

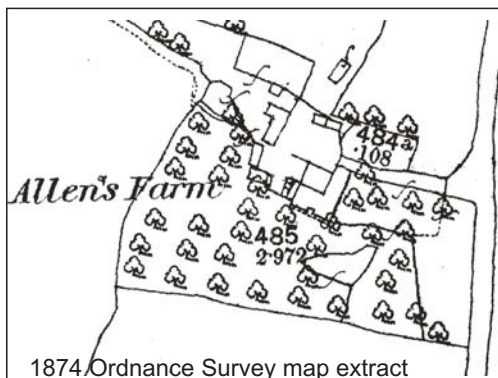


HB Archaeology & Conservation Ltd

OLD KEYSFORD HALL, TREEMANS ROAD,
HORSTED KEYNES, RH17 7EA
(NGR: TQ 38025 27335)

SUMMARY HERITAGE STATEMENT

Commissioned by
G. and J. Sharpe



1874 Ordnance Survey map extract
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Report No. 2025618
April 2025

Prepared by Maggie Henderson

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CONTENTS

1.0	INTRODUCTION	6
3.0	LOCATION AND SETTING	6
4.0	DESIGNATIONS	6
5.0	HISTORIC MAPS	7
6.0	THE BUILDING AS EXISTING	9
8.0	THE PROPOSAL SCHEME	15
9.0	BIBLIOGRAPHY	17
10.0	PURPOSE OF THIS REPORT	17
11.0	COPYRIGHT AND DISCLAIMER	17

Figures

Plates

Appendices

FIGURES

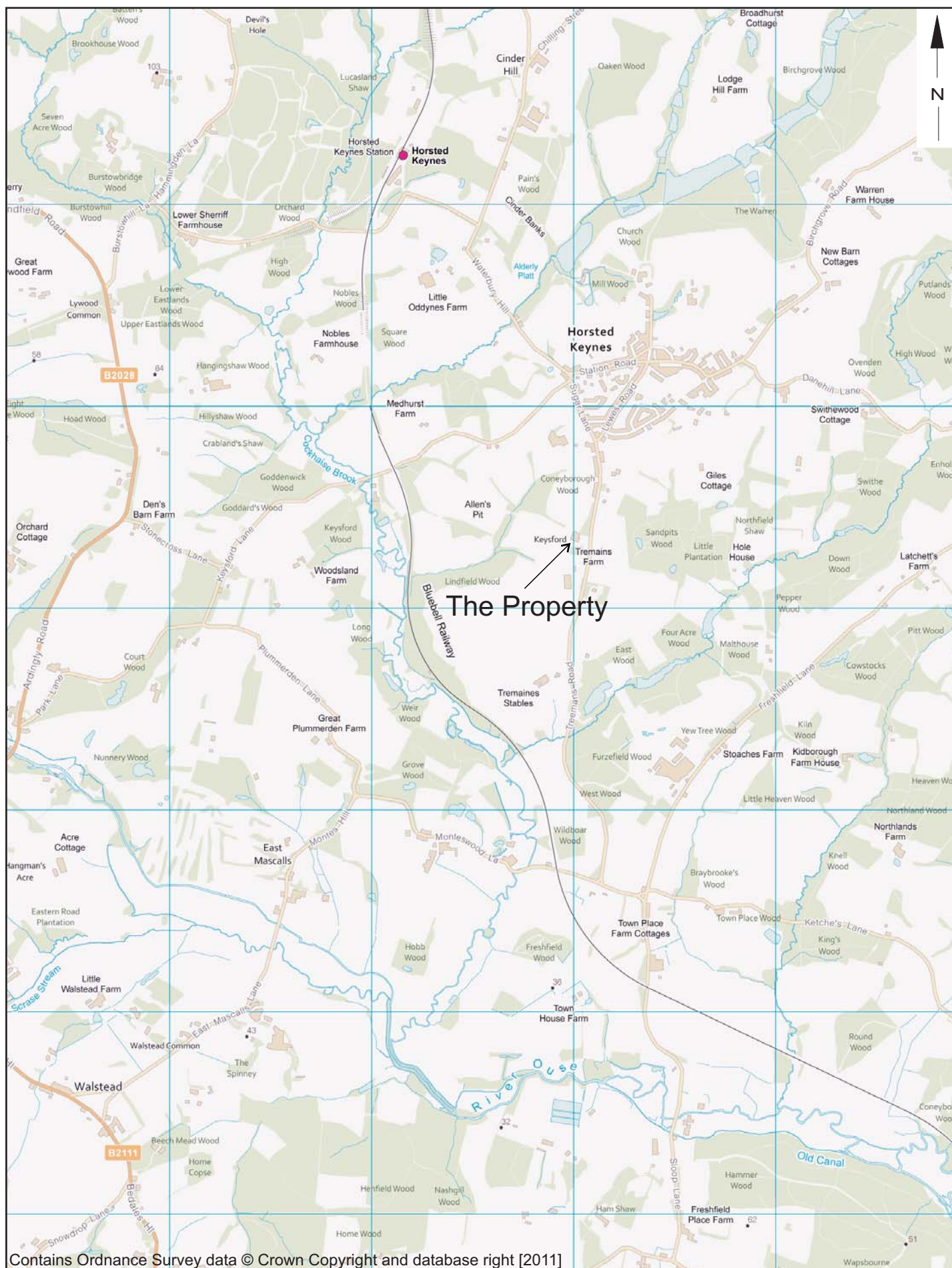
Figure 1:	Property Location (NGR: TQ 38025 27335)	5
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PLATES

