



HB Archaeology & Conservation Ltd

BARLANDS, THE STREET, WARNINGLID, WEST SUSSEX, RH17 5SZ
(NGR: TQ 24636 25554)

HERITAGE STATEMENT

COMMISSIONED BY
MR. & MRS. HILLARY



REPORT NO. 2024582
November 2024

Prepared by Maggie Henderson

DRAFT

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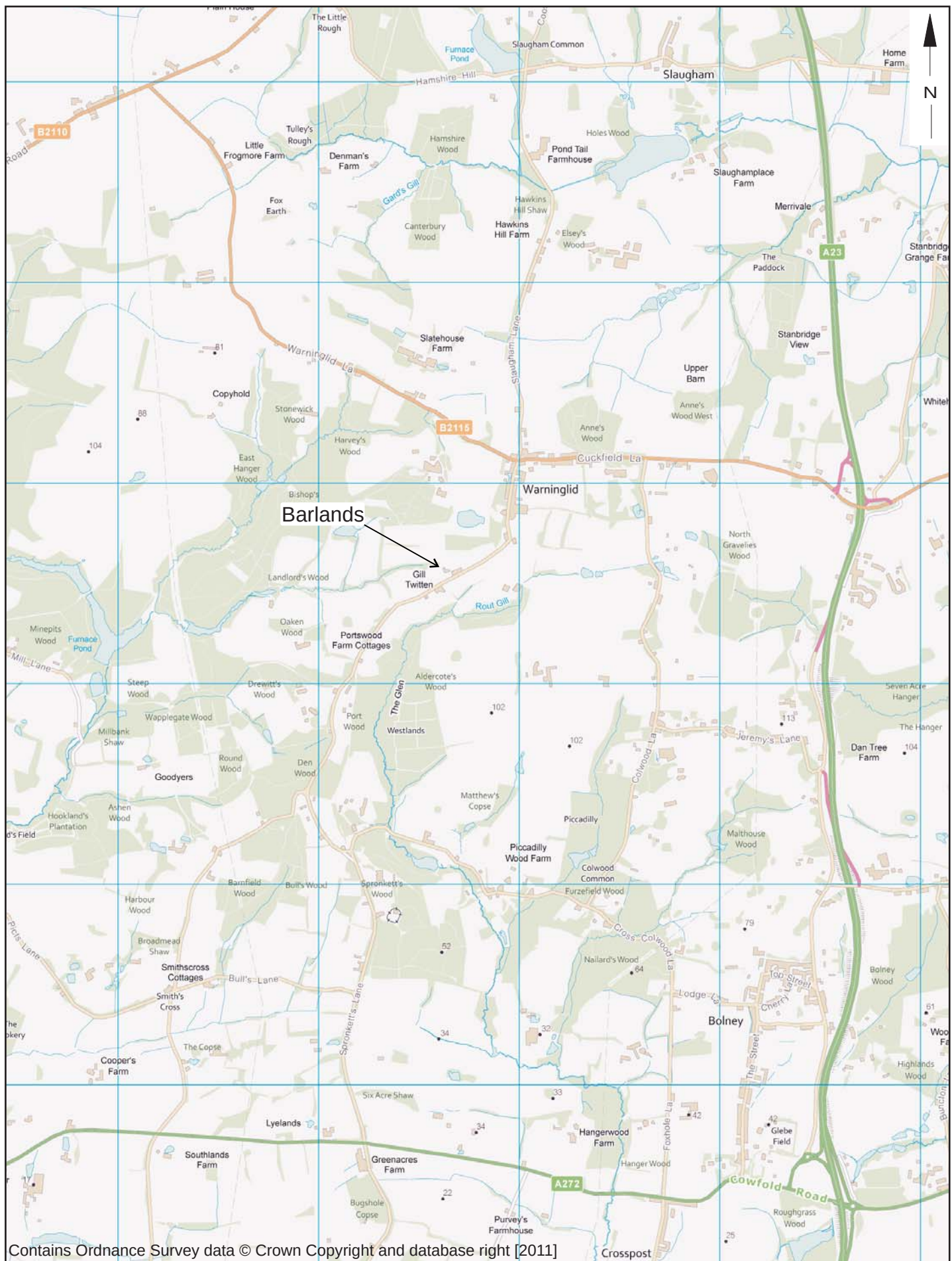
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APPENDICES

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1.0 INTRODUCTION

- 1.1 HB Archaeology & Conservation Ltd was commissioned by Mr and Mrs Hillary to prepare a heritage statement and impact assessment to accompany an application for extension to Barlands, the conversion of existing ancillary buildings and the replacement of an existing garage to the north of the house.

Previous Work

- 1.2 A heritage statement had been prepared by the author for the main house at Barlands in 2015 (HBAC Report No: 2015197). The following heritage statement focuses upon work to the rear of the house and draws upon the initial statement to place the proposal scheme in context.

2.0 SCOPE & METHODOLOGY

2.1 Introduction

- 2.1.1 The property was visited by the author in order carry out the assessment of the ancillary buildings on the 1st of May 2024. The site visit was accompanied by the owner and their architect to facilitate discussions relating to the scheme at an early stage in its evolution.
- 2.1.2 Historic maps and images were consulted to establish the recent historic evolution of the property: these are included as plates within this report.

3.0 LOCATION

- 3.1.1 Barlands is situated to the southwest of the village of Warninglid (Figure 1). The property is bordered on its southern side by The Street, on its eastern side by the remains of the former associated farm group and on all other sides by fields. The setting is very much a rural one, the irregular pattern of enclosed fields interspersed with tracts of well established woodlands that are denser to the west and south of the property.
- 3.1.2 The house is set back from the road (The Street) behind gardens. Access is via a driveway situated to the west of the house, the drive sweeps round the gardens to an area of hard-standing/parking on the western side of the buildings. The current access leads to a raised paved courtyard between the rear (northern) elevation of the house and its historic (early 20th century) ancillary buildings, set parallel to it. A modern garage is situated to the north of the ancillary building on the eastern side of the parking area.
- 3.1.3 The house and ancillary building have an east - northeast by west - southwest orientation. For the purposes of the report the orientation of the buildings have been simplified to an east – west axis to ensure clarity within the text.

4.0 DESIGNATIONS

4.1 The Farmhouse

4.1.1 Barlands was first Listed as Grade II on the 11th of May 1983 (List entry number: 1181335). The building is described as 17th century or earlier in origin.

4.1.2 Historic England states the following in regard to List entries:

- This List entry helps identify the building designated at this address for its special architectural or historic interest
- Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building
- For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948

4.1.3 Further information can be found here: <https://historicengland.org.uk/listing/the-list/understanding-list-entries/>

4.2 The Ancillary Buildings

4.2.1 The ancillary buildings to the rear of the farmhouse are not listed in their own right, however, their relationship to the farmhouse and the fact that the buildings were constructed prior to 1948 indicate that they are curtilage listed and as such, afforded the same level of protection as the house itself.

4.3 Neighbouring Heritage Assets

4.3.1 Barlands lies beyond the confines of the Warninglid Conservation Area and is situated to the southwest of any other listed buildings in the settlement. The property does not sit within an Archaeological Notification Area and there are no Public Rights of Way that pass in close proximity to the property.

5.0 HISTORIC MAPS

5.1 Early Maps

- 5.1.1 The surveyor's draft Ordnance Survey map shows the property comprising an east - west oriented domestic range (shaded pink). A pair of probable ancillary building are shown flanking the house (shaded grey). The scale is insufficient to determine any further detail at this stage (Figure 2).



Figure 2: Ordnance Survey Surveyor's Draft c.1800



Figure 3: Extract of the Slaugham tithe map, c.1840

- 5.1.2 By the issue of the Slaugham tithe map in c.1840 the property had developed to include a series of farm buildings to the east laid out on a north – south axis, a pair of compact ancillary buildings to the north of the house set within their own enclosure and a small detached building to the west of the farmhouse (Figure 3). Two ponds are indicated, one to the south of the house, between the road and the property itself and another against the field boundary to the west of the house.

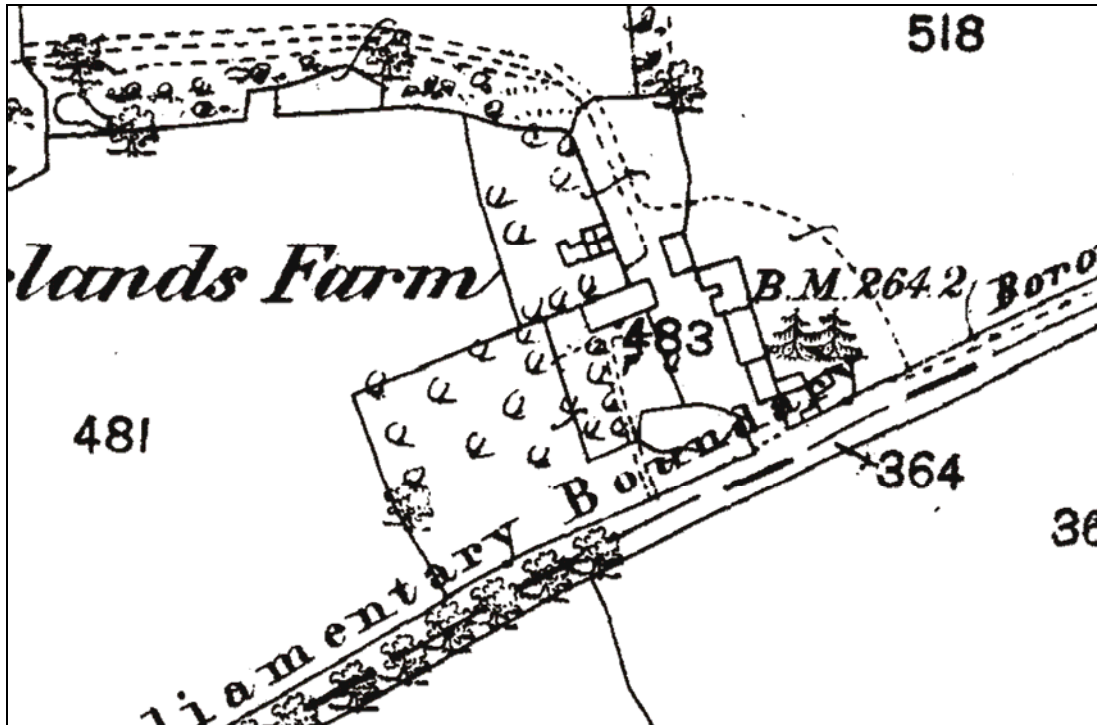


Figure 4: The first edition (1:2500) Ordnance Survey map, 1881

5.2 Ordnance Survey Maps

- 5.2.1 By the issue of the first edition Ordnance Survey map in 1881 (Figure 4), the property has been altered: the boundary on the south side has been realigned and the pond shown to the road side on the tithe map is now within the gardens and grounds of the house. The domestic dwelling is reached via a path leading directly to the principal (south facing) elevation of the building, just to the west of centre.
- 5.2.2 To the rear, the two ancillary buildings within their own enclosure have been replaced (or substantially rebuilt) to form a pair of adjoining structures an L-plan range and a series of linked compact enclosures that may represent pigsties (small enclosed shelters and associated yards or runs). The farm group to the east is broadly unaltered, and a new track has been added to the west between the farm buildings and the house.
- 5.2.3 By 1897 the southern pond is no longer shown against the southern boundary of the property. The house is shown with a division to the west of centre indicative of two separate occupancies at this stage: this matches the subdivision within the two adjoining ancillary ranges to the north (Figure 5). The farm group to the east has been truncated; the adjoining L-plan ranges at the southern end removed. To the rear of the house, the small group of ancillary buildings retain the same footprint as that shown on the 1881 edition map (Figure 5).

