

Addendum to Heritage Impact Assessment

Extension to listed dwelling & internal alterations



Red House
Cowfold Road
Bolney
West Sussex
RH17 5S

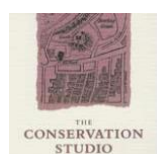
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Contents

1.	Introduction	4
2.	Overview of the Designated Heritage Asset	4
3.	Proposed Changes	13
4.	Conclusions	17

1. Introduction

Background

- 1.1 Formal applications for Listed Building Consent and Planning Permission have been lodged by Stephen Langer Associates under references DM/25/0780 and DM/25/0781 for a two storey extension in the same position as the previously approved single storey extension (DM/22/1847 and DM/22/1848). The DAS includes information that formed part of the previous Heritage Statement produced in 2022.
- 1.2 Murphy Associates has been commissioned to consider the proposals in relation to the significance of the designated heritage asset, including its historic fabric, plan form and setting. An extension of time has been granted to allow for this document to be submitted. The previous Heritage Statement (2022) is attached as an Appendix.
- 1.3 The architects were also aware of the content of the previous Heritage Statement (2022) which were taken into account, including further comments from Murphy Associates at varying stages throughout the preparation of the proposals. It cannot, therefore, be said that significance was taken into account in terms of the evolution of the building, change over time and to assist in ensuring significance has played a role in informing change.
- 1.4 In summary, when read in conjunction with the Heritage Statement produced in 2022, this submission accords with the expectations of paragraph 207 of the National Planning Policy Framework, December 2024.

2. Overview of the Designated Heritage Asset

- 2.1 To recap, Red House is a two-storey former farmhouse, located in the countryside to the south of the east-west A272. It is accessed via a rural lane which runs southwards, perpendicular to the A272, serving dispersed dwellings, surrounding farmhouses and farmlands. Red House is located to the west of the rural lane, is set within ample grounds with its extended private drive running east-west before turning northwards, terminating at the forecourt between the dwelling and garage/outbuildings. A Public Right of Way follows the private access but does not turn northwards. Instead, it continues to the west.
- 2.2 As noted in the previous Heritage Statement, List Description is for identification purposes only. It is not a statement of significance being it is factual and often quite short and bereft of details. It reads as follows:

Overview

Grade: II
List Entry Number: 1286254 Date
first listed: 11-May-1983
Statutory Address: THE RED HOUSE, COWFOLD ROAD

BOLNEY COWFOLD ROAD 1. 5405 The Red House TQ 22 SW 14/227 II

2.
C17 or earlier. Two storeys. Four windows. Tile-hung. Tiled roof with pentice on south side. Casement windows.

Listing NGR: TQ2461121996

- 2.3 It is clear that the interior of the building was not inspected and the 'pentice' on the south side no longer exists. Therefore, and to gain an understanding of the building and how it evolved over time, historic mapping, land taxation, tithes mapping and apportionments, census records and other records were referred to. The assessment revealed that there were some anomalies arising from the reading of the timber frame which and when interrogated, assisted in explaining the origins of this former farmhouse.
- 2.4 As a 17th century building, it has undergone successive changes, both internally and externally, including rebuilding of the southern end bay and the northern bay including the roof.
- 2.5 As noted in paragraph 1.5 of the previous Statement, the subject dwelling reads as having its origins as a 17th century timber framed farmhouse, oriented along a north-south axis. Today it presents itself as being of two-storeys with attic, largely brick to the ground floor with tile-hanging above arising from under-building and refronting. The roof has a Sussex barn hip to the north, hipped with an outshot to the south under a catslide roof. This now runs into an extension to the rear (west) elevation, under a catslide roof with a dormer serving the first floor main bedroom.
- 2.6 The short report produced by Dr Annabel Palmer (Hughes), implies that the building was of a highly individual configuration. Reference is made to the main three bays of the building being roughly of equal size. The central bay was the main 'hall' with the solar or parlour (high end) to the southern bay which would have been the private family room, and service rooms (low end) to the north end.
- 2.7 Generally, the low end had two service rooms and a steep stair providing access to a chamber above. In some standard houses of this period, the house was entered via the hall chamber but in this case, the house was entered via the service bay, to the north side of the C-C partition. Most probably there was a door at the opposite side (west) creating a cross passage.
- 2.8 The introduction of the inglenook created a baffle entry correlating with the main door being within the service bay. The former baffle entry is not visible from the exterior, but evidence exists to the interior face and underside of the side girt. A modern partition, door and frame now abut the east side of the inglenook providing access to the altered service bay. Evidence of a doorway from the baffle is noted to the south face and underside of the C-C crossbeam. The addition of a new exterior brick skin would have covered over a lot of historic evidence as well as the introduced fireplace which butted against the west side wall of the hall, concealing a former door.