Plate 1:	Extract of the Horsted Keynes tithe map, 1845	7
Plate 2:	The Ordnance Survey maps: 1874; 1898; 1909; 1938 and 1955 (from the top left-hand side) showing the rectangular-plan arrangement of the east range up to 1938 when the rear outshots were first added, and later extended to the form shown in 1955 (bottom left)	8
Plate 3:	The principal east-facing elevation of the east wing showing the brickwork and the tile-clad timber-frame	9
Plate 4:	The north and west elevations of the east wing showing the different materials used in the building's constructions and the modern lean-to extensions	10
Plate 5:	The ground floor plan showing later alterations to the layout	10
Plate 6:	Soffit of the cross-beam between bays 1 and 2 with jointing for a partition and a doorway, the mortise for the head plate of the door can be seen in the post (arrow). Note also that the partition had continued to the west side of the building enclosing the staircase	11
Plate 7:	Truncated rail (black arrow) and peg-hole for the mortise at the opposite end (white arrow), further evidence of the partition between the stairs and the hall and the later insertion of the current balustrade	11
Plate 8:	The rear (west) elevation of the wing showing the 20 th century lean-to extensions	12
Plate 9:	The proposed alterations (from the originals prepared by Gould Baxter)	15

APPENDICES

Appendix 1:	List Entry Summary
Appendix 2:	The proposal scheme prepared by Gould Baxter



© HB Archaeology & Conservation		Old Keysford Hall, Treemans Road, Horsted Keynes, RH17 7EA	Figure 1
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1.0 INTRODUCTION

- 1.1 HB Archaeology & Conservation Ltd was commissioned by G. and J. Sharpe to prepare a summary heritage statement of Old Keysford Hall, Horsted, Keynes, RH17 7EA (Figure 1). The work was commissioned to accompany an application for minor alterations to the existing building and as such this report should be read in conjunction with the documents and drawings prepared by Gould Baxter.

2.0 SCOPE & METHODOLOGY

2.1 Introduction

- 2.1.1 The property was visited by Maggie Henderson to establish the origin, development and significance of the building and that of its setting in order to inform any future proposal scheme for the house. The site visit was carried out in conjunction with a meeting involving the owners and their architects to ensure a heritage-led and evidence-based approach to the management of the property at an early stage.
- 2.1.2 Historic maps and images consulted to establish the recent historic evolution of the property: these are included as plates within this report.

3.0 LOCATION AND SETTING

3.1 Location

- 3.1.1 The property is situated to the west of Treemans Road, to the south of Horsted Keynes. The property is set back from the road, accessed by a driveway that leads to a courtyard area: this is formed by an L-plan arrangement of domestic dwellings to the south and east, in addition to a series of former farm buildings, creating another L-plan arrangement that form the west and north arms of the courtyard area (Figure 1).
- 3.1.2 Old Keysford Hall is the eastern arm of the domestic group, a north – south oriented rectangular-plan building with its principal elevation on the east side, supplemented by rear lean-to outshots. The remainder of the L-plan group is under separate ownership.

3.2 Setting

- 3.1.3 The immediate setting of the property remains a rural one, the property surrounded on all sides by large irregular fields interspersed with tracts of woodland. Properties are dispersed and arranged along the length of Treemans Road, with the settlement pattern becoming more concentrated at the north end of the road where it meets Horsted Keynes.

4.0 DESIGNATIONS

4.1 Old Keysford Hall

- 4.1.1 Old Keysford Hall was listed as Grade II on the 28th October 1957, amended 11th May 1983 (List entry number: 1025656). The building is described as an L-shaped house timber-framed house dated 1701 and enlarged in 1923 (Appendix 1).

- 4.1.2 The description in the list entry is purely for recognition and as such is primarily based on external appearance. The description must not be treated as a comprehensive schedule of those elements which are legally protected as no matter what grade, the legislative cover not only relates to both the interior and exterior, but also extends to any building or structure within the curtilage which predates the 1st of July 1948.

4.2 Public Rights of Way (PROW)

- 4.2.1 Two Public Rights of Way lie in proximity to the property: 14HK lies to the north of the former farm buildings and 21HK lies to the south of the property accessed from the east side of the highway (Figure 1). Views towards Old Keysford Hall from the footpaths are impeded by existing boundaries to the road and fields and the buffer created by the inverted L-plan range of farm buildings to the north of the house.