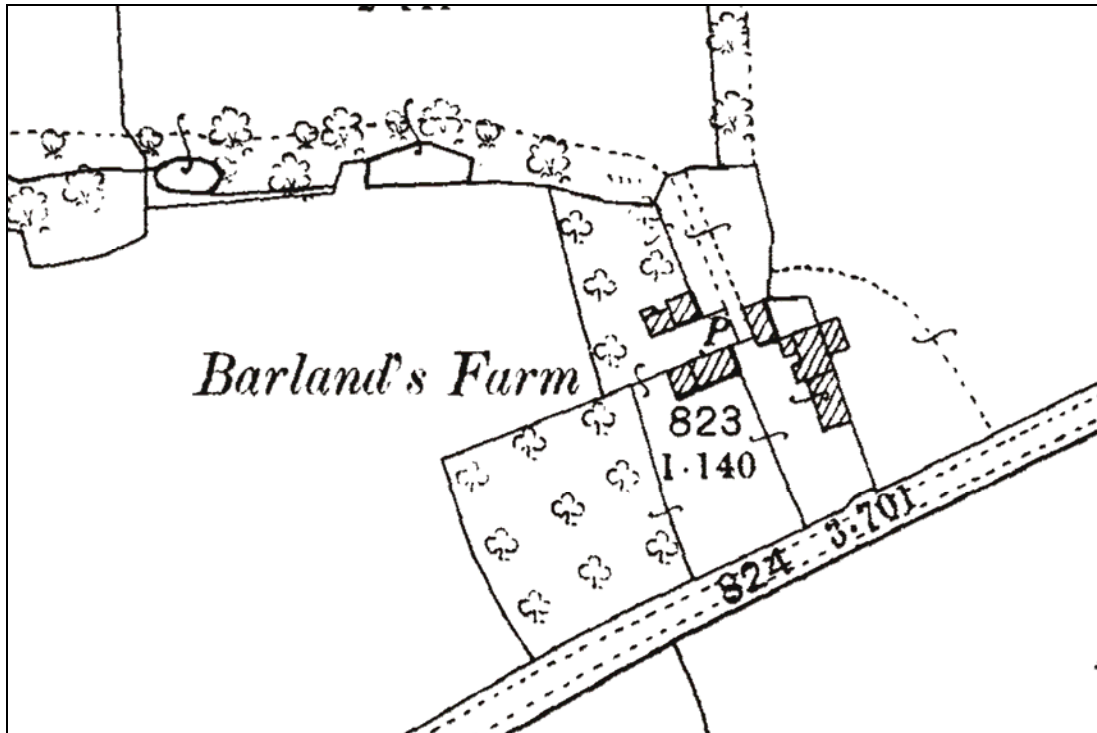


Figure 5: Extract of the first revision Ordnance Survey (1:2500) map, 1897

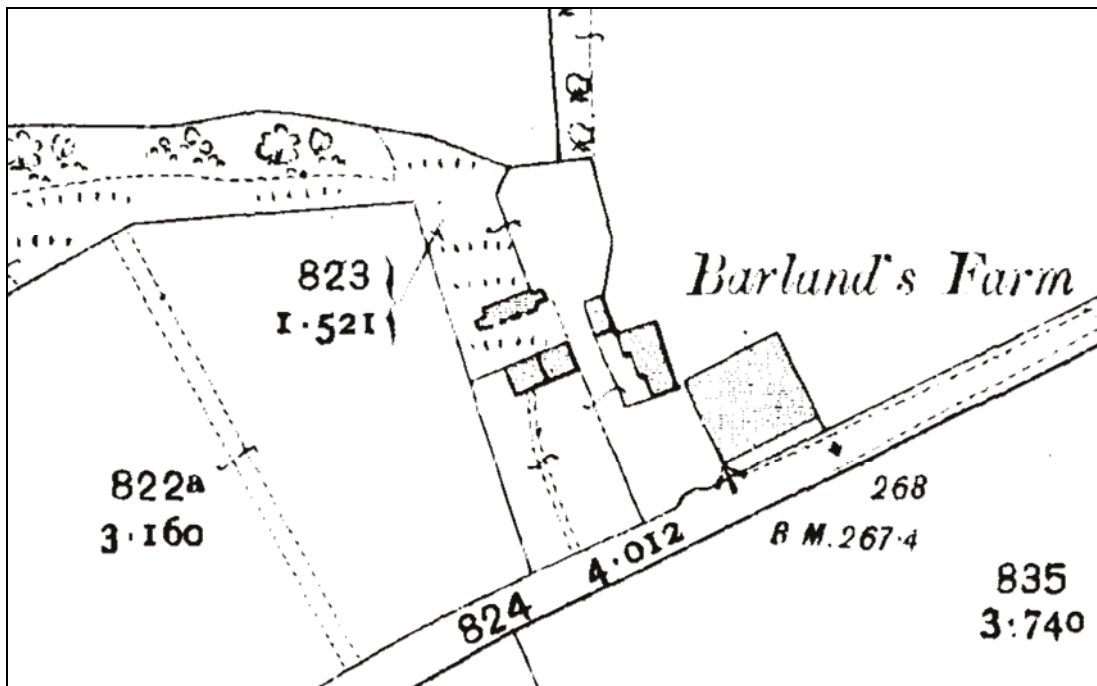


Figure 6: Extract of the second revision (1:2500) Ordnance Survey map, 1911

- 5.2.4 The second revision Ordnance Survey map of 1911 shows the division within the domestic dwelling as central to the building (Figure 6). To the north, the small ancillary buildings had been replaced with a new coherent range on an east – west axis with what appears to include an open or partially open front on the southern side. The range includes two projecting lean-tos one at each of the end elevations while the rear elevation is now consistent and flush along its entire length.

- 5.2.5 The farm group to the east of the house had once again been altered, the original north south oriented range further reduced to a more compact footprint while the field to the east had gained a large square-plan agricultural building (Figure 6).

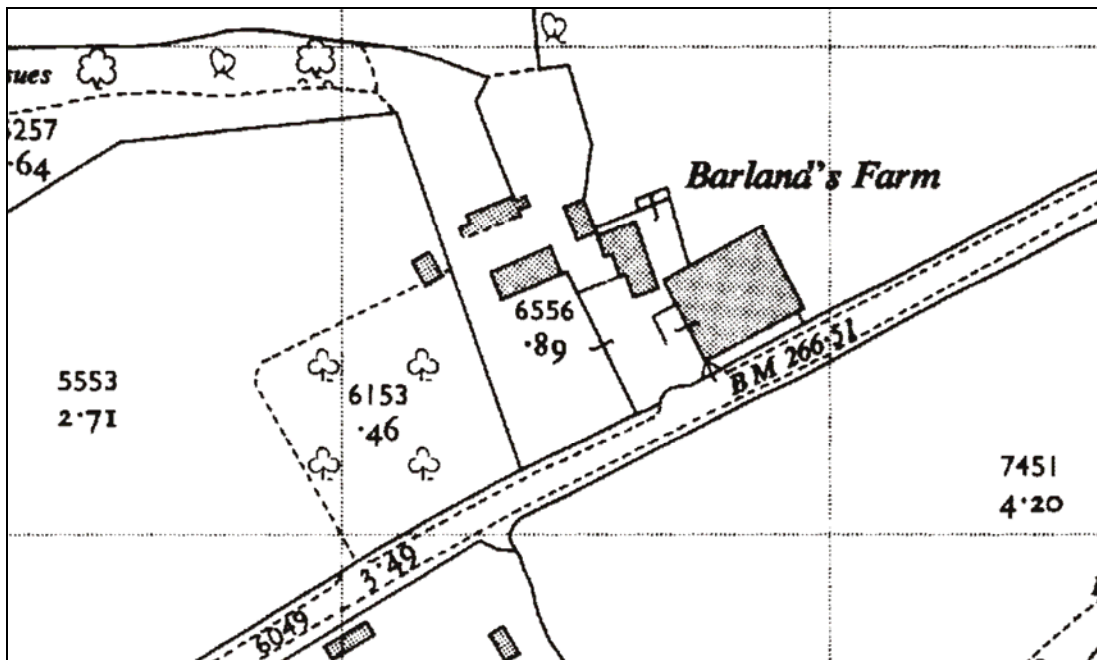


Figure 7: The first revision National Survey (1:2500) Ordnance Survey map, 1957



Figure 8: Google Earth image of the property taken in January 2001 showing the expansion of the modern farmstead to the east of Barlands and the additional buildings to the north of the domestic group

- 5.2.6 Few external alterations are indicated on the 1957 edition National Survey map (Figure 7). The house had been reinstated to a single dwelling and the path leading

up to the front from the road is no longer indicated. A new detached ancillary building is shown to the northwest of the house. The farm group remains broadly unchanged and the ancillary building shown on the 1911 edition map parallel to the northern side of the house retains its previous footprint and its open south front.

- 5.2.7 By 2001, the detached building to the northwest of the house had been removed and two new buildings had been added to the north of the existing north ancillary range (Figure 8). The farmstead to the east had gained a further substantial multi-purpose shed at its eastern side close to the highway (Figure 8). The southern of the two surviving historic farm buildings had been further truncated at its south end (Figure 8).

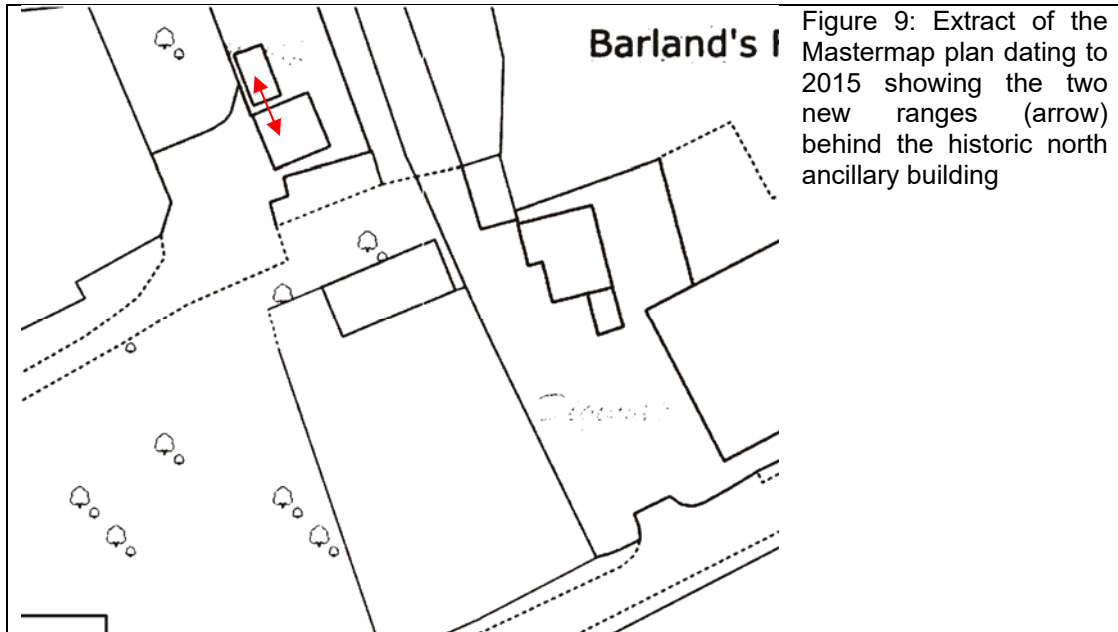


Figure 9: Extract of the Mastermap plan dating to 2015 showing the two new ranges (arrow) behind the historic north ancillary building

- 5.2.8 The 2015 edition Ordnance Survey Mastermap shows the house, the ancillary building to the north of it with a pair of very modern garages to the rear (arrow, Figure 9).

6.0 THE BUILDINGS

6.1 Barlands (Grade II Listed)

- 6.1.1 The following summary is derived from the initial heritage statement prepared for Barlands by the author in 2015.

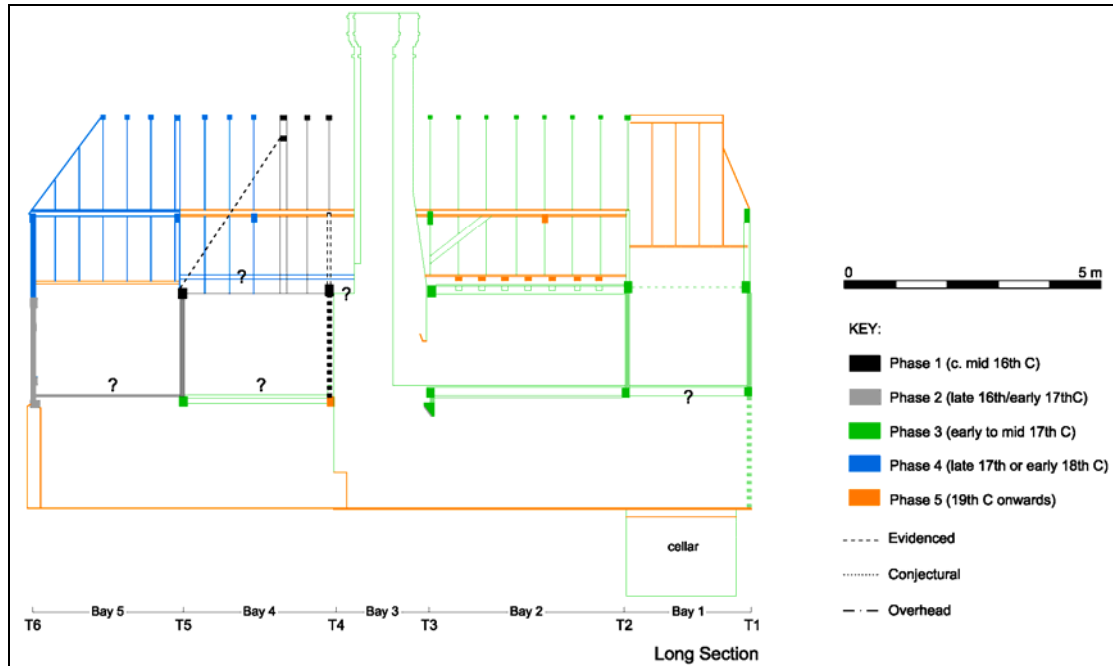


Figure 10: Phased long section through the building showing the location and extent of the fragmentary Phase 1 remains (in black)

Phase 1: c. mid-16th century

- 6.1.2 The remains although few are commensurate with a small building one room deep (c. 5.80 m on the north – south axis) of probable mid 16th century origin that had a single bay open hall at its western end, the hall open to the hipped (or half-hipped) roof terminal of the building. At ground floor level the hall may have extended further to the east into bay 3 (Figures 10 and 11) in the form of an overshoot cross passage. Due to subsequent historic alterations, it is difficult to determine the form of the remainder of the building.
- 6.1.3 The remains at Barlands, although fragmentary, retain enough detail to suggest a c. mid-16th century origin based on a floor plan indicative of a two-cell layout comprising a single bay hall supplemented by an overshoot cross-passage and supplemented at the eastern end by service facilities. This type of layout is consistent with later medieval and transitional styles of construction, more common in later houses, linked to a move away from the more archaic open hall to houses that required increased first floor accommodation: a predecessor to the fully floored building that became the norm.

