west wall and at the fireplace.



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Fig 53:

Room G6, looking east across room towards the fireplace.



Fig 54:

Room G6, looking towards south wall.



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Fig 55:

Room G6, showing the ceiling joists which are a surviving original feature of this cross wing. The extant ceiling finish between the joists is plasterboard which exists in many ceilings throughout this building.



Fig 56:

Room G6, showing the brace to the south wall which has taper burn markings on it, which is a significant feature of the building.



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Fig 57:

Room G6, showing the carpenters markings which can be found on ceiling joists. These markings are a significant feature of the building.



Fig 58:

Room G7, showing the hallway.



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Fig 59:

Room G7, showing the staircase.



Fig 60:

Room G8, showing the interior of the mid 20th century porch on the south side of the building.



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Fig 61:

Room G9, looking west across this room which is located within the historic cross wing.



Fig 62:

Room G9, looking north across the room which is located within the historic cross wing. The ceiling joists match those in room G6 and are original to the building.



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Fig 63:

Room G10 which is located within the c.1986 single storey extension.



Fig 64:

Room G10, showing the ceiling in this c.1986 single storey extension. Where the sham salvaged timbers have been removed it is evidenced how they were applied over plasterboard.



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Fig 65:

Room G12, looking north into the room which is located within the 19th century barn from G11.



Fig 66:

Room G13, looking into the stable within the 19th century barn.



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Fig 67:

Room B1, showing the basement space which comprises of a single room beneath Room G6.



Fig 68:

Room B1, showing the basement which comprises of a single room beneath Room G6.



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Fig 69:

Garden boundary: East boundary wall to rear garden. Built mid-late 20th century.



Fig 70:

Garden boundary: South boundary wall to rear garden. Built mid-late 20th century.



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Fig 71:

Garden boundary: South boundary wall to rear garden. Built mid-late 20th century.



Fig 72:

Garden boundary: Walled vegetable/flower garden to west side of rear garden. Built mid-late 20th century.



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Fig 73:

Garden boundary: West garden boundaries. Built mid-late 20th century.



Fig 74:

Entrance gates: Built mid-late 20th century.



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