5.0 HISTORIC MAPS

5.1 The Tithe Map, 1845

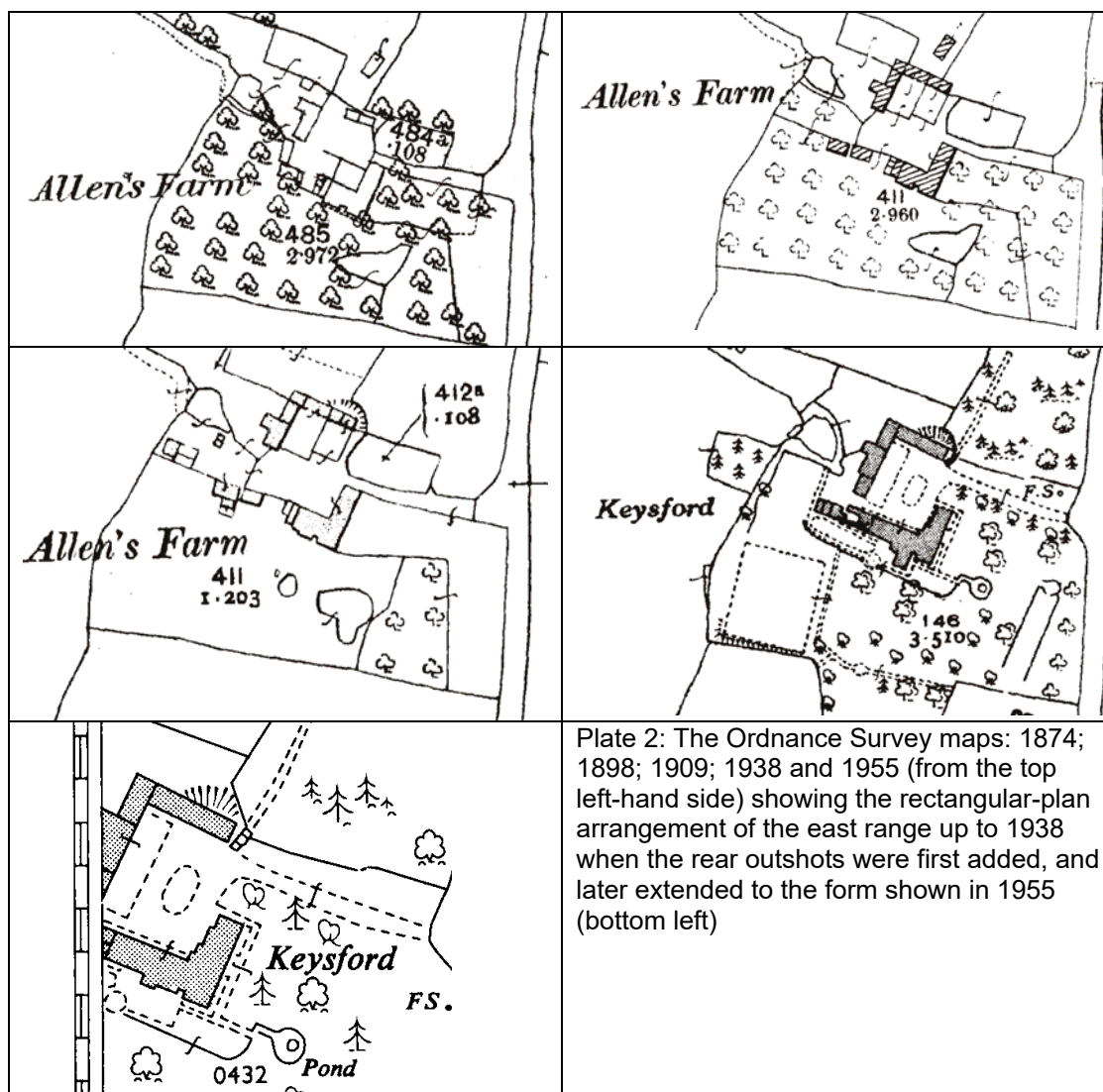
- 5.1.1 The house is shown to an L-plan arrangement on the tithe map of 1845 accompanied by a series of detached L-plan and rectangular-plan buildings to the north (Plate 1).



Plate 1: Extract of the Horsted Keynes tithe map, 1845

5.2 The Ordnance Survey Maps

- 5.2.1 The subsequent Ordnance Survey maps show the same arrangement, albeit becoming increasingly more regular in terms of the layout of the associated farmstead (Plate 2). Between 1909 and 1938, the house was substantially extended to the east and south of the western range, accompanied by a change in name from Allen's Farm to Keysford (Plate 2).



- 5.2.2 The east range, the focus of this statement, gained lean-to outshots at the junction with the neighbouring west range between 1909 and 1938 with further additions to the eastern end of the rear group between 1938 and 1955: the entire lean-to group may have been rebuilt during the final phase of extension (Plate 2).

6.0 THE BUILDING AS EXISTING

6.1 Introduction

- 6.1.1 The following assessment focuses upon the ground floor fabric and form of Old Keysford Hall to accompany applications for minor alterations to the layout.

6.2 Old Keysford Hall

- 6.2.1 The east wing of Old Keysford Hall was built to a rectangular-plan footprint comprising two principal floors of accommodation supplemented by attics (two-and-half storeys overall) and a cellar. The range was originally linked to its neighbour forming an L-plan group: the west range is under separate ownership and was not accessed as part of this assessment, as such the relationship between the two parts, chronological and spatial, are at present unknown.