Phase 2: c. late 16th or early 17th century

- 6.1.4 The survival of the phase 1 remains at the western end of the house, in particular the former probable hipped roof terminal, is indicative of an early addition against its western side prior to the more substantial rebuilding of most of the house to the east of the remains in the early to mid 17th century. If the extant additions to east and west of the retained 16th century fabric were contemporary then one would expect the retained three pairs of rafters to have been swept away in a consistent re-roofing event across the full six bays of the enlarged building: in effect there would have been absolutely no reason to retain them. That the rafters and associated elements have been retained to date suggests that an initial extension may have been made to the west side of the original building fossilising the early fabric in place.
- 6.1.5 There are some anomalies within the present west end wall of the house, comprising a series of horizontal members that do not conform well to the present configuration. It is probable (but unconfirmed) then that the cross-beam and tie-beam both visible within the west wall of the first floor room (Figure 10) relate to the initial extension that served to ensure the early remains were retained within the building as it evolved.
- 6.1.6 That the western end of the original building was extended at an early stage in the development of the building is emphasised by the lack of extensive weathering on the former external members of the western end wall. The early addition to the west end of the house may have been carried out in conjunction with the flooring over of the open hall (Bay 4). Although this too is unconfirmed, it is the generally expected progression in the development of a building such as this at the turn of the 17th century.

Phase 3: early to mid 17th century

- 6.1.7 The work carried out in the first half of the 17th century comprised an extensive rebuilding of the existing house, particularly the original principal south facing elevation (retaining some original fabric to the rear), in addition to the construction of the contemporary two-storey plus attics extension of the house to the east, together with the addition of the substantial multi-flue chimney stack (Figures 10 and 11). The phase 3 extension included a compact cellar below the south room of bay 2 at the eastern end of the house (Figures 10 and 11).

Phase 4: late 17th or early 18th century

- 6.1.8 The phase 2 work at the western end of the original mid-to-late 16th century remains was rebuilt at least in part and re-roofed in the 18th century. The roof terminal is half-hipped and the hipped part lacks both high-set collar and central jack-rafter indicating a date of construction no earlier than the second half of the 17th century, and in this instance more probably within the 18th century for the rebuilding campaign.
- 6.1.9 The wall framing at the western end of the house on its southern side lacks a side-girt that is included in all other areas of extant framing, suggesting that this part of the wall has been made to match aesthetically, perhaps to fit the remains of the earlier frame within the building (Plate 1). The rebuilt south elevation may relate to the Phase 4 building campaign, or indeed later phases of construction with the aim to make the fabric on the publicly visible southern side of the building broadly match.



Plate 1: The south side of the house as arrived at by the 18th century showing the contrast in construction between the rebuilt western end and its predecessors to the east

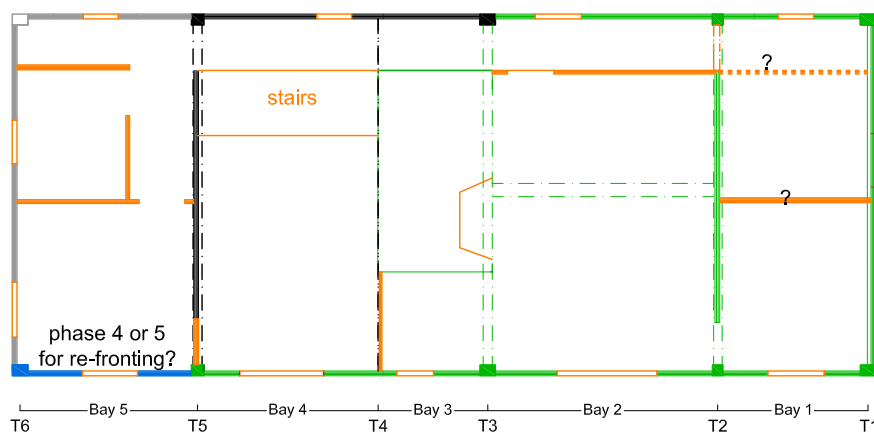
Phase 5: 19th century onwards (Figures 10 and 11)

6.1.10 The following alterations are the result of several building campaigns undertaken since the rebuilding of the western end of the house in the 18th century:

- The replacement/under-building of all ground floor walls excepting or including the south front at the western end
- New windows
- New stairs and staircase enclosure in bay 4
- New partitions in bay 1 (ground floor)
- Blocking the bread oven in the inglenook
- New partitions in all bays excepting bay 3 (first floor)
- Alterations to the first floor fireplace (bay 2)
- New ceiling in bays 1, 2 and 5 (first floor)
- Alterations to the roof over bays 2 – 4
- New half-hipped roof terminal over bay 1
- Clay-tile hanging on the rear and end elevations, scalloped detail

6.1.11 Much of the later work is of good quality, including the replacement windows and doors, all well-made with jointed and pegged junctions. The clay-tile hanging on the exterior, the timber staircase and the joinery in general, are all indicative of work undertaken in the very late 19th or in the early decades of the 20th century perhaps when the house was reinstated to a single domestic dwelling.

6.1.12 Alterations within the building focussed upon improvements to circulation, the replacement staircase and the addition of corridors to create private means of access to the rooms. Other changes are those expected during the 20th century, related to the provision of bathrooms and WC facilities.

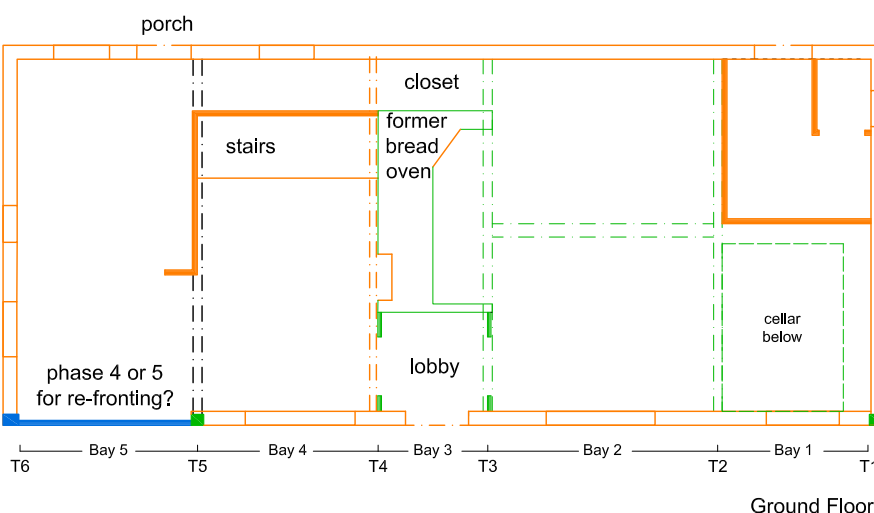
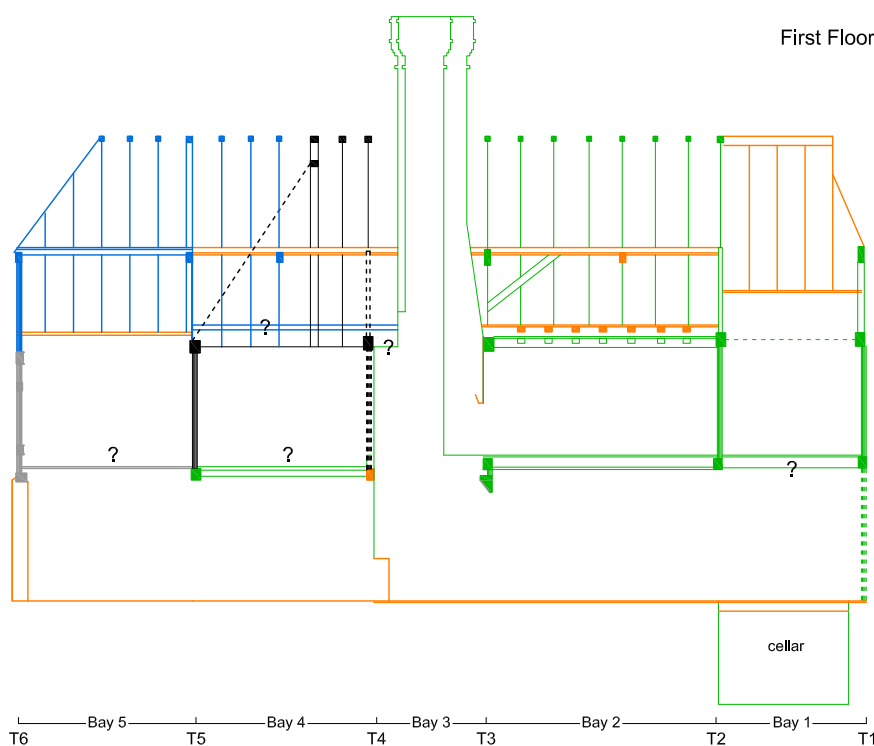


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KEY:

- Phase 1 (c. mid 16th C)
- Phase 2 (late 16th or early 17th C)
- Phase 3 (early to mid 17th C)
- Phase 4 (late 17th or early 18th C)
- Phase 5 (19th C onwards)

- Evidenced
- Conjectural
- - - Overhead



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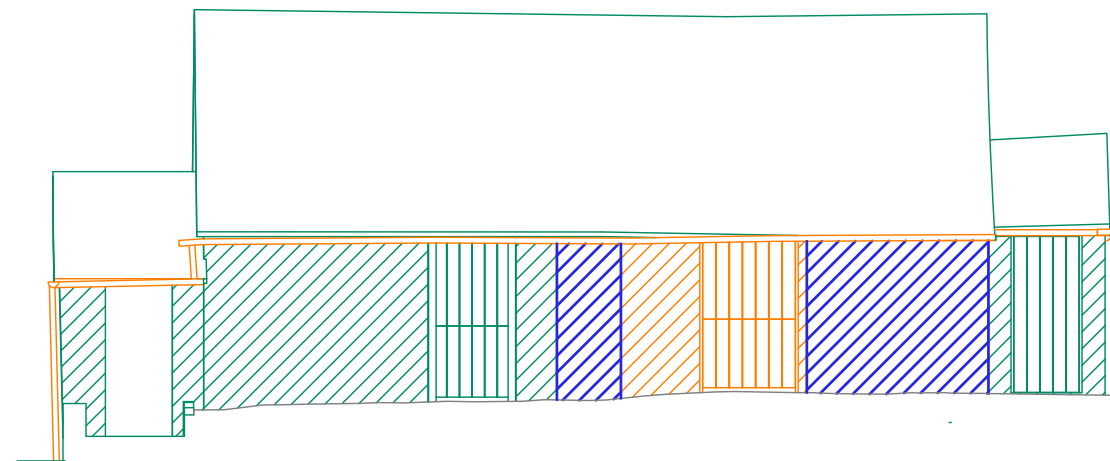
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Barlands, The Street, Warringlid, West Sussex, RH17 5SZ

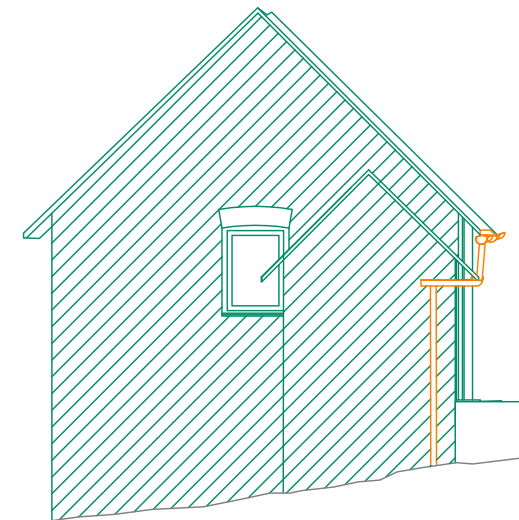
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The Building as Existing - All Extant Phases (Surveyed July 2015)