Baffle entry created by introduction of inglenook but later relocated to the service bay.

- 2.9 The 'front' door was moved to the service bay where and upon entry, the modern stair rises to a landing at first floor level. This is evidenced by the removal of a stud to the side girt within the service bay, alteration to the ceiling joists and stair trimmers. Generally, the service rooms and stair would have had partitions between. Originally the stair would have risen against the east wall, rising to the north, and would have landed in the service chamber with access across the hall chamber to the solar chamber. It lands in the hall bay. The northern 'service' bay now accommodates a wc, bathroom and a large entrance hall area spanning the depth of the bay. This bay has been heavily altered, sections of wall rebuilt, the frame disrupted and concealed, and stairs changed. It also has a lower floor level.



Service bay with modern staircase, truncated crossbeam C-C and joists with diagonal brace to post as opposed to a down brace. Note the split rail below the window. Also, the lower section of the post sees a filled in mortice where the crossbeam would have been tenoned into.



Continuation of crossbeam C-C through partition to west side of gf bathroom. Evidence of former door from hall passage.

- 2.10 The service bay also saw the rebuilding of the north end wall and included a door, only to be blocked up at a later date. Evidence remains of its existence in the external brickwork. The first floor above the hall and service bay was also altered with the 'hall' bedroom extending into the service chamber. A modern stud partition can be seen intruding into the service chamber.
- 2.11 Partition walls rise from the ground floor to the attic correlating with the historic 'hall' bay and divisions. Chambers at first floor level would have been open to the underside of the roof. The central hall bay saw the introduction of a large brick stack which heated the southern solar bay and the solar chamber which dates from circa.1753 – the date carved into the bressummer to the solar bedroom fireplace by W.W which presumably stands for 'William Walder'. It is noted that the farmhouse was recorded as being occupied by the Walder family during the 1700s. There is evidence sooting to the wattle and daub panels and roof timbers above the former open hall.
- 2.12 Dr Annabel Hughes suggests that the ground floor passageway may have accommodated an external stair providing access to the first floor solar chamber with a gallery passage across the open hall bay to the chamber above the service bay. Upon inspection of the now internalised first floor south end wall behind the main bedroom at the southern end, there is a void behind A-A accessed via a hatch to the end wall containing part of a later brick stack. The arrangement reveals the post to the end wall of the bedroom with wattle and daub infilling – the post, wallplate and tie-beam arrangement being typical post medieval buildings. There are no of an access at the east side from this space The formerly exposed rafters rest on this tie beam, projecting beyond it and revealing weathered rafter feet of the hipped roof.
- 2.13 The void was created when the roof was altered and unusually, there is further set of swell posts with the square cut end of the wall plate visible. A mortice for a missing brace can be seen which would have replicated the post and brace arrangement to the east side. To the internal face of the solar (high end) bedroom, the corner swell jowl to the east and west sides are visible. The post to the east has a downbrace – this is not replicated to the west side, but the mortice is visible.
- 2.14 The stud to the internal face of the solar bedroom may be a groove marking for a panel in this end room and a possible covered passage to the ground floor as suggested by Dr Annabel Hughes (1991). However, with the presence of the down brace to partition A-A at its east side does not support this. The ceiling joists to the solar chamber are covered over and could not therefore, be examined. There are also no clear markings to B-B or C-C or

along the line of B-C to C-D at the first floor level to indicate the presence of a gallery. Nevertheless, it remains the view that each chamber at the respective ends was served by separate stair, which and despite alterations, existed until the 1950s plans when the stair to the solar chamber was removed and the stair to the service chamber was also removed and replaced with the current arrangement.