Plate 3: The principal east-facing elevation of the east wing showing the brickwork and the tile-clad timber-frame

- 6.2.2 The building is of composite construction comprising brick laid in Flemish bond with decorative use of over-fired headers, to the ground floors and end walls. The brickwork rises to the eaves at the terminal ends of the building on both side elevations to accommodate substantial internally-projecting, multi-flue chimney stacks (Plate 3). The remainder of the walls are in small-panel timber-frame, either clad in clay-tile to the east-front or exposed with lime-skimmed panels to the rear (Plates 3 and 4). It is probable that the timber-frame had been clad in clay-tile from the outset due to the style, date and status of the building.
- 6.2.3 All of the windows throughout the house have been replaced in multi-pane casements or a variation of the cross-type window. The distribution of windows, particularly across the east elevation emphasises function and status: the pair of two-light

windows one above the other lighting the staircase and the closely spaced group of three large windows lighting the high-end parlour (Plate 3).

- 6.2.4 Windows to the rear are more randomly arranged befitting the less publicly visible elevation. Windows to the north terminal are very regular with those to the first floor rooms now blocked: this may be due to their position within closets that may have been added as an early refinement. Indeed, the doors to the closets are particularly fine examples of early 18th century panelled doors; their H-hinges bearing the traces of having been reset in their current locations.



Plate 4: The north and west elevations of the east wing showing the different materials used in the building's constructions and the modern lean-to extensions

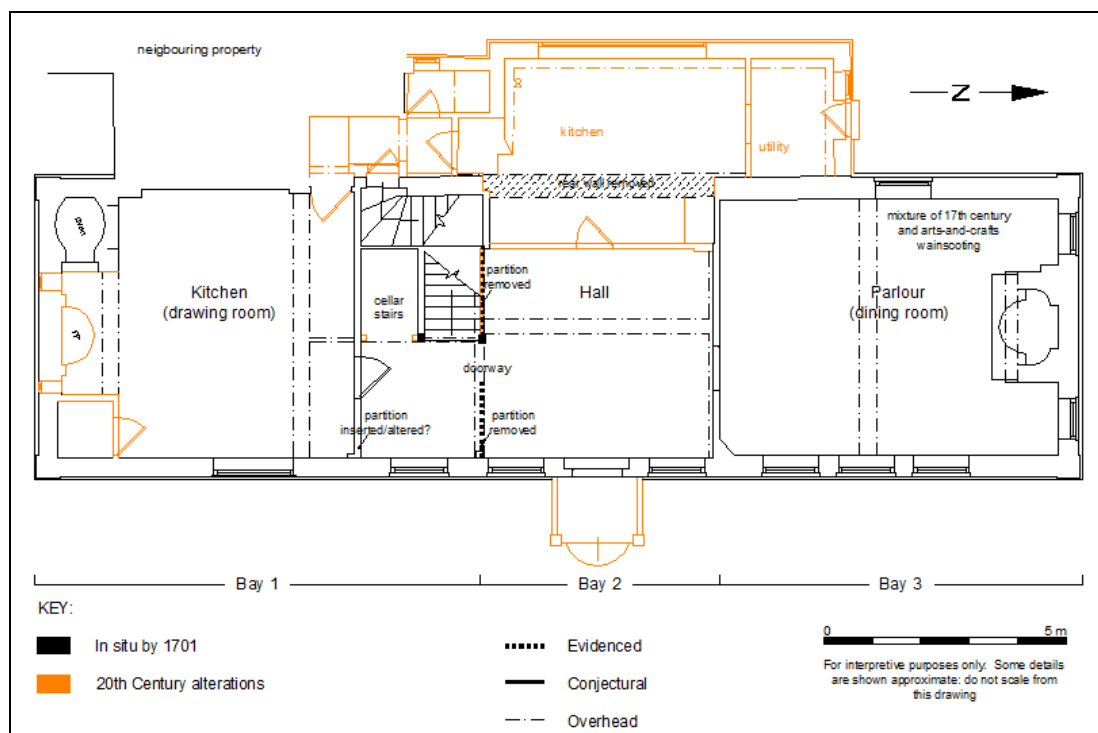


Plate 5: The ground floor plan showing later alterations to the layout

Layout

- 6.2.5 The building had been built to a central-entry, end-chimney-stack from with its main entrance just to the north of centre in the east elevation, now protected by a 20th century porch. The entrance leads into a large hall (bay 2) that had an inserted partition to the rear to increase the accommodation within an added lean-to outshot to create a kitchen (Plate 5).



Plate 6: Soffit of the cross-beam between bays 1 and 2 with jointing for a partition and a doorway, the mortise for the head plate of the door can be seen in the post (arrow). Note also that the partition had continued to the west side of the building enclosing the staircase



Plate 7: Truncated rail (black arrow) and peg-hole for the mortise at the opposite end (white arrow), further evidence of the partition between the stairs and the hall and the later insertion of the current balustrade