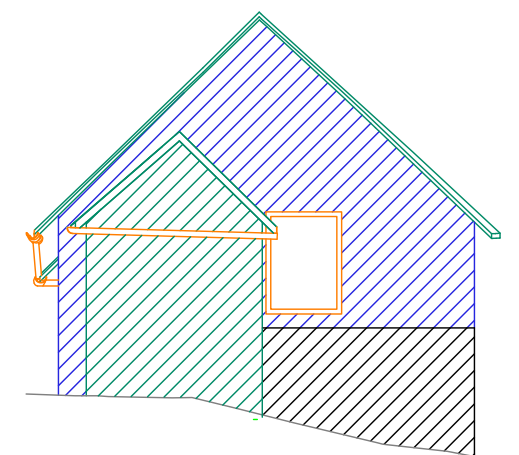
Figure 11



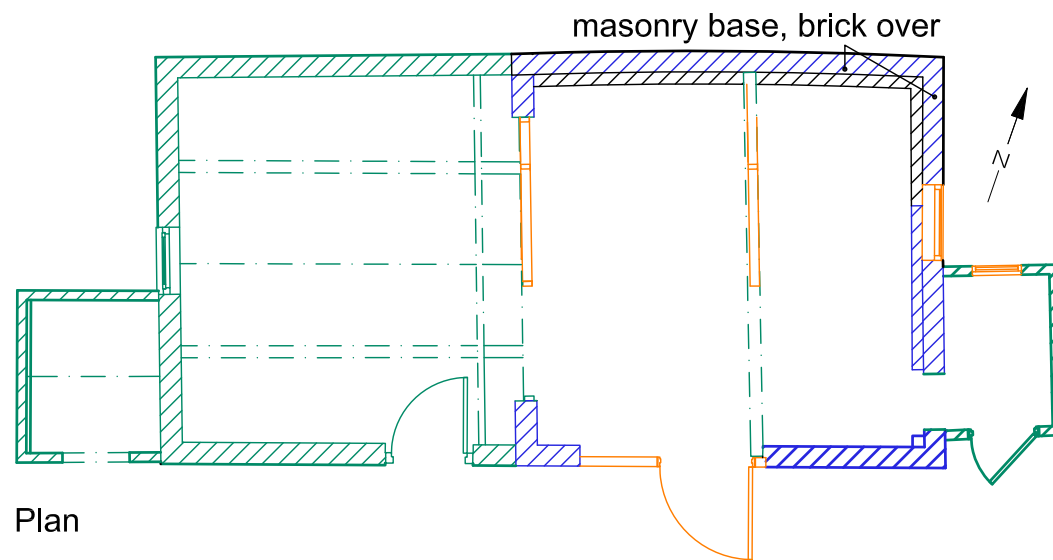
South Elevation



West Elevation



East Elevation



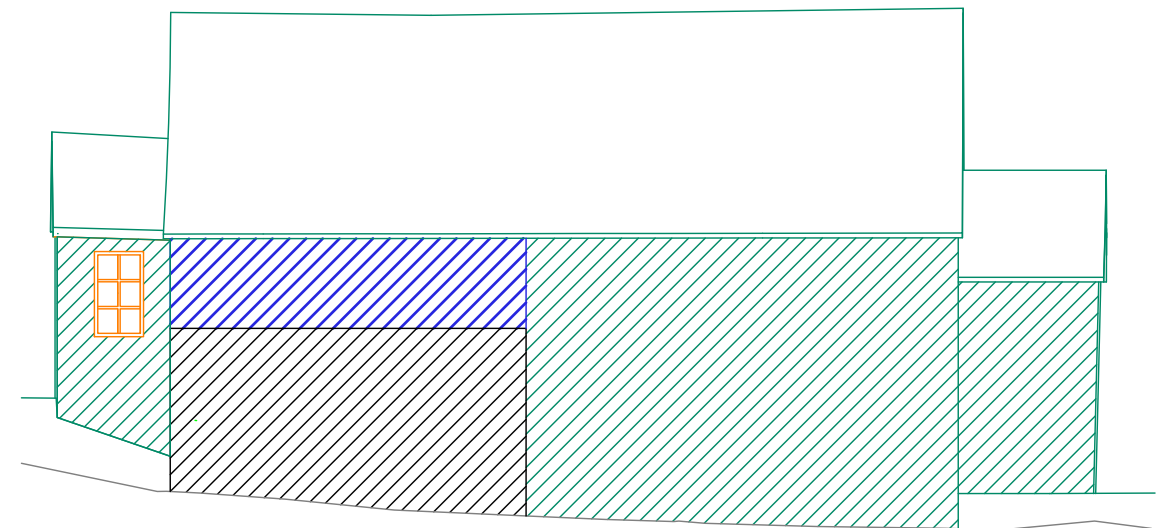
Plan

KEY:

- masonry base in situ by 1840
- brick (including fabric above retained masonry) c. 1839-1881
- Rebuilt, including roof and end extensions (in more than one phase) between 1897 & 1911
- 20th Century alterations
- Evidenced
- Conjectural
- - - Overhead



For interpretive purposes only. Some details are shown approximate: do not scale from this drawing



North Elevation

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6.2 The North Ancillary Building (Figure 12)

- 6.2.1 The ancillary building is situated to the north of the house on the same broadly east – west alignment, with the principal elevation facing south towards the house (Plate 2). The building is single storey in height, built predominantly of brick (with some sandstone rubble masonry visible to the north on the eastern end of the building (Plate 3)).



Plate 2: The south side of the north ancillary range



Plate 3: The north side of the north ancillary range, earlier masonry, later brick above

Phase 1: By 1839

- 6.2.2 The earliest extant remains are those of a small masonry building constructed in random rubble with brick quoins. The remains are situated to the west side of the building on its northern and eastern sides, measuring c. 4.60 metres east – west, returning for c. 2.20 metres to the south to form the northern part of the east end elevation (Figure 12; Plate 4).



Plate 4: The masonry base at its northeast corner and east side

- 6.2.3 The remains may correspond to the eastern of the two buildings shown in the same location on the tithe map of 1839 (Figure 3).

Phase 2: Between c.1839 and 1881

- 6.2.4 The east end of the range may have been rebuilt to its current proportions between c.1839 and 1881 where it is shown as a four-cell structure on the Ordnance Survey map, the location and size matching well with the current building on site (Figure 4).
- 6.2.5 The alterations undertaken by 1881 include raising the wall heights over the retained masonry in brick laid in Sussex bond. The brickwork continues to the apex of the gable at the east end and over the south front of the building (Plates 4 and 5).

Phase 3: Between 1897 and 1911

- 6.2.6 The next building campaign replaced the building to the west, an L-plan arrangement that had its north elevation set back from flush to that of the east end (Figure 5). The new west end matched the width and height of its eastern predecessor and was built in its entirety in brick laid in stretcher bond (Plate 6).



Plate 5: The south front showing Sussex bond brickwork to the east side of the current entrance



Plate 6: The new west end of the range in Sussex bond with integral single-light window

- 6.2.7 The new west end of the ancillary range included a single-width stable-type doorway on its southern side and a single-light metal framed window in its western end, the glazing embellished with lozenge-shaped quarrels, commensurate with the date of construction.
- 6.2.8 The two small extensions at the terminal ends of the building were also added between 1897 and 1911, the different fabrics utilised in the construction of the two

additions, despite Sussex bond being employed in both cases, may indicate two different building campaigns. It is possible that the work was undertaken separately by the inhabitants of each cottage as the farmhouse was in dual occupation at the time, resulting in the different materials.

- 6.2.9 The very late 19th or early 20th century alterations served to unite the various parts of the main range under a single roof structure: this comprises common rafter pairs terminating to each side of a central ridge board (Plate 7). The common rafters are supported over single tiers of purlins set at right angles to the roof, the latter strengthened by nailed on collars and struts.



Plate 7: The consistent roof over the various parts of the main range looking east

Phase 4: 20th century alterations

- 6.2.10 There are several alterations to the building that took place during the 20th century. The Ordnance Survey maps show an open-front retained until at least 1957: this is however at odds with the fabric of the building itself as the replacement of the building to the west to match the proportions of the already altered eastern end of the range is commensurate with a late 19th or very early 20th century origin.
- 6.2.11 Further, the rebuilt east end of the range with its Sussex bond brickwork raised over retained masonry is of fabric consistent with a 19th century origin. As such, the open front indicated on the 1911 and 1957 edition maps may relate to a small part of the range (where the infill is situated to the east unit around the doorway).
- 6.2.12 It is therefore suggested that the modern brickwork and stable-type doorway accessing the eastern end of the main range had been added after 1911, and that the 1957 edition map may represent a copy of the earlier map rather than a true and accurate depiction of the building at the time of publication.

6.2.13 The post-1911 alterations are considered here to comprise the following:

- Infill of the remaining open area on the south front, to the eastern end unit of the main range (Plate 8)
- Insertion of windows into the east end of the main range and the north side of the east extension
- The insertion of two timber stall partitions within the main range of the building
- The insertion of a loft at the east end of the range
- The insertion of a doorway between the east unit of the main range and its eastern extension
- Refinishing of the floor in concrete
- Repairs to the roof

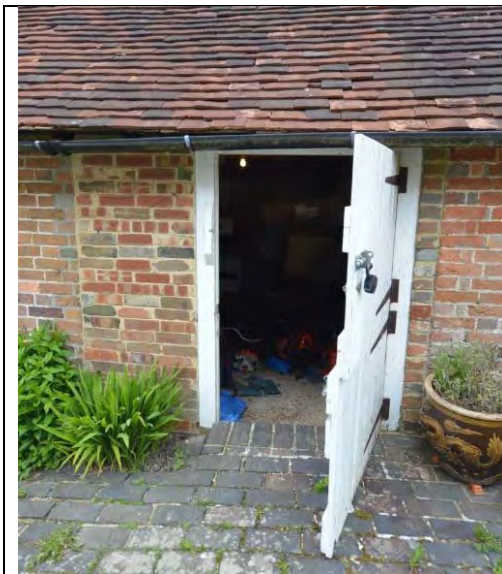


Plate 8: The modern infill on the south front

6.2.14 The remainder of the alterations undertaken after 1911 created a three-stall stable within the building, the larger western unit perhaps more of a loose-box than stall (Figure 12).

6.2.15 The stall partitions are ramped and clad in matchboard. The floor of the building is under a concrete screed. The entirety of the interior of the main range is currently in use for storage as are the two end extensions, first added perhaps as WCs to serve the two separate cottages.

Origin and Development

6.2.16 A series of compact ancillary buildings had formed part of the group from at least the early decades of the 19th century. Between 1839 and 1881 the eastern end of the initial group was enlarged to its existing proportions, its function at that stage in its development unclear. The building campaign undertaken between 1897 and 1911 resulted in the replacement of the L-plan range at the west end of the building, creating a new terminal end that matched the proportions of the in situ eastern unit exactly. The roof over both parts may have been rebuilt at this stage to create a consistent finish.

6.2.17 The two end extensions were added to the main range, and are considered to have been WCs, one to serve each of the two cottages situated within the subdivided

farmhouse. The different fabrics utilised in the construction of the end pair may reflect two separate building campaigns each undertaken by the occupants of the cottage concerned.

- 6.2.18 It is suggested that the main range had been subdivided to serve the two cottages and that the current configuration with its three-stall (or one loose-box and two-stall) layout was the result of later intervention when the house was reinstated to a single occupancy, sometime between 1911 and 1957 (Figures 6 and 7). At that stage in the building's development the remaining section that had been open-fronted was closed off, the stall partitions inserted, the floor refinished and the roof repaired. Alterations were also undertaken to the former WCs, to create additional storage areas to serve the house.

7.0 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 the Ancillary Buildings Barlands

- 7.2.1 The significance of the ancillary building lies in its survival as many small non-domestic structures such as this are replaced at an early stage when they are no longer fit for purpose.
- 7.2.2 Additional significance is derived from the reuse of earlier standing fabric extant at the northeast corner of the present structure, representing the remains of the small east – west oriented building shown on the 1839 tithe map. The earlier remains and the rebuilding events that led to the present structure serves to illustrate the later phases of development of the building and demonstrates its inherent adaptability, the fact that small buildings such as this can be carefully enlarged and altered to meet changing needs as the property as a whole continues to evolve.
- 7.2.3 Although altered, the small building in its fabric and form has the ability to illustrate origin, development and adaptation in addition to the close relationship of this small structure to the house itself. The subdivision of the farmhouse during the 19th century was clearly reflected in the alterations undertaken to its northern ancillary building: the creation of two distinct units and their own minor extensions during the late 19th or early 20th century to form WCs. Later changes to the group mirrored those within the house, the work intended for both buildings to unite the separate parts to reinstate and to serve a single domestic dwelling.

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

7.3 The Neighbouring Heritage Assets: Barlands

The Farmhouse

- 7.3.1 The significance of the house is derived in the first instance from the survival of the fragmentary remains of a small building with an open hall and a potential overshoot cross-passage below at least one first floor chamber. The early building may have been built to a two-cell layout, a type that is often swept away in its entirety by later work being considered too small to convert. It is only through the subsequent process of alternate rebuilding events that have caused the preservation of the remains at Barlands
- 7.3.2 Sufficient evidence also survives to indicate an initial extension to the west of the former hall prior to a substantial upgrade in the early to mid 17th century that overhauled the existing structure and added an extension at the eastern end comprising two floors of accommodation plus attics. The western end was then subject to its own programme of modernisation, followed in the 19th and early 20th centuries by phases of alteration that have together resulted in the current form of the house.
- 7.3.3 The evidence retained within the building's structure that can clearly inform of a complex sequence of development from that of a compact house with an open hall to the larger building as it now stands is of high significance, particularly for the early phases, as the evidence for small buildings such as that encompassed at Barlands by later work is rare.
- 7.3.4 The evidence retained within the building illustrates wider changes in domestic accommodation from the late medieval period, when the open hall was falling out of fashion due to a desire for an increase in first floor accommodation. The subsequent schemes of development illustrate the transition and full adoption of the modern way of living, including the creation of lobbies and corridors to enable private access to rooms rather than gaining one by passing through another.
- 7.3.5 Barlands has additional significance in its external appearance, the timber-frame in conjunction with brick-nogging indicative of locally available materials and in the later work, of a commitment to a craft-led approach to alterations. The setting of the property had been hardly altered throughout the 19th and well into the 20th century other than the addition of new ancillary buildings to the north of the original, alterations to the boundary between farm and dwelling to create two separately occupied properties, and of course the loss of the farming endeavour.

7.4 Archaeological Significance and Potential

- 7.4.1 The property has archaeological potential through the known presence of other buildings on the same site as the existing ancillary range. Further potential is of course derived from the construction and use of the main house. Remains or deposits that may exist below the current buildings and the expanse of hard brick surfacing between the ancillary range and the house may include and is certainly not confined to the following:
- Evidence of any of the earlier buildings in the same location of the ancillary range that may survive below the floor level and that of the existing hard brick surface that extends between it and the house

- Culverts, Drains, Cisterns and general water management
- Waste disposal, rubbish bits, cess-pits

7.4.2 Potential remains may of course be impacted upon by the construction of the ancillary ranges and perhaps to a lesser extent through the addition of the extensive brick surface between the two historic ranges.