- 2.15 As first floor ceiling and joists were introduced at a later date, the crown post roof would have been open to the underside of the roof. As noted, access to the roof over the solar chamber is via the void behind A-A where an opening above the tie-beam permitting viewing of the roof. Looking north toward B-B, the crown post roof the collar purlin extends the length of the roof under the collars. The crown-post is supported by down-braces to each side and the crossbeam at B-B is visible above the fireplace to the solar chamber. Wattle and daub infill panels are visible to the south face and are not sooted. This equates with the fact that the heat source was originally in the hall bay with sooting to the attic over the hall bay (B-C). A
- 2.16 As noted, the hall bay saw the intrusion of the inglenook fireplace circa 1753 heating the solar and solar chamber. Both the bressummer to the fireplace and the crossbeam to the solar chamber are heavily marked and scratched. Not only are marian markings and crosses visible but initials as explained.
- 2.17 The reduced space available within the hall bay and room above was also open to the underside of the roof. Accessed via a ceiling hatch, the north face of partition B-B within the hall bay, reveals the soot blackened wattle and daub panels and timbers. The crown post and a collar purlin are visible, albeit blackened. It is noted that the collar purlin has been truncated due to the intrusion of the brick chimney stack. To the north side, the collar purlin is embedded into the brick stack. A tree branch forming a rake is noted between the partition and stack but appears to have been inserted at a later date as some form of rudimentary support. Close inspection of the daub also reveals the presence of straw in the mix.



B-B South face Crown Post obscured. B-B North Face. The brick stack sits close Down braces are just visible. to the soot blackened daub and collar.

- 2.18 The partition at C-C to the north with B-C forming the attic to the hall bay chamber, as shown in the photos below, sees sooted wattle and daub panels and timbers. Where fragmented, the wattles can be seen. The spine beam to the first floor ceiling is partly concealed and has also been interrupted by the stack. It remains present and is noted to sit above the tie beam which is visible to the first floor bedroom below.
- 2.19 An opening has been formed within partition C-C allowing access, albeit restricted to the attic over the service bay chamber. As with the other attics, modern insulation and lining has been used throughout this end section. The service bay has a side clasped purlin roof with the purlin clasped by the collar. The collars differ dimensionally and in age compared to those to the roofs above the solar and hall bays. The west side purlin has also been cut midway along its length with a softwood purlin sitting above. The east side of the roof slope is concealed. There is evidence of modern softwood to the inner face of the half hip to the northern gable and between the hip rafters. Above the gable wall, the rafters are modern. Some rafters to the west roof slope appear to have been reused whilst others appear to date from the mid 20th century. A bark stripped branch rakes back to partition C-C.



Partition at C-C with a breach through. The collar purlin is present with collars above, one of which is broken. The collar purlin runs into the crown post. Down braces are visible.



Collar clasp side purlin (truncated) above service chamber. Evidence of Victorian and 20th century timbers. Note the bark stripped branch acting as a supporting rake.

- 2.21 Moving the chambers to the hall and service bay, this section of the first floor includes modern stud partitions to contain the rooms to each bay but also as part of the enlargement of hall chamber post 1954 and its interjection into the service chamber at the north end. The bedroom to the hall chamber is largely occupied by the chimney stack. The crossbeam to B-B can be seen in the south west corner of the room and in the landing area as well as from the southern solar chamber. The jowl post is not visible to the west side. It is noted that part of a sooted wattle and daub panel is visible above the crossbeam and a blacksmith's strap has been added for strength.
- 2.21 A post is visible to the east side of the B-B partition, but this appears to have been 'introduced' as it sits forward of the junction between the cross beam, wall plate and post. A small piece of a post is visible but is concealed. The post in view and is inset from where the post would have been and is a later insertion, possibly around the time that the hall saw a first floor being introduced. This arrangement differs from that at C-C where there the jowl post is splay cut and is of a standard assembly – the tie beam is dove-tailed over the wall plate and the both wall plate and tie beam are independently morticed-and-tenoned on the principal post.



First floor hall chamber - Partition B-B at first floor level. The cross-beam sits above the post which is concealed behind plaster. The doorway has been altered but the studs survive for the door opening. The cross-beam is concealed by the brick chimney stack placed but it is visible to the solar chamber.