- 6.2.6 The entrance hall was flanked by a kitchen (now the drawing room), originally served by a large cooking hearth with clock-jack (scars in the bressumer) and a bread-oven. The staircase was accommodated at the northeast corner of bay 1 (the kitchen): whilst it is not uncommon in buildings of this type for the staircase to be separately enclosed rather than being within the hall itself, it is unclear if this is the case here. As it stands, the staircase had been separated from the entrance hall by a partition with an integral doorway situated between the north side of the stairs and the hall proper (bays 1 and 2; Plate 5). The partition and doorway has since been removed and a balustrade created to the north side of the staircase, added to match that already *in situ* to the south (Plates 6 and 7).
- 6.2.7 The current partition between the former kitchen and the current entrance hall reads as an insertion: it is unclear if this was inserted at a very early stage, perhaps during a fitting-out phase after the main components of the building had been constructed, or if it was the result of later alterations undertaken during the late 19th or early 20th century to improve the entrance hall and expose a feature staircase.
- 6.2.8 To the north of the hall lay a large well-lit heated parlour (Plate 5). The parlour bay of the building includes a mixture of 17th century small-square panel wainscoting and arts-and-crafts era quality copies intended to make up any short-fall. It is of course unclear if the early panelling had been imported into the building or derived from within it, reused in the current location at the end of the 19th or in the early decades of the 20th century in line with the fashion of the day.



Plate 8: The rear (west) elevation of the wing showing the 20th century lean-to extensions

- 6.2.9 The porch and the rear lean-to facilities are all the product of 20th century alterations to the group. The lean-tos added, as outlined above, between 1909 and 1938 and extended further to the north between 1938 and 1955, with potential for the entire lean-to group to have been rebuilt at that time. The lean-tos as they now stand are consistent in style, intended no doubt to create a coherent external appearance to the later group (Plate 8).

- 6.2.10 The rear additions are timber-framed with brick-nogged panels raised over low masonry plinths, the latter combining sandstone blocks with brick and tile (Plate 8). The roof is flat-topped, its outer slopes clad in plain clay tile. The substantial six-light window, like those of the main range, is the result of a later 20th century programmes of work.
- 6.2.11 The house as first built comprised a central-entry, end-chimney-stack layout with the hall at the centre flanked by a kitchen and a parlour. The same three-cell layout was repeated at first floor and attic level. The integral attics were extremely well-proportioned by virtue of the building including side-walls to the timber-frame from the outset. The roof trusses were also conducive to attic accommodation, comprising interrupted tie-beams to allow unimpeded through-passage along the length of the building.
- 6.2.12 The relationship between the east and west wings is currently unknown due to the west wing being under separate ownership. The east wing, with its hall, kitchen and parlour, supplemented by cellar service provisions and attics, could have functioned as a dwelling in its own right since first built, perhaps as accommodation for extended family members.
- 6.2.13 It is also possible that the range had been added as a new high-end wing to an earlier building (the west range), the latter then reconfigured to function as a service wing, ancillary to the new addition. On the exterior, the lower storey heights and larger version of small-panel framing may support the two-phase development of the house, the earlier part substantially extended and reconfigured in the early decades of the 20th century, and the status of the property as a whole elevated from that of Allen's Farm to Keysford.
- 6.2.14 In 1975 the group was subdivided to create the current pair of houses with alterations undertaken to facilitate their new function. Old Keysford Hall (the east wing), perhaps due to its fairly late date and no doubt, to the quality of the construction has been subject to few changes, and those that have been carried out were for the most part sympathetic to the character of the original. The main impacts are of course the removal of the rear wall of the hall (bay 2; Plate 5) and the associated insertion of a partition into the hall to create a larger kitchen by bringing the 20th century lean-to extensions into the main house (Plate 5).

Chronology

- 6.2.15 As set out above, the wing, to its two-and-a-half storey format was the result of a single building campaign. The date over the entrance reads 1701 and this conforms well to the building's fabric and form, for example, the layout with its central entrance hall, chimney stacks at the terminal ends of the range, Flemish bond brickwork and the small-panel framing (without extant bracing). Within the building, doors, door furniture and the feature staircase are all commensurate with the date inscribed over the entrance, with other examples of the distinctive faceted finial to the staircase recorded in building phases dating to 1692 (Forstall Farmhouse, Iden, Sussex) and 1725 (Cambridgeshire).
- 6.2.16 The next notable phase of construction occurred during the early decades of the 20th century, resulting in some minor changes to the floor-plan of the house. The alterations comprised removing partitions to make the most of the staircase, bringing it into the entrance hall in a manner considered 'in keeping' to the antiquarian householder, in much the same era that saw an increase in stripping historic ceiling

finishes to expose beams. Other alterations included some subdivision of the first floor accommodation to add bathrooms and additional bedrooms: in general changes were low-key and minimal.

- 6.2.17 The single storey rear lean-to outshots were added in stages, and perhaps also rebuilt in their entirety during their final northern extension added between 1938 and 1955. Further changes had been made to the entire group during the mid-to-late 19th century, including the replacement of all of the windows to a multi-pane, casement or cross-type window form.

7.0 SUMMARY OF SIGNIFICANCE

7.1 Determining Significance

- 7.1.1 *'Significance (for heritage policy) is defined as: The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting'.¹*

- 7.1.2 Significance is the sum of an asset's cultural and natural heritage values and only through understanding the significance of a place is it possible to assess how the qualities that people value are vulnerable to harm and loss (*"Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment"* published by English Heritage in April 2008 (now Historic England)).