7.5 **Setting**

7.5.1 Barlands retains a link to the remains of the historic farmstead that sits to the east of it. The former farmstead has been substantially enlarged during the 20th century at the expense of its compact early buildings. The remains of the early farmstead had been substantially reduced with only a small group on a north – south axis remaining in proximity to the house.

7.5.2 Views of the remains of the former farmstead are minimal due to the fence-line that separates the two properties, allowing only a glimpse of masonry and brick walls, a weather-board clad gable and a clay-tiled roof. Despite the restricted views, the commonality of fabric utilised in the construction of the surviving building and that of Barlands and its north ancillary range illustrates their former relationship and the periods of investment in the construction of buildings for the farmstead as a whole during the 18th and 19th centuries.

8.0 THE PROPOSAL SCHEME (APPENDIX 2)

8.1 Introduction

8.1.1 The proposed alterations comprise the following:

1. Demolition of the porch and minor alterations to the rear of the house
2. The addition of an extension between the rear of the farmhouse and the north ancillary range
3. Raise the height of the north ancillary range; reconfigure its interior
4. Form a discrete link between the north ancillary range and the new garage
5. Replace the existing garage
6. Landscaping; relocation of the oil tank, installation of new sewage treatment plant

8.1.2 This report should be read in conjunction with the documents and drawings prepared by Gould Baxter, upon which this assessment has been made.

8.2 Impact Assessment

8.2.1 The following key characteristics of the scheme are particularly positive:

- Any alterations to the grade II listed farmhouse have been kept to an absolute minimum
 - o Blocking one entrance in the under-built brick walls
 - o Re-hanging an existing door to open inwards
- Repair of external fabric to the house and the north ancillary range, built into the scheme
- The retention of all parts of the exterior of the north ancillary building, ensuring that the composite and rather complex sequence of construction remains extant
- Continuity in materials for later work to the rear of the property:
 - o Brick walls for the mass-constructed part of the extension, tying in with the later brickwork extant on the rear of the house and within the multi-phase ancillary range
 - o Discrete use of sandstone to complement rather than compete with the same material in the two historic buildings
- Establishing through-views towards the building and to the rear of it, and the remains of its much truncated former farmstead through considered use of glazed elements
- A clear commitment to ensuring that the hierarchy extant between all buildings is maintained

8.3 Impact Assessment – The House

8.3.1 The proposed alterations have been kept to an absolute minimum as follows:

1. Demolition of the porch and minor alterations to the rear of the house

8.3.2 The porch at the west end of the main range on its north side is a later addition to the farmhouse. It is proposed that the porch is removed and the existing doorway blocked.

8.3.3 Advice sought from Mid Sussex District Council included the following:

'The existing rear porch is clearly a modern addition and its removal is therefore unlikely to prove contentious'

8.3.4 It is proposed that the infill to the doorway is off-set from flush with the wall to ensure that the opening remains clearly legible as part of the narrative of this building's complex evolution.

Alterations to the existing east doorway in the north elevation

8.3.5 The alterations to the east doorway comprise re-hanging the door to open inwards: the doorway is part of the later phases of alteration to the building and will be retained; no impacts relating to re-hanging the door are anticipated.

2. The addition of an extension between the rear of the farmhouse and the north ancillary range



Plate 9: Detail of the proposal scheme (Gould Baxter Drawing No. GH553 PL.03)

8.3.6 The proposed single-storey extension to the rear of the house replacing part of the existing 20th century brick surface that extends from the house to the ancillary range. The extension measures 8.70 north – south by 7.40 metres east – west (external measurements). The addition is off-set from the eastern end of the house by 0.80 metres and 5.00 metres from the west end and is surmounted by a flat 'green' roof (Plate 9; Appendix 2). The extension encompasses a current well complete with pump that abuts the rear of the house.

8.3.7 The east elevation of the proposed extension will sit in front of the existing tall boarded fence and will rise above the height of the fence-line, the area above the top of the fence will be finished in a glazed strip to allow additional light to filter into the

building and to retain the existing glimpses of the remains of the former farmstead to the east to be retained from the property.

- 8.3.8 The west side of the extension comprises glazed sliding doors and fixed flanking panes to allow through-views to the later fabric at the rear of the house. To the north, a compact glazed link will bridge the gap between the proposed extension and the south elevation of the ancillary range, utilising the eastern of the two doorways for access into the converted building.

Location

- 8.3.9 The chosen location for the extension is a discrete one, hidden from view by virtue of the existing house, ancillary range and close-boarded fence. The single storey flat-roofed form will allow the historic buildings to remain visually dominant. The contrasting fabrics will ensure that the addition reads exactly as that: the most recent layer of activity at the property.
- 8.3.10 It is not at all uncommon to encounter later kitchen facilities at right angles to an earlier house in the region. The proposal scheme for Barlands draws upon the tradition for adding new kitchen extensions at right angles to the house, to preserve as much of the interior of the early house as possible as the building continues to evolve. The extension in this instance is intended as a modern take on the traditional evolution of the compact linear house, using a combination of traditional and modern materials and fixtures to create a new layer to the group, yet one that bridges the gap between the historic and the modern.



Plate 10: The materials and new roof-line proposed for the new work (Gould Baxter Drawing No. GH553 PL.05)

Materials

- 8.3.11 The walls of the building are proposed in facing-brick to match existing materials utilised in the construction of the house and the ancillary range: this includes the majority of the rear (east) elevation which will be concealed by the existing close-boarded fence in any views from the west (Plate 10). The roof will be a green one, planted with wildflowers, the depth of the roof concealed behind profiled metal (Plate 10). The remainder of the new building will be glazed: this includes a high-set window to the rear intended to allow through views between the former farmstead and farmland and the property.
- 8.3.12 The palette of materials proposed for the walls draws from those already present on site: the brickwork used for the under-building of the former timber-framed ground floor wall of the house and the series of rebuilding events that led to the current appearance of the south elevation of the ancillary building.
- 8.3.13 The choice of brick therefore references existing materials and will create a coherent group to the rear, the most altered side of the house, uniting the various parts in a consistent finish.
- 8.3.14 The metal border to the green roof is discrete and the green roof itself will enhance the views from the upper floor of the house through the replacement of the extensive hard brick surface that currently occupies that location.
- 8.3.15 Glazing is kept to a minimum on the rear of the new extension (east) and focuses upon the glazed link between it and the ancillary range, intended to reference the existing sense of separation (concealed from view on the west side by the close-boarded fence). To the rear, the high-level window as already discussed, will allow through-views that will retain the visual link between the property and the truncated remains of its former farmstead.
- 8.3.16 In contrast, the abundant glazing to the west side of the structure is intended to create a transparency to assist in through-views towards the ancillary building and the rear of the house. As such, glimpses of the existing historic fabric will be built into the scheme.
- 8.3.17 A series of steps in natural stone will provide access to the interior of the building on its western side: the use of stone in a considered and discrete manner references the later use of this material in the two historic buildings yet keeps it to a minimum to enhance rather than compete with or detract from the earlier fabric.
3. Form a discrete link between the north ancillary range and the new garage
- 8.3.18 As touched on above, a discrete and compact glazed link is proposed for the area between the extension and the existing ancillary building. The glazed link will ensure through-views and ensure that a sense of separation between the buildings is maintained.
4. Raise the height of the north ancillary range; reconfigure its interior
- 8.3.19 It is proposed that the roof-line of the existing ancillary building is raised to a new level (Plate 10). By raising the roof-line sub-surface impacts between the buildings necessary for the construction of the extension will be kept to a minimum, preserving

historic fabric and reducing physical impacts, particularly at the junction of the extension and the rear of the house.

- 8.3.20 The upward extension of the brick walls of the building will reinstate the roof slope c. 0.70 metres above the existing slope, or 1.00 metre above the existing apex of the roof (Plate 10). The new ridge-line remains entirely subordinate to that of the house, ensuring that the hierarchy between the parent grade II listed building and its curtilage listed ancillary building remains intact.
- 8.3.21 There is clear evidence within the ancillary building for raising its height: this is evidenced by the contrast in fabric at the east corner of the building whereby the earlier masonry had been over- built in brick at a later date in response to a change in function for the ancillary range. As such, the proposed relocation of the roof-line at Barlands and the raising of the brickwork to the gables over the existing fabric follow in the trajectory of the historic development of the building as evidenced in its own fabric.
- 8.3.22 It is recommended that the new work is matched to the existing in terms of fabric size, however, to take the lead from the building as it has evolved, it is worth considering a contrast in fabric to allow the alteration to remain clearly legible.

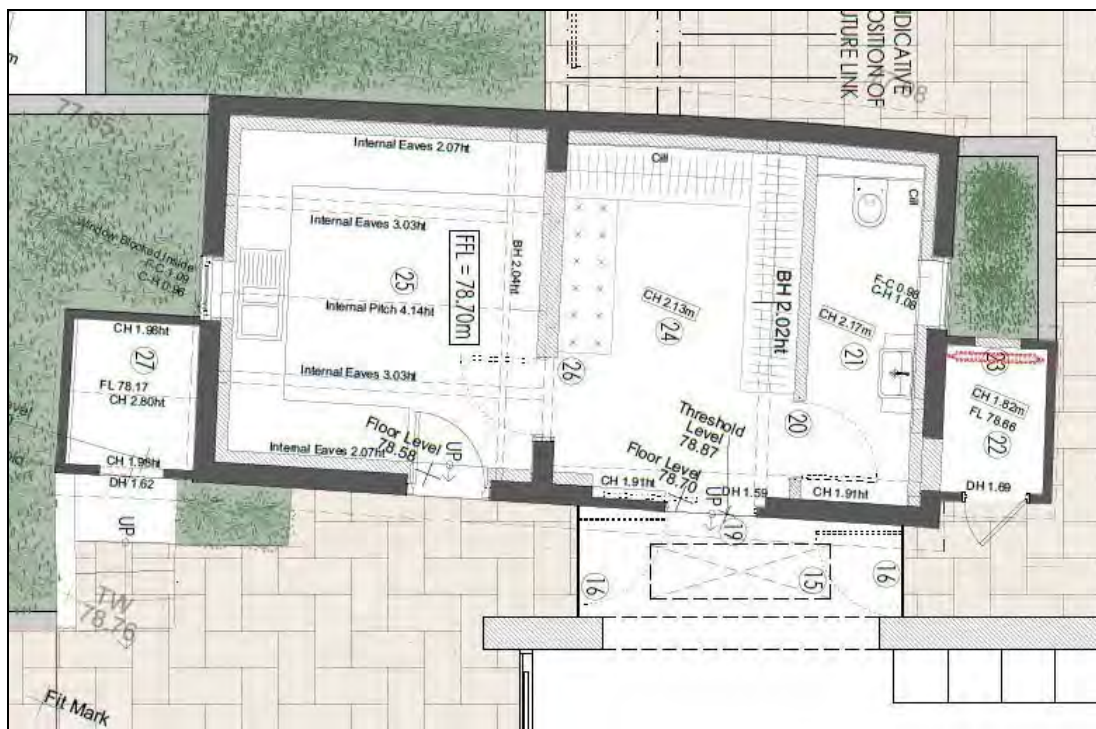


Plate 11: Interior alterations proposed for the north ancillary range (Gould Baxter Drawing No. GH553 PL.03)

Interior – alterations to east doorway (Plate 11)

- 8.3.23 It is proposed that the inserted doorway between the main range and its east extension is blocked: this will not impact upon the character or significance of the building and should be possible to achieve whilst ensuring that the blocking remains extant as an alteration.

Alterations to southeast doorway (Plate 11)

- 8.3.24 It is proposed that the existing inserted doorway in the south elevation of the southeast unit is replaced with a sliding door. The changes are situated within the most recent infill to the south front of the ancillary range and can be achieved without harm to the special character and significance of this small curtilage-listed building.

Removal of stall partitions (Plate 11)

- 8.3.25 The stall partitions are considered to be a comparatively recent part of the alterations to the ancillary range. However, the partitions illustrate the later function and add to the character of the building. It is suggested that at least one of the partitions is retained and incorporated into the new partitions for the building: this could easily be achieved for the west partition as its replacement is in the same location.

Remove inserted window in the north elevation of the east extension (Plate 11)

- 8.3.26 The window is a later insertion, however, it is recommended that any blocking is offset to allow the evidence for the later evolution of this small ancillary building to remain legible.

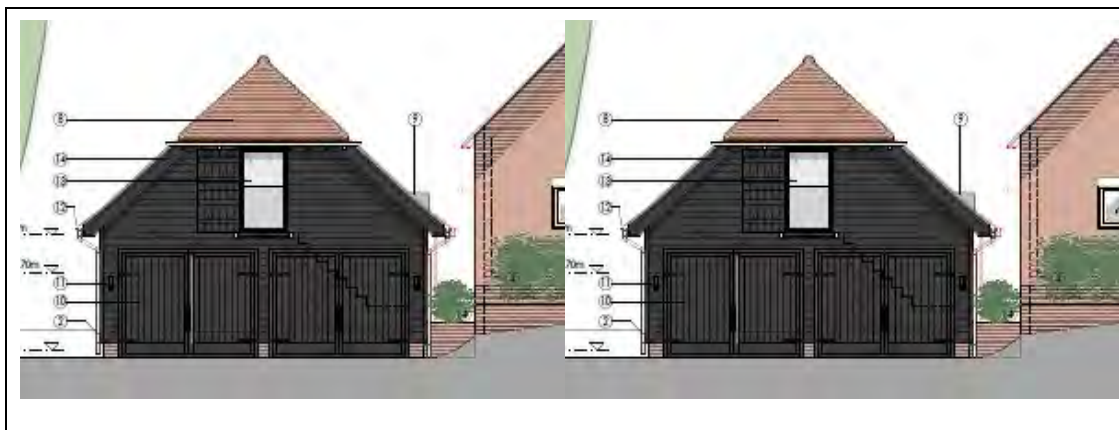


Plate 12: The proposed replacement garage (Gould Baxter Drawing No. GH553 PL.05)

5. Replace the existing garage (Plate 12)

- 8.3.27 The garage occupies a position to the north of the ancillary building. The map evidence indicates that two detached structures had been situated to the north of the ancillary range, added between 1957 and 2015. The northern of the two buildings is no longer in situ.