- 2.22 Within the enlarged hall chamber (central bedroom), the cross beam forms line of partition C-C. It sits above the west side wall plate, but no post is present. It may have been concealed or removed when this part of the building was altered. As with the west wall plate to the solar chamber, there is evidence of the studs forming the framing that held infill panels of wattle and daub. With the introduction of the regular window arrangement, the historic box framing has been interrupted and lost. The crossbeam is partly disengaged from the wall plate – the tenon is visible and the wall plate appears to have split or parted in the past. The wall fabric beneath the crossbeam at C-C has been removed and it appears that is included a brace as well as studs and panels. It is noted that the C-C crown post can be seen encased with the modern stud partition within the hall chamber.
- 2.23 The crossbeam continues through the partition across the hallway and door to the north end service chamber (bedroom). At the east side the principal post is a swell jowl noted above as being of a standard construction. The crossbeam also provides evidence of a mortice above the inserted door to the service chamber that would have held a framing element. Stud marks are present for infill panels. No spine beam visible in the hall chamber – it has been covered over by the modern ceiling as it exists in the attic. The photographs of the arrangement for C-C are provided below



Partition C-C at first floor level where the middle bedroom saw the removal of the studs with the room being enlarged. The cross beam continues through the stud wall to the landing and across the post at the east side. Empty mortices to the underside of the cross beam at C-C relate to positions of previous studs for wattle and daubs panels, now altered with the change to the arrangement in this area.



- 2.24 From the north side, partition C-C is interrupted by the stud walls for the enlarged hall chamber. The cross beam is clearly visible with the down brace above the later door opening. The crown post is viewed inside a cupboard with the spine beam. There are empty mortices for joists which have been removed and together with the alteration of the northern gable, no post is visible above the end wallplate. No posts are visible to the corners of the end wall, D-D. Strapping is noted and the diagonal raking strut which is similar to the strut to the south side of the swell jowl at C-C east.



North side of partition C-C where the cross-beam runs through the stud partition which sees the middle bedroom intrude into the service chamber.



Altered north end service chamber which and along with the service bay to the ground floor, stairs, east wall, and hall chamber, has seen extensive change.

- 2.25 With a more discerning eye, and noting the content of the previous heritage statement, the building has seen a succession of change and rebuilding. As noted at Section 5 of the initial heritage statement, the significance of the building has been explained. At paragraph 5.8 it is indicated that the combined values against which significance is judged amounts to an overall sound medium significance. This is largely due to the experience of the former farmhouse in its context, the surviving timber frame, historic fabric and plan form, the evidence of its evolution including the soot laden daub panels and timbers to the attic over the former open hall.

- 2.26 During any approved to the listed building arising from the current proposals, it is recommended that further recording is undertaken as there is a possibility that framing, and fabric has been concealed. This can add further to the understanding of the building.

3. Proposed Changes

- 3.1 It is noted that planning and listed building consent has been obtained for a single storey extension to the rear of the building. The decisions established the principle of change provided it is informed by significance. Paragraph 6.4 of the previous Heritage Statement provided an assessment of the impact of change. That approach is repeated in this addendum statement below. It is noted that there are some overlaps with the previously approved changes:

Proposed Work(s)	Comments	Historic fabric affected / impact
4 th bay to south and external southern wall of solar bay: Conversion of existing kitchen to form a Snug/ Study.	The existing kitchen is currently located in a space that has been incrementally accrued and arises from the inclusion of a former open passage and detached outbuildings, rebuilt with an altered catslide over the extended form. Further enlargement to west side arising from breaching through the side west wall into the elongated extension to the west side which was also altered c.1954.	This part of the building is not part of the more important 3- bay timber framed building. The redesignation as a Snug and Study would involve the removal of all kitchen fixtures and fittings and service runs. The space will no longer be subdivided. The line of the former corrugated iron attachment to the west will be retained despite it not being of historic value. No historic fabric would be lost, and the historic plan form would not be affected. Care will need to be exercised when stripping off and disconnecting cupboards and cooking facilities to the south end wall of the original solar bay and recording undertaken as the wall is exposed. No heritage harm will arise.
Store to west side of GF Fireplace: Block up door opening and form new opening to north wall which will be internalised due to new extension to form a larder.	This part of the building was the subject of change over time. A former outshot added during the 1900s (Phase D) containing two stores, one accessed from the exterior. Became one space, rebuilt and re-roofed; under-went further change during the 1900s including circa. 1954. Previously used as a wc before it became a store.	The repurposing of this store as a larder would not affect historic fabric or plan form. It makes beneficial use of this store whilst ensuring a simple plan form for the proposed rear extension. No heritage harm.