7.2 The Significance of Old Keysford Hall

- 7.2.1 There is no doubt that Old Keysford Hall is a significant building, its significance derived from the following key characteristics:

- A very high degree of survival of the original floor plan that illustrates the central-entry, end-chimney-stack form of the wing as first built and *in situ* by 1701
- Where changes have been made, they are minimal and retain the visible evidence of the original floor-plan and features by virtue of redundant jointing, pressure marks, blocked windows and doorways
- The fabric illustrates a degree of economy expressed through the use of brick to the ground floor and end (chimney) walls of the house combined with timber-framing to the first floors on both sides
- The use of locally-sourced materials and traditional building techniques that ensure the building sits well in its local context
- Further significance is derived from the as yet uncertain relationship between the two separate wings of the former single domestic dwelling prior to subdivision in the 1970s

- 7.2.2 In greater detail the east wing is a fine and near intact example of a central-entry, end-chimney-stack house type, a style that despite being introduced earlier in the 17th century, did not become fully developed until the final quarter of the century, increasing in popularity from c. 1700 onwards (Martin & Martin, 2012;141). As outlined above, the accommodation available within the wing was no doubt supplemented by the facilities in the adjoining range: the relationship between the two

¹ National Planning Policy Framework (NPPF) Annex 2 Glossary page 56

parts, whilst at present unknown, certainly adds to the archaeological, historic and architectural significance of the former house as a whole.

- 7.2.3 The varied materials utilised in the building's construction reflect those that were available locally, in addition to a degree of thrift expressed through confining the more costly brickwork to the ground floors and terminal ends of the range. It is usual for buildings of this type, status and date to have included tile-hanging to any timber-frame from the outset, particularly in publicly visible elevations as is the case here, placing the building in a wider group of central-entry, end-chimney-stack houses of composite construction enjoying a particular period of popularity from c. 1700 onwards. The construction of the east wing by 1701 places it at the onset of the period of popularity, highlighting that the owner's awareness of current trends when the work was commissioned.

Setting

- 7.2.4 The setting of the property contributes to its special character and significance by virtue of its retained rural environment and its relationship to the neighbouring, adjoining, timber-framed range to the rear.

8.0 THE PROPOSAL SCHEME

8.1 Introduction

- 8.1.1 The proposed alterations have been kept to an absolute minimum with a view to improving the proportions of the existing kitchen that spans the junction between the central entrance hall and the lean-to added against its western elevation in the 20th century.

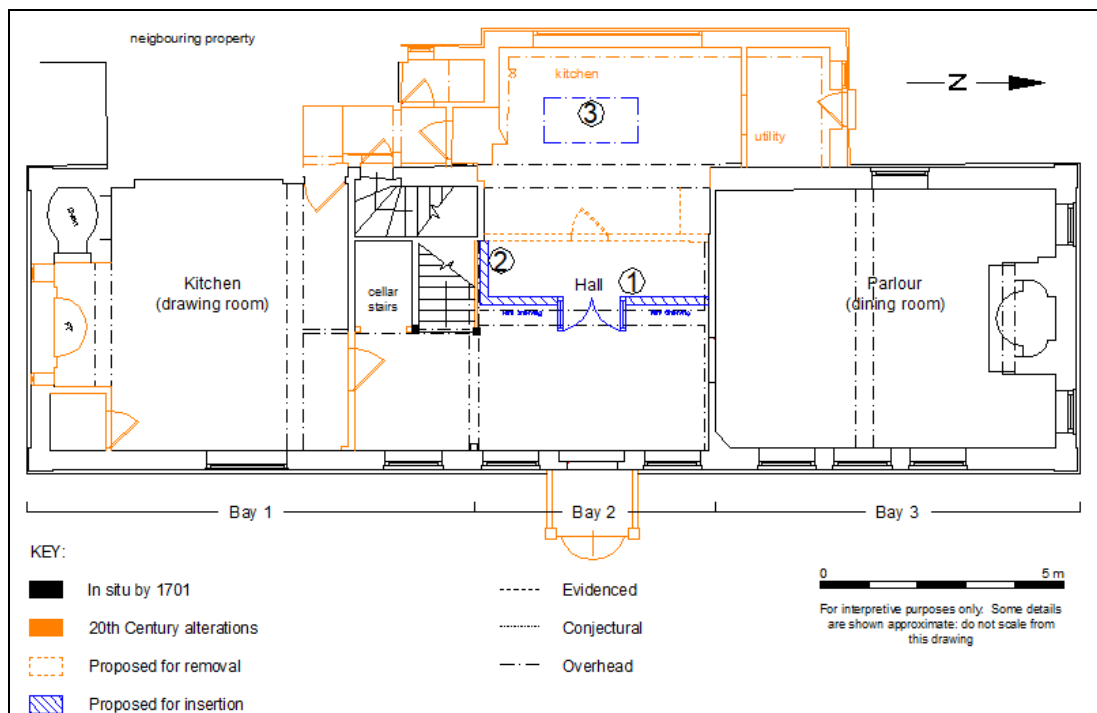


Plate 9: The proposed alterations (from the originals prepared by Gould Baxter)

8.2 The Alterations

8.2.1 The proposed alterations are as follows:

1. Remove the existing inserted partition to the rear of the central hall; relocated further to the east with integral shelving
2. Reinstate partition to north side of staircase

8.2.2 The alterations comprise the removal of partitions inserted into the building in the mid-late 20th century and as such no historic fabric will be lost. The form and location of the proposed replacement partition between the lean-to and the remainder of the entrance hall (bay 2) has been specifically designed to ensure minimal impacts to the character and significance of the building. The new work is in the form of a 'cassette' that can be slotted into the hall in a manner that is fully reversible, the fittings reading more clearly as furnishings – a screen – added to the hall rather than the introduction of new walls that would compartmentalise the space.