- 8.3.28 Comments from Mid Sussex District Council on a previous version of the proposal scheme include the following:

The modern garage building dates from the second half of the 20th century and is not considered to be of special interest. It tends to detract from the setting of the adjacent listed buildings, and its demolition is not considered contentious.

- 8.3.29 A previously proposed link between the ancillary buildings (including partial demolition of that building) has been designed out of the proposal scheme. The replacement garage building occupies the same site as existing and extends no further towards

the south and the ancillary range to ensure that the historic building remains separate.

8.3.30 The garage ridge-line is situated 0.40 metres below that of the (raised) roof of the north ancillary range (Plate 12). The step down in ridge-line maintains a sense of subservience across the proposal site from the high and visually prominent roof of the house proper, over the ancillary range to the garage as proposed.

8.3.31 The fabric and form of the new garage is traditional in style with hipped gabled roof terminals and a cover of plain clay tile, in conjunction with weather-board clad elevations (Plate 12). The contrasting materials and agricultural form reinstates a relationship between Barlands and its former farmstead to the east, the new garage reads as an agricultural building, referencing the materials extant in the much truncated remains of the historic farmstead to the east of the proposal site.

6. Landscaping; relocation of the oil tank, installation of new sewage treatment plant

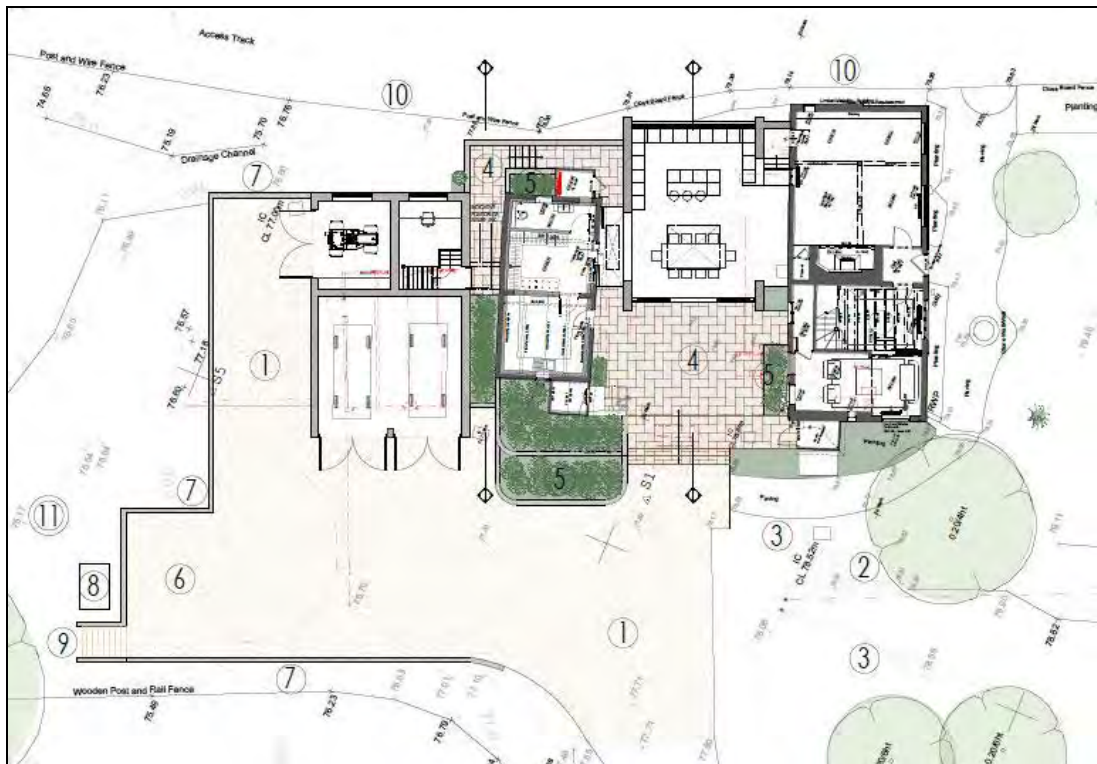


Plate 13: Proposed landscaping (Gould Baxter Drawing No. GH553 PL.02)

8.3.32 A programme of landscaping is proposed to improve access and parking provisions at the property (Plate 13). The remodelled driveway will be finished in a permeable crushed stone, stone paving is proposed for terracing and paths and low-level retaining walls are in brick (Plate 13). The palette of materials draws from those already present on the site: the masonry and brick extant in both historic buildings, in order to create a coherent and cohesive appearance to the property as it continues to evolve to meet new needs.

9.0 CONCLUSIONS

- 9.1 The proposal scheme focussed upon the creation of a kitchen/dining room at the rear of the grade II listed house. The constraints imposed upon extension of the house by the location of the property boundary and the north ancillary range has meant that a creative solution is necessary. In response to the difficulties, a single-storey, flat-roofed extension is proposed within the brick-paved courtyard to the rear of the house, at right angles to it.
- 9.2 The introduction of a green roof over the extension will reinstate a sense of open space, particularly when viewed from the upper floor of the house, whilst the abundant glazing to the west and discrete high-level glazing to the east will ensure through-views towards the historic buildings and from the group to the landscape that had formed part of its holding prior to the loss of the agricultural endeavour and the severing of the former (and much truncate farmstead) to the east of the house from the property as a whole.
- 9.3 Materials have been chosen to complement those already extant in the historic group, including a light-touch approach to the introduction of masonry to ensure that there is no competition between the new elements and those already in place. Brickwork forms a key element of the scheme, tying in the brick under-building extant to the rear of the house and the multi-phase brickwork extant in the ancillary building's external elevations.
- 9.4 To work with the constraints, including the naturally sloping topography of the site, a design solution has been proposed: this comprises raising the roof line of the north ancillary range. The raised roof-line will substantially reduce physical intervention in the courtyard area to safeguard the footings of the existing buildings. The raised roof-line draws upon the existing evolution of the ancillary range, the fact that new work had historically been raised over earlier remains as part of the evolution of the building.
- 9.5 The new garage will be agricultural in style, to ensure that the building sits well in its context and does not detract from or compete with the domestic group. The addition of agricultural detail reinstates the former farmstead aesthetic that had been lost when the property was subdivided and the farm buildings substantially reduced in size.

10.0 BIBLIOGRAPHY

Henderson, M. 2015. *Barlands, The Street, Warninglid, West Sussex, RH17 5SZ. Heritage Statement* HBAC Report No. 2015197

11.0 PURPOSE OF THIS REPORT

- 11.1 The above statement and recommendations are the opinion of the author 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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Appendix 1: List Entry Description

The description in the list entry is solely for the purpose of 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.

Heritage Category: Listed Building

Grade: II

List Entry Number: 1181335

Date first listed: 11-May-1983

List Entry Name: **BARLANDS**

Statutory Address 1: BARLANDS, EARWIG LANE

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

County: West Sussex

District: Mid Sussex (District Authority)

Parish: Slaugham

National Grid Reference: TQ 24636 25554

Details

SLAUGHAM EARWIG LANE 1. 5405 Warninglid Barlands TQ 22 NW 9/200 II

2. C17 or earlier timber-framed building with modern red brick infilling. Half-hipped tiled roof. Casement window. Two storeys. Four windows.

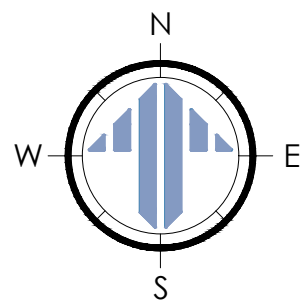
Listing NGR: TQ2463625554

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

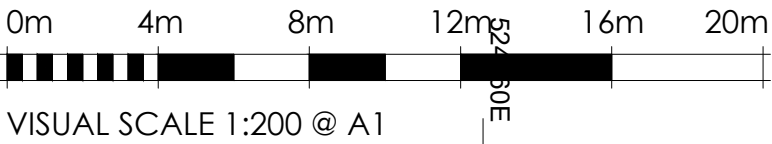
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TOPOGRAPHICAL SURVEY
UNDERTAKEN BY INCO SURVEYS -
PROJECT REFERENCE S23756



SITE PLAN - AS PROPOSED
SCALE @ 1:200 ON AN A1 SHEET

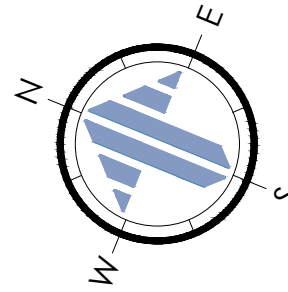
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PLANNING					
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CLIENT: Mr. & Mrs. Hillary					
PROJECT: Barlands The Street, Warminglid West Sussex RH17 5SZ					
DRAWING: Topographical Site Plan As Existing					
DATE: 22.11.2024	SCALE AT A1: 1:200	DRAWN BY: INCO CHECKED BY:			
JOB NO. GH553	DRAWING NO. EX.01	REV. *			

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AND LISTED
BUILDING CONSENT
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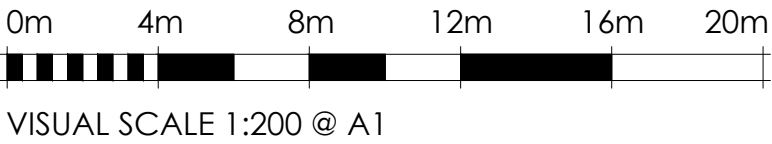
NOT FOR CONSTRUCTION



- Site Plan Key:
- Elements to be demolished
 - 1 - Existing driveway retained and remodeled to suit proposals. To receive a permeable crushed stone surface finish
 - 2 - Existing oil tank to be removed
 - 3 - Existing overhead cables to be laid below ground. Telegraph poles removed
 - 4 - Stone paving to terracing and paths
 - 5 - Planted borders
 - 6 - Parking area
 - 7 - Low-level retaining walls in brickwork
 - 8 - Bunded oil tank
 - 9 - Steps formed with natural coursed stone to risers and stone paving to treads
 - 10 - Existing close-boarded timber fence to boundary
 - 11 - New Sewage Treatment Plant

DRAFT

SITE PLAN - AS PROPOSED
SCALE @ 1:200 ON AN A1 SHEET



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1	22.11.2024	RH		
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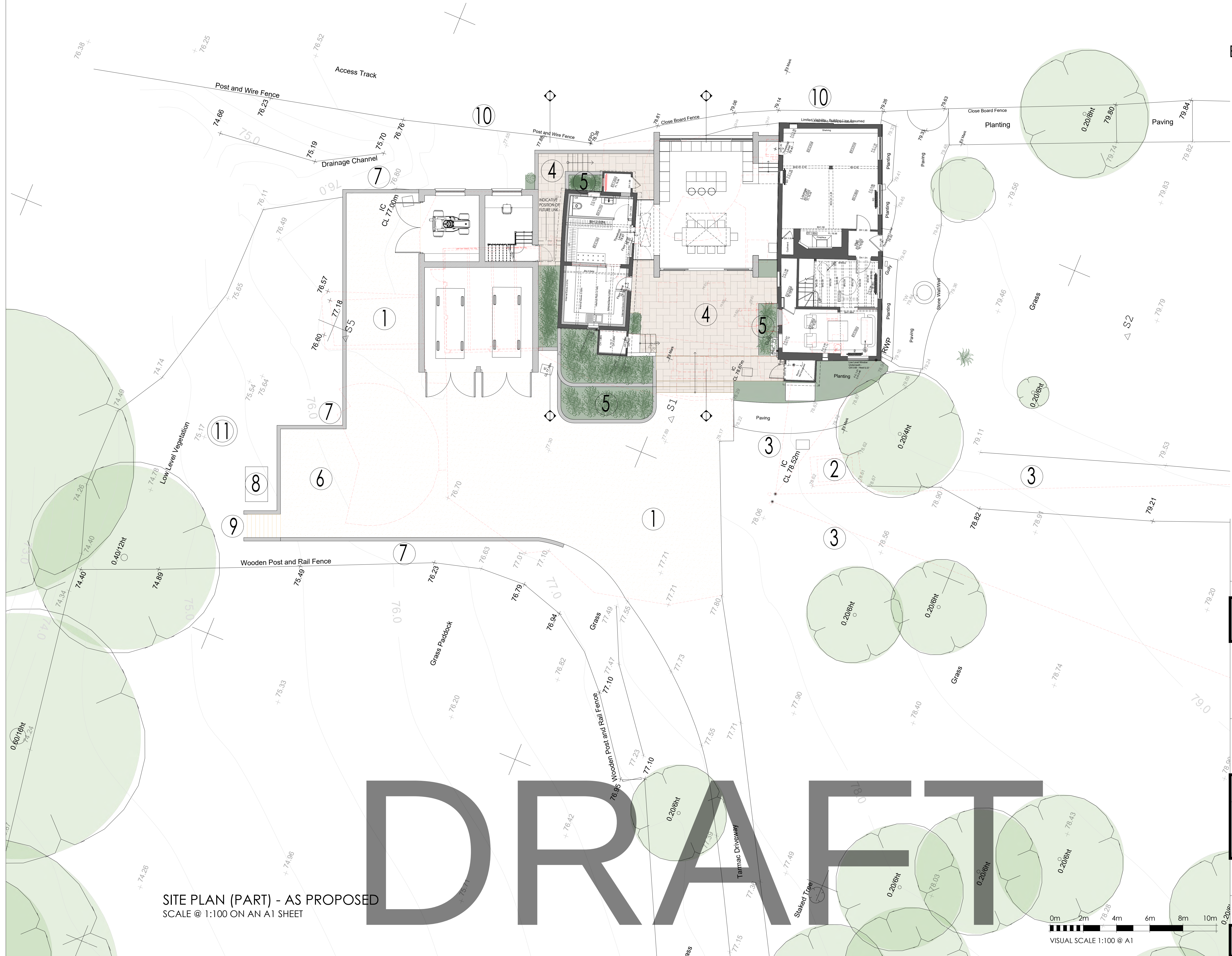
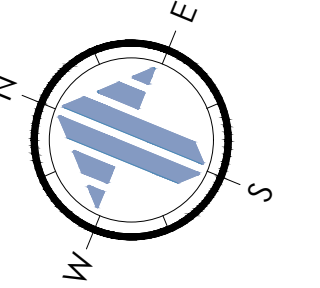
PROJECT:
Barlands
The Street, Warminglid
West Sussex
RH17 5SZ