Service Bay: Alteration of existing partitions to amalgamate GF wc and bathroom to form wc utility with new timber stud partition and new door. Existing doors blocked up.	This Period A hall bay was altered when the brick fireplace was introduced into the building occupying a large percentage of this bay. At one stage the partitions to the bathroom aligned with the historic partition C-C but was altered in 1954 and 1970s. The bathroom would be displaced to the first floor.	As proposed, this does not involve any further interference with the Phase A crossbeam leaving it exposed and on view apart from where it is partly concealed by the existing partition to the wc. This would enable the nature of the former Phase A partition at C-C between the hall and service bays. Services already exist and would serve the proposed Utility Room and WC. Care will need to be taken when stripping out. Further recording should be undertaken in this area to better understand this part of the building. This area is already much altered. There would be no loss of historic fabric. Overall, heritage benefits will arise.
Service Bay West Wall: Blocking up of existing window and alteration of existing window to form new door to proposed kitchen extension.	As noted, this section of the west wall was reconstructed as a result of the 1950s alterations. The remainder of the bay C-D has been relegated to a hall which serves no real benefit to the accommodation within the listed building. It does not represent an optimal use of the building. The proposals involve the loss of a small section of modern brickwork laid in a stretcher bond which material of historic fabric. The window is modern as are all other to this building.	The section of the external wall marks the extent of the northern low-end bay of this 3-bay historic building. The timber frame appears to have been removed when this part of the building was altered and rebuilt in brick. It is therefore unlikely that timber framing survives. Dismantling should be by hand using hand tools. The proposals involve the loss of a small section of modern brickwork laid in a stretcher bond. The alignment of the outer wall to bay C-D to the west side will still be capable of being read from the interior. A limited amount of non-historic fabric would be removed. No harm would therefore arise.
First Floor Level: Hall Chamber and Service Chamber – remove existing 1970s stud partitioning, reinstating alignment of former C-C partition; change window to door to provide access to first floor of proposed extension	The hall chamber was altered during the 1970s when the partitioning existed below the C-C crossbeam. Previously the intention was to introduce a bathroom into this space, but the plans would not result in it becoming a room to pass through to access the first floor of the proposed extension.	The proposals would see the reinstatement of the historic line of the partition to C-C and reinstating the extent of the hall chamber to bay B-C. Along with the removal of the modern partitioning, the proposals are considered to represent a heritage benefit. Carefully consideration will need to be given to the interface between the underside of the crossbeam, the inner face of the west wall and the new partition. It is possible that some historic framing exists beneath the window opening. Recording should be undertaken during

		stripping out as some period A timber framing may be present which would add to the understanding of the building. Limited loss of historic fabric below the window offset by the reinstatement of the alignment of partition C-C.
First Floor Service Chamber: New timber stud partition to form bathroom.	Coupled with the removal of the modern partitioning to the west side of this room, the width of the bay would be reinstated, and an opportunity presented to better reveal the partition a C-C including the crossbeam, spine and potentially the lower section of the west side brace to the crown post.	The relocation of the bathroom from the ground floor to this location is a heritage benefit. Its positioning would safeguard the surviving timber frame elements within this chamber and avoiding creating an internal microclimate that may increase moisture levels. Care should be exercised in the provision of services and service runs in this area and to the ground floor to avoid disrupting historic fabric. This includes external services such as SVP. This may need further consideration and as the north wall has been largely rebuilt with a former door blocked up, running the SVP internally should be considered along with an air admittance valve. Along with the works to the hall chamber, heritage benefits would arise.
Service Bay West: Two storey extension with hipped roof, brick to gf, tile hanging to first floor, slimlite double glazing	The removal of a section of wall beneath the window would provide access to the proposed extension which follows the alignment of the north end bay. It is a simple form and would be built off the existing west elevation covering part of the hall bay and service bay. It would read as a two storey cross wing which is a historically correct method of extending vernacular buildings such as this. It still reads as having a subservience. The plan form of the existing building and its envelope would still be recognisable and readable.	The proposed extension represents a long-standing historically acceptable approach to extending traditional vernacular buildings. It retains the listed building as the dominant element with the cross wing having a physical subservience with a substantially lower ridge line and a hipped roof. At the same time, it seeks to respect the use of materials to both floors and the pattern of fenestration. By moving the bathroom to the first floor west side (notwithstanding the comments regarding the SVP) and the kitchen to the cooler northern bay, this allows the optimal viable use of this part of the listed building whilst respecting its historic evolution. The internal changes allow for a more appropriate use of the space on both levels and improvements to every day