8.2.3 The new screen arrangement reduces the proportions of the entrance hall, on its already truncated east – west axis by just over 1.00 metre: this will allow 3.00 metres in width to be retained for the entrance hall (Plate 9). The extent of the original hall that will be retained is sufficient to illustrate the central-entry layout of the wing as completed in 1701.

8.2.4 To further minimise the enlargement of the kitchen area, the new work has been placed to the west of the central girder to allow the girder with its chamfered leading edges and decorative stops on both sides to remain fully expressed; thus allowing the insertion to read clearly as the latest phase of activity in the evolution of this building.

8.2.5 Further, the upper parts of the screen will be glazed to allow uninterrupted through-views past the installation to the remainder of the hall. A similar treatment is proposed for the reinstated partition that had formed the northern side of the staircase: the glazed 'frieze' continued round to provide through-views between the staircase and the hall.

8.2.6 The remainder of the reinstated north side of the staircase will replicate the finish *in situ* to the south side, whilst retaining the inserted balustrade: this will allow the narrative of this building's later evolution to remain extant.

3. Insert plateau rooflight into the flat-roofed part of the 20th century lean-to extensions

8.2.7 The final alteration of this light-touch scheme is the removal of the modern ceiling finish within the lean-to outshot and the installation of a plateau rooflight. The two changes will allow a higher degree of natural light to the enlarged kitchen area, and the light can filter through, by virtue of the high-set glazing intended for the new screen, into the main part of the hall.

8.2.8 The alterations to the lean-to affect only modern materials: as such, there will be no harm to the historic fabric or the character and significance of the building. The changes are discrete and well-screened from the exterior ensuring that there will be no adverse impacts upon the neighbouring properties.

9.0 BIBLIOGRAPHY

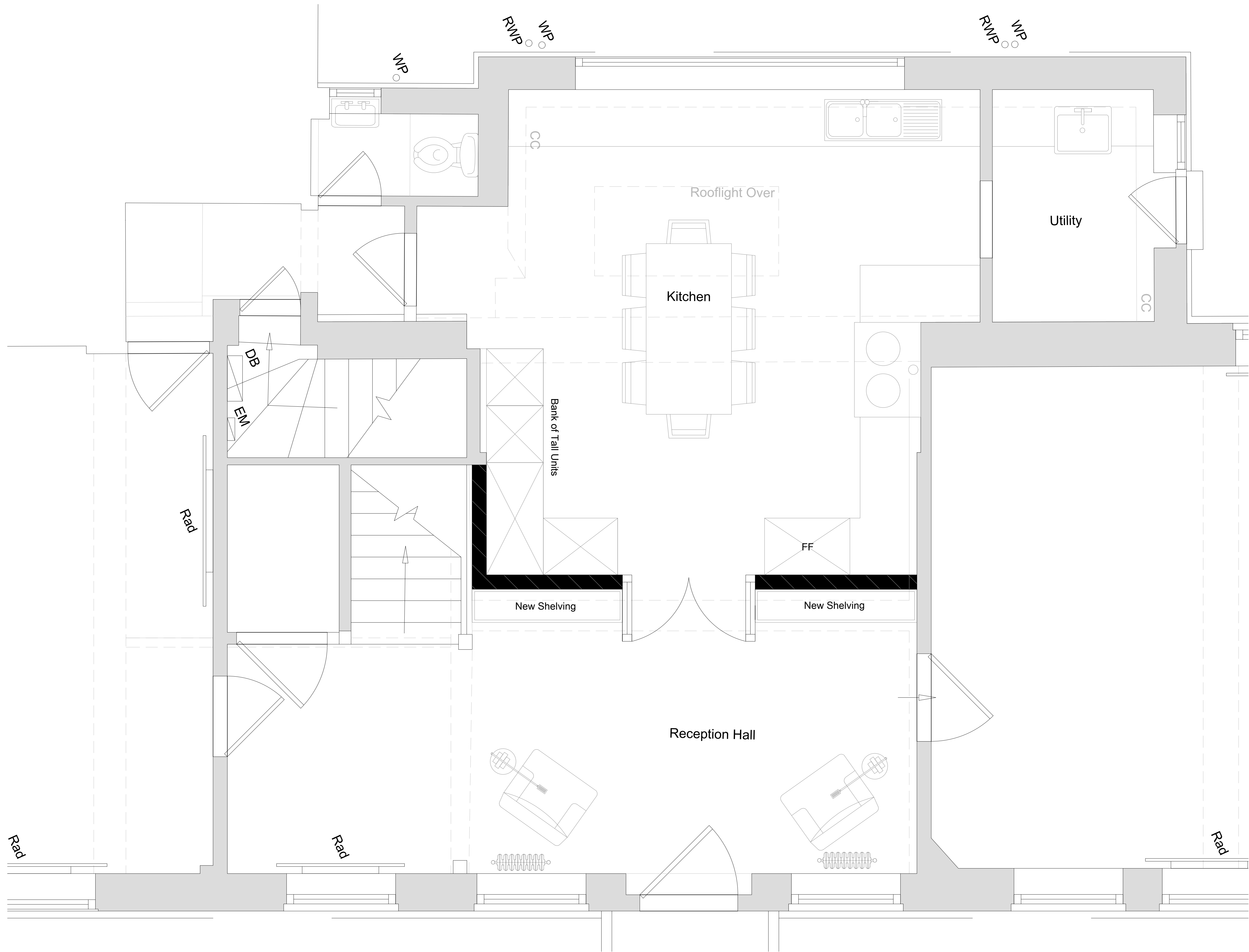
Martin, D., and Martin, B. 2012 *How Houses Evolved in the High Weald of Eastern Sussex, 1350-1750*