DRAWING:
Site Plan
As Proposed

DATE: 22.11.2024	SCALE AT A1: 1:200	DRAWN BY: RH CHECKED BY: MC
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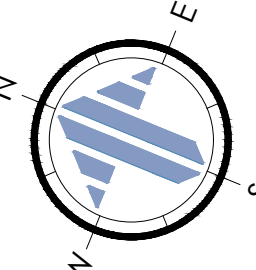
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SITE PLAN (PART) - AS PROPOSED
SCALE @ 1:100 ON AN A1 SHEET

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CLIENT. Mr. & Mrs. Hillary				
PROJECT. Barlands The Street, Warringind West Sussex RH17 5SZ				
DRAWING. Site Plan (Part) As Proposed				
DATE. 22.11.2024	SCALE AT A1. 1:50	DRAWN BY. RH CHECKED BY. MC		
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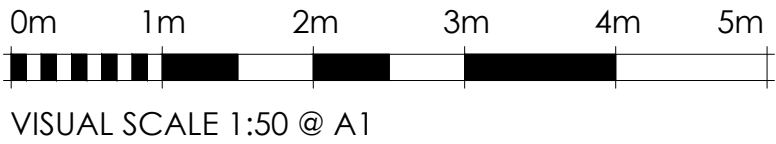
NOT FOR CONSTRUCTION



- Ground Floor Floor Plan Key:
- 1 - Existing Entrance Hall
 - 2 - Inner Hall/Existing Stairs
 - 3 - New glazed panel/sliding door to existing opening
 - 4 - Existing kitchen units removed - shown dashed in red
 - 5 - Existing nib to be cut back - shown dashed in red
 - 6 - New Sitting Room
 - 7 - Existing door to be removed and opening filled in. Lime plaster to match existing internal finish. External brick to be set in by 25mm to denote presence of original opening
 - 8 - Existing external Store
 - 9 - Existing Store
 - 10 - Existing Living Room
 - 11 - Existing external steps to be removed - shown dashed in red. New steps to be formed
 - 12 - New Kitchen
 - 13 - High-level clerestory window
 - 14 - New Dining Area
 - 15 - Plateau rooflight over
 - 16 - Full-height glazed Doors and Windows
 - 17 - Existing Well
 - 18 - New sliding doors
 - 19 - Existing door opening modified in height. New timber sliding door to be formed
 - 20 - Existing timber partition carefully dismantled and replicated with new partition wall. Door to be formed within wall to serve new WC
 - 21 - New WC
 - 22 - Existing Privy to form a Plant Room
 - 23 - Existing window to be removed and opening infilled with brickwork to match existing
 - 24 - Boots Room with vaulted ceiling
 - 25 - Utility Room with vaulted ceiling
 - 26 - Existing timber partition removed and new partition wall constructed in same location
 - 27 - Existing external Storage
 - 28 - Electric Vehicle Charging Point
 - 29 - Garaging for 2No. Cars
 - 30 - Entrance Door, fully glazed in timber frames
 - 31 - New staircase
 - 32 - Home Office
 - 33 - Tractor Shed
 - 34 - Timber double doors
 - 35 - Existing elements to be removed/demolished - shown dashed in red

GROUND FLOOR GENERAL ARRANGEMENT - AS PROPOSED
SCALE @ 1:50 ON AN A1 SHEET

DRAFT



VISUAL SCALE 1:50 @ A1

REV.	DATE.	BY.	AMENDMENT.	CHK.

PLANNING



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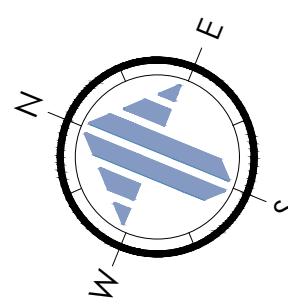
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CLIENT: Mr. & Mrs. Hillary
PROJECT: Barlands The Street, Warminglid West Sussex RH17 5SZ

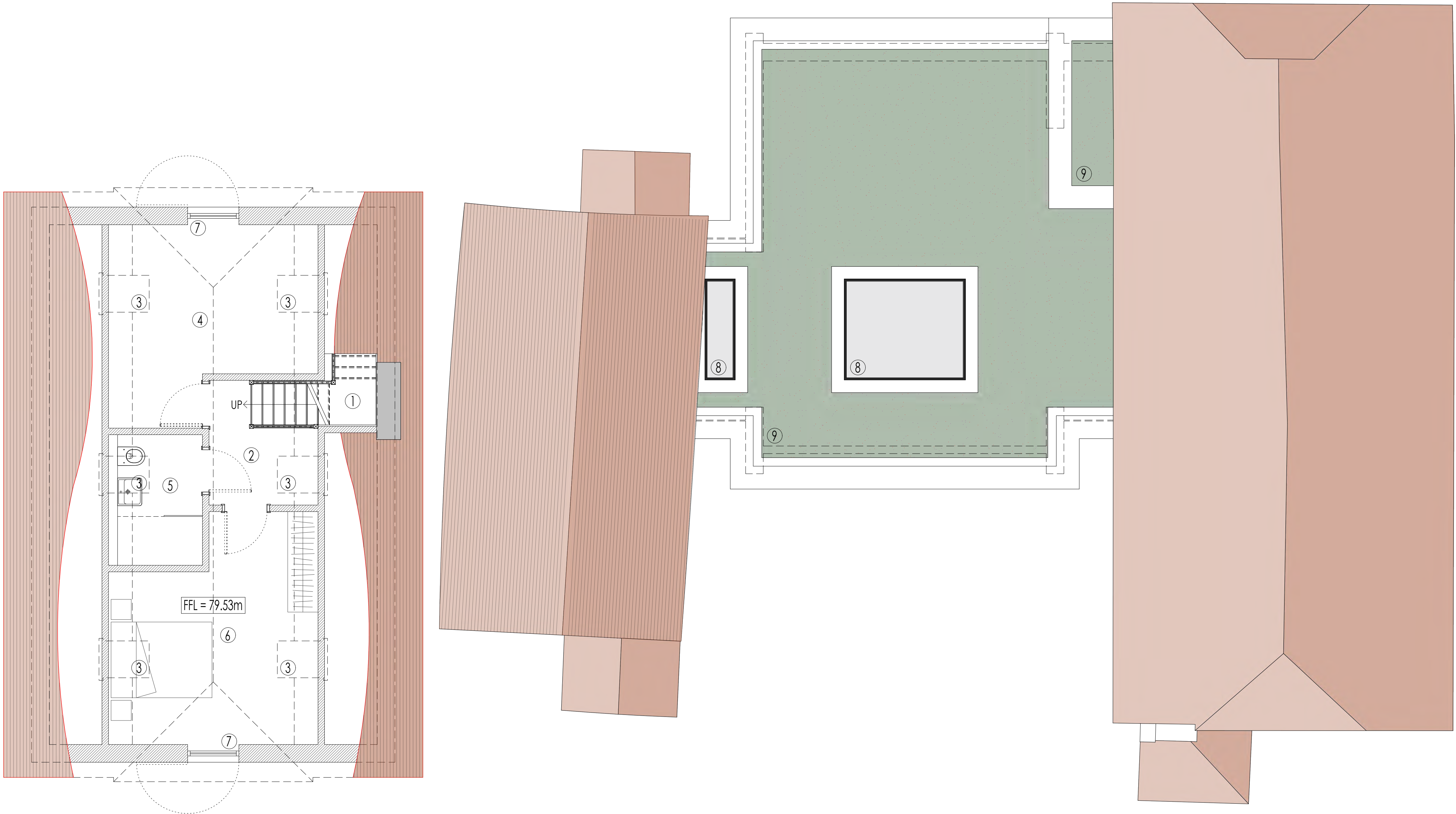
DRAWING:
Ground Floor General Arrangement
As Proposed

DATE: 22.11.2024	SCALE AT A1: 1:50	DRAWN BY: RH CHECKED BY: MC
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JOB NO. GH553	DRAWING NO. PL.03	REV. *
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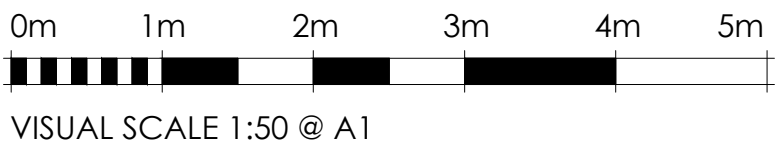


- First Floor Floor Plan Key:
- 1 - New Staircase
 - 2 - Landing
 - 3 - Conservation Roof Window
 - 4 - Store Room
 - 5 - Shower Room
 - 6 - Bedroom
 - 7 - Window set within stable door
 - 8 - Roof Lantern
 - 9 - Green Roof



FIRST FLOOR GENERAL ARRANGEMENT - AS PROPOSED
SCALE @ 1:50 ON AN A1 SHEET

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PLANNING				
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CLIENT: Mr. & Mrs. Hillary				
PROJECT: Barlands The Street, Warminglid West Sussex RH17 5SZ				
DRAWING: First Floor General Arrangement As Proposed				
DATE: 22.11.2024	SCALE AT A1: 1:50	DRAWN BY: RH	CHECKED BY: MC	
JOB NO. GH553	DRAWING NO. PL.04	REV. *		

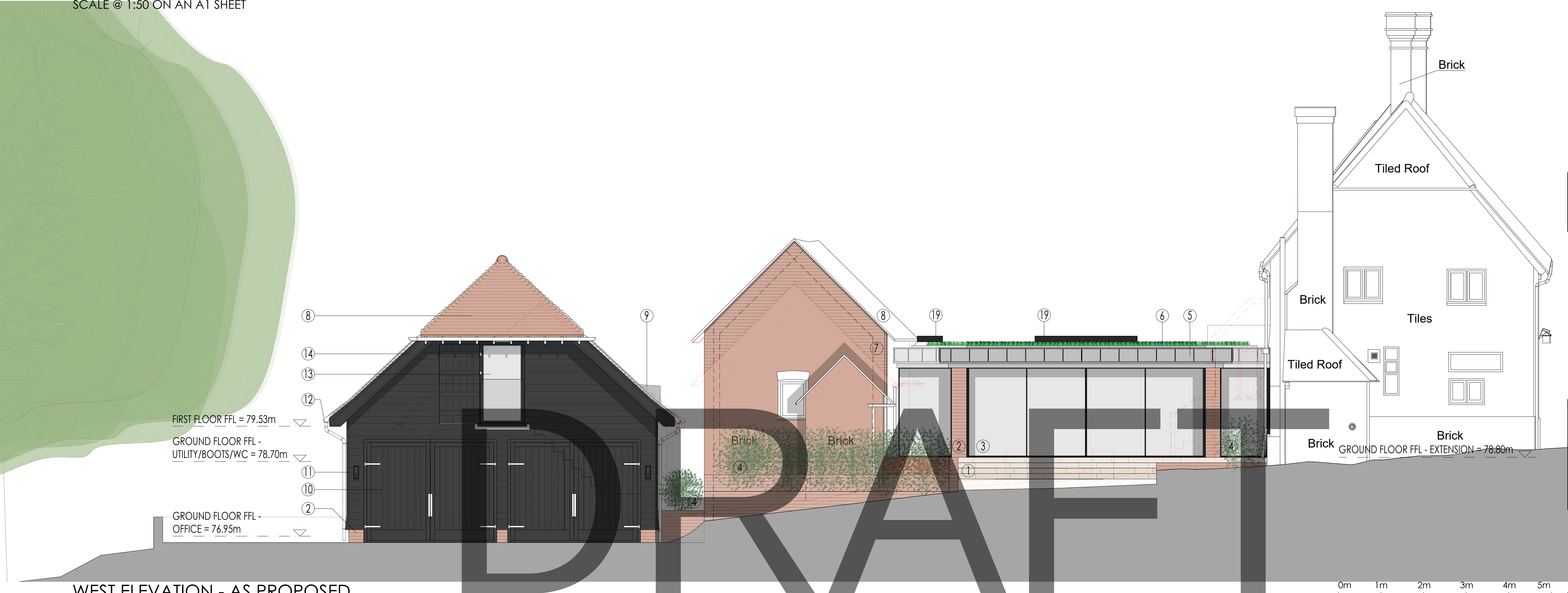
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- Elevation Key:
- 1 - Natural stone to steps
 - 2 - Facing brick to match existing
 - 3 - Narrow profile aluminium windows and sliding doors, anodised in black
 - 4 - Raised planted beds
 - 5 - Standing seam zinc to fascias, with soffits in prepared timber
 - 6 - Green roof to receive a wildflower covering
 - 7 - New matching facing brickwork to existing walls extended in height
 - 8 - Plain clay tiles to new pitched roofs, with matching fittings
 - 9 - Lead flat roof to part-dormer for entrance door, with traditional mopstick roll detailing
 - 10 - Double timber doors
 - 11 - Featheredge timber boarding with a charred finish
 - 12 - Cast aluminium rainwater goods, powder-coated in black
 - 13 - Timber windows set within timber stable doors
 - 14 - Moulded timber barge boards, with a natural finish
 - 15 - Conservation roof windows with narrow-profile frames finished in black
 - 16 - Electric vehicle charging point
 - 17 - Bat access tile, as specified in the Bat Survey report
 - 18 - Existing external Store, retained
 - 19 - Plateau roof lanterns with an anodised finished in black
 - 20 - Existing close boarded timber fence to boundary
 - 21 - Timber plank stable door
 - 22 - Fully-glazed timber door with a natural finish
 - 23 - Clerestory window partially-covered internally