		functioning of this home. The junctions between old and new will require additional detailing to ensure that any surviving and/or concealed historic fabric is safeguarded. The interface with the roof is particularly important and the first floor west elevation. Stripping off will need to be exercised with care and further recording undertaken to ensure a better understanding of this part of the building. Care also needs to be exercised where the proposed first floor ensuite bathroom would back onto the west wall of the building given the need for service runs including water and waste inlets and outlets. With due care, change can be managed, and harm avoided to historic fabric. The success of the extension can be further controlled by attaching appropriate conditions to any grant of permission/consent including materials, brick bond, joinery details for windows with through glazing bars, vents, rainwater goods for example. Change will occur but it is considered to be informed and complementary yet re
External terrace with glass panels	The proposed terrace serves a number of purposes. It connects with a side path to the north side of the existing dwelling and the proposed extension leading to a level terrace to the west side, steps, and the continuation of path to the west and south sides of the building. The extension would be built with the same floor level as the service bay. The terrace and paths would facilitate a consistent level to the terrace and paving from the main kitchen dining area.	The paving area and terrace responds to the provision of level access between the existing floor level, the extension, and the outdoor space. This arrangement ensures that the space complements the resultant extended dwelling ensuring that its functionality is improved. The choice of materials is respectful of the listed building and its garden area. It also presents a solution to the fact that levels descend into a large pond to the west of the dwelling. Again, it is recommended that conditions can control detail, ensuring compatibility with the listed building and its setting.

4. Conclusions

- 4.1 It can be seen from the previous Heritage Statement and content of this statement that the proposals seek to respect the historic plan form of this listed dwelling whilst improving the use of the existing space and adding a two-storey cross wing to the rear. This is an accepted traditional and organic method of extending buildings such as this, enabling the provision of additional space without detracting from its significance.
- 4.2 The relocation of the kitchen from the southern section of the building to the ground floor of the proposed extension; placing the bathroom to the first floor and providing an additional bedroom to the first floor of the extension improves the internal functioning of the home, respecting its historic plan form, reinstating the former hall chamber partitioning, and minimising the loss of historic fabric. Other benefits include removing the intrusion of the current centre bedroom into the end bedroom, better revealing cross beams, braces, and spines, and also enabling the opportunity to gain a better understanding of the building during stripping out works.
- 4.3 It is considered that all significant historic fabric will remain unaffected as the concentration of works are to rooms that have experienced change over time as illustrated and explained. Where proposals lead to abutments against older fabric, detailed sections will show that the approach sees minimal change and often reversible change. It is acknowledged that there will be some intervention arising from the placing of the bathroom to the first floor. However, this needs to be read as part of the proposals as a whole and the fact that proposals not only improve and result in the optimal use of the building as a home but seeks to provide for changing lifestyle needs.
- 4.4 Read alongside the previous heritage statement, it has been demonstrated that the listed building is understood including its evolution and phases of change. The proposals are informed by that significance. As with the previously approved extension, the two storey extension, internal and external alterations, it is considered that this application represents a positive layer of informed change. Overall, there would be a limited amount of fabric that may be removed. It cannot be said that this would amount to harm given the positive benefits arising. Accordingly, the listed building will be preserved in the sense of Section 66 of the (PLBCA) as well as addressing national and local policy.