10.0 PURPOSE OF THIS REPORT

- 10.1 The above statement and recommendations are the opinion of the author and intended for information purposes only. Many of the views which inform the conservation of historic buildings are to some extent subjective, particularly in relation to more recent extensions and alterations; therefore, it should be emphasised that there is no guarantee that the opinions expressed within this document will be endorsed by the local planning authority.

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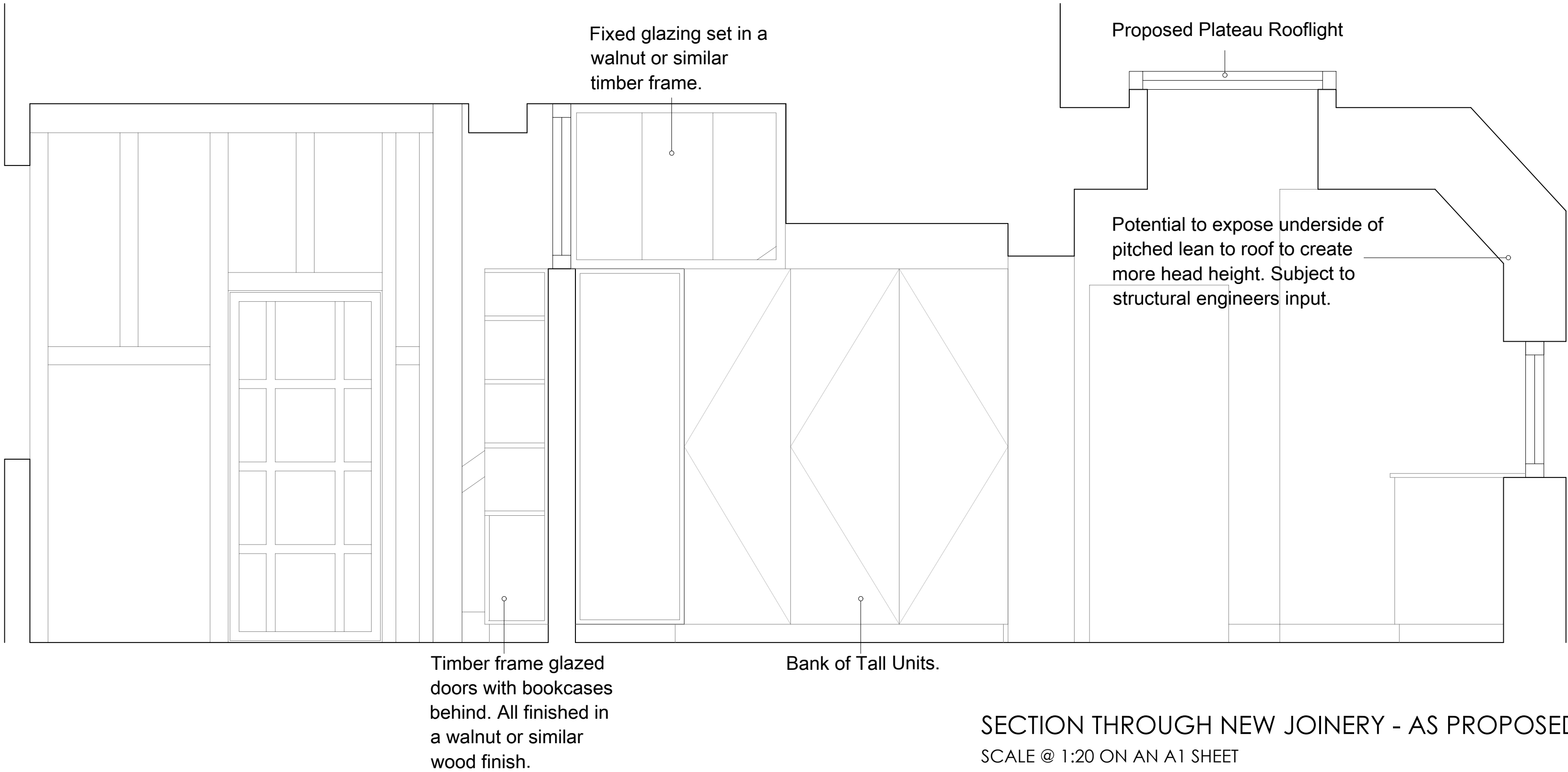
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DRAWING. New Joinery Part Ground Floor Plan As Proposed		
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