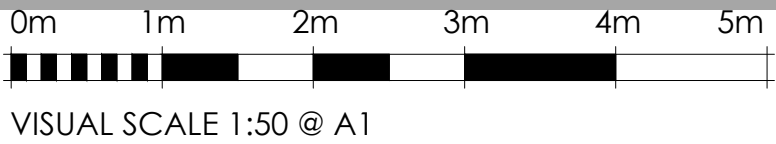


EAST ELEVATION - AS PROPOSED
SCALE @ 1:50 ON AN A1 SHEET



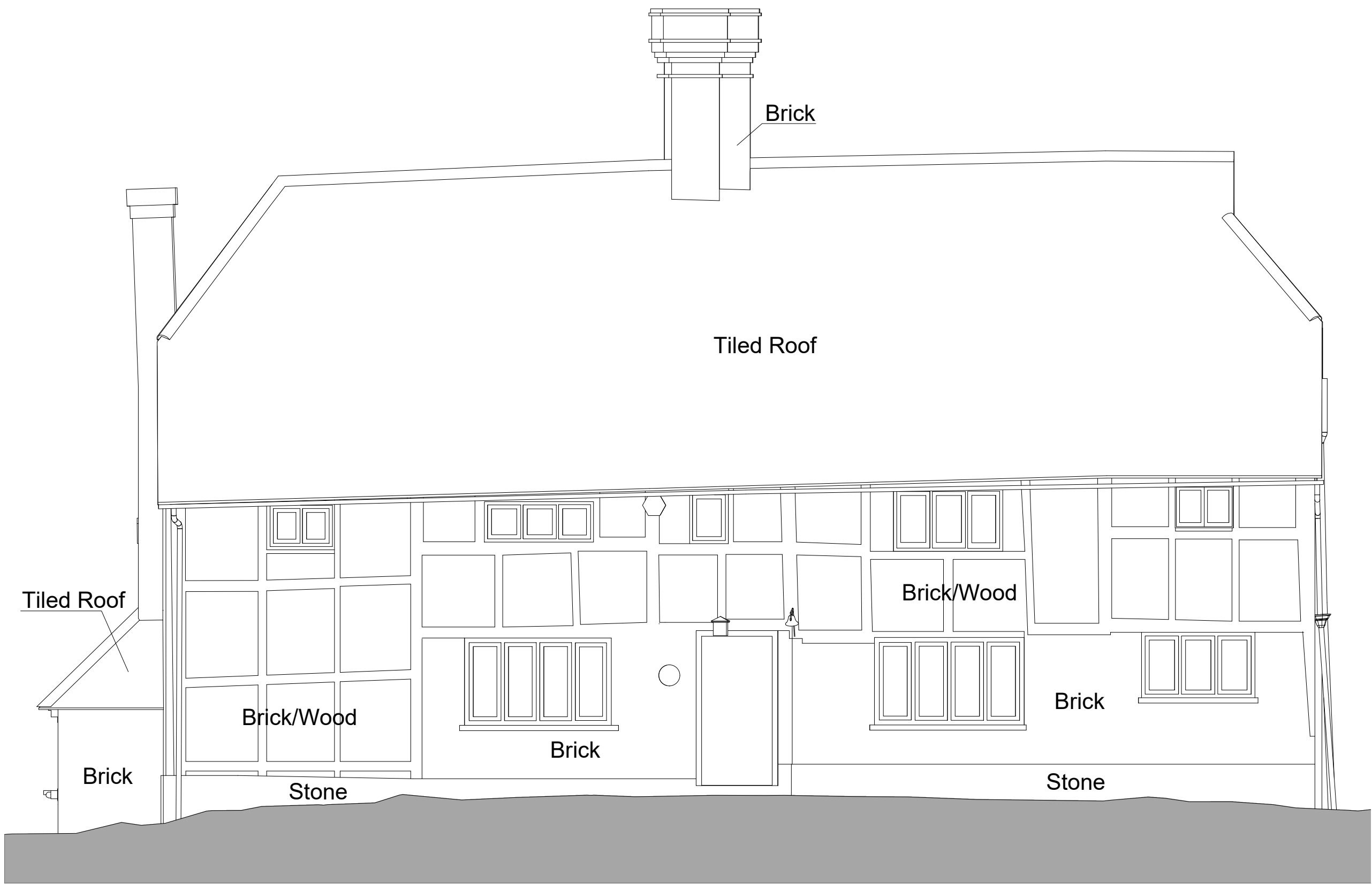
WEST ELEVATION - AS PROPOSED
SCALE @ 1:50 ON AN A1 SHEET

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CLIENT: Mr. & Mrs. Hillary				
PROJECT: Barlands The Street, Warminglid West Sussex RH17 5SZ				
DRAWING: East and West Elevations As Proposed				
DATE: 22.11.2024	SCALE AT A1: 1:50	DRAWN BY: RH CHECKED BY: MC		
JOB NO. GH553	DRAWING NO. PL.05	REV. *		



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SOUTH ELEVATION - AS PROPOSED
SCALE @ 1:50 ON AN A1 SHEET



SECTIONAL ELEVATION B-B - AS PROPOSED
SCALE @ 1:50 ON AN A1 SHEET



SECTIONAL ELEVATION C-C - AS PROPOSED
SCALE @ 1:50 ON AN A1 SHEET

- Elevation Key:
- 1 - Natural stone to steps
 - 2 - Facing brick to match existing
 - 3 - Narrow profile aluminium windows and sliding doors, anodised in black
 - 4 - Raised planted beds
 - 5 - Standing seam zinc to fascias, with soffits in prepared timber
 - 6 - Green roof to receive a wildflower covering
 - 7 - New matching facing brickwork to existing walls extended in height
 - 8 - Plain clay tiles to new pitched roofs, with matching fittings
 - 9 - Lead flat roof to part-dormer for entrance door, with traditional mopstick roll detailing
 - 10 - Double timber doors
 - 11 - Featheredge timber boarding with a charred finish
 - 12 - Cast aluminium rainwater goods, powder-coated in black
 - 13 - Timber windows set within timber stable doors
 - 14 - Moulded timber barge boards, with a natural finish
 - 15 - Conservation roof windows with narrow-profile frames finished in black
 - 16 - Electric vehicle charging point
 - 17 - Bat access tile, as specified in the Bat Survey report
 - 18 - Existing external Store, retained
 - 19 - Plateau roof lanterns with an anodised finish in black
 - 20 - Existing close boarded timber fence to boundary
 - 21 - Timber plank stable door
 - 22 - Fully-glazed timber door with a natural finish
 - 23 - Clerestory window partially-covered internally

REV.	DATE.	BY.	AMENDMENT.	CHK.
1	22.11.2024	RH	1:50	MC

PLANNING

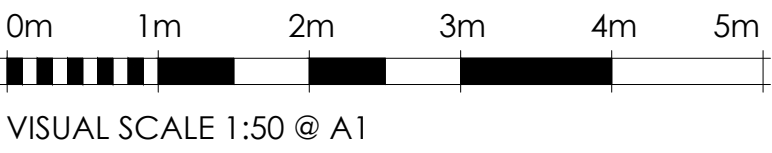
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CLIENT: Mr. & Mrs. Hillary	
PROJECT: Barlands The Street, Warminglid West Sussex RH17 5SZ	
DRAWING: South Elevation and Sectional Elevations B-B and C-C As Proposed	
DATE: 22.11.2024	SCALE AT A1: 1:50
DRAWN BY: RH CHECKED BY: MC	
JOB NO. GH553	DRAWING NO. PL.06
REV. *	

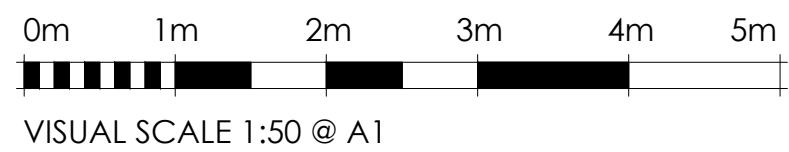
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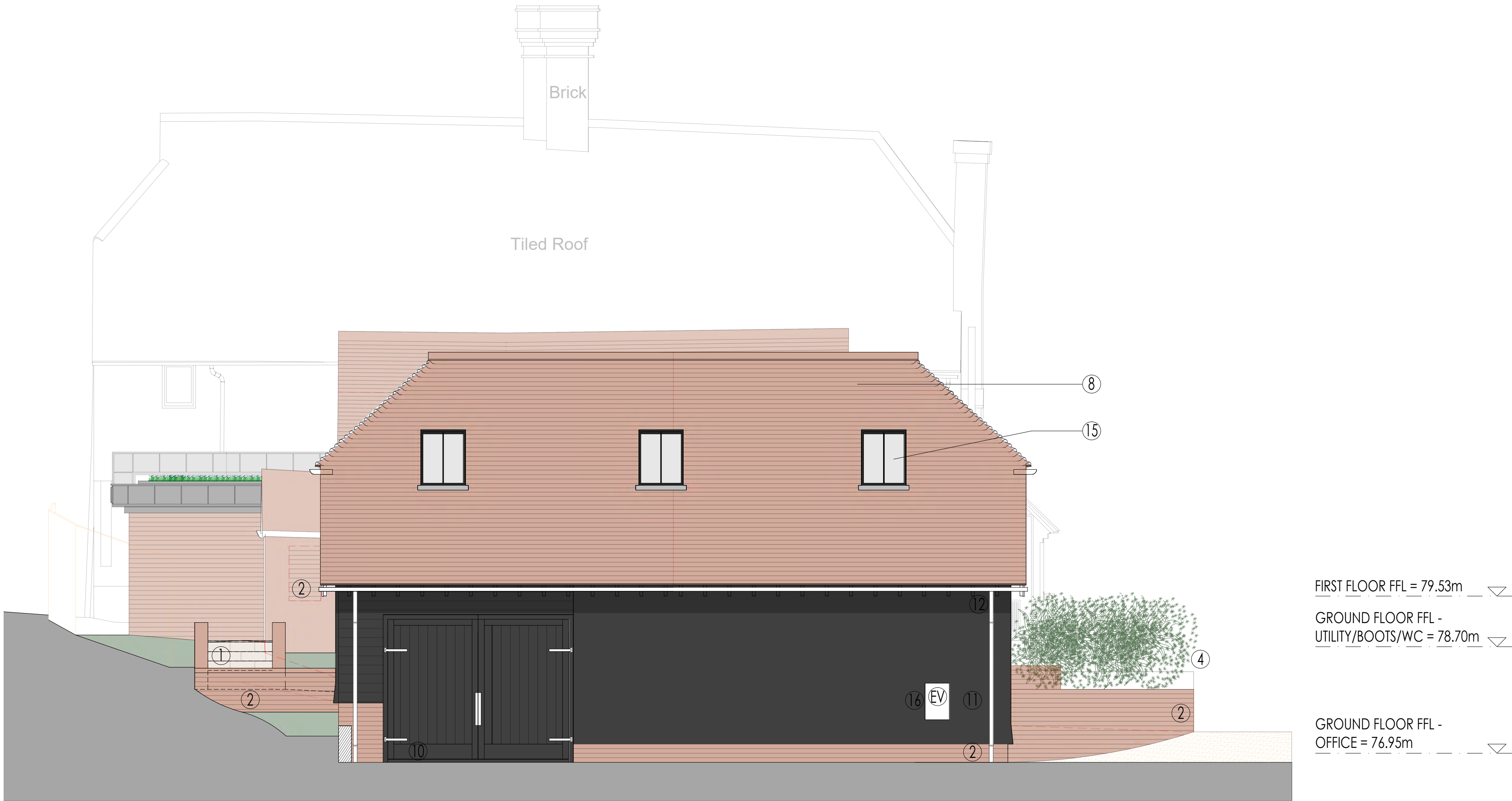
- ### Elevation Key:
- 1 - Natural stone to steps
 - 2 - Facing brick to match existing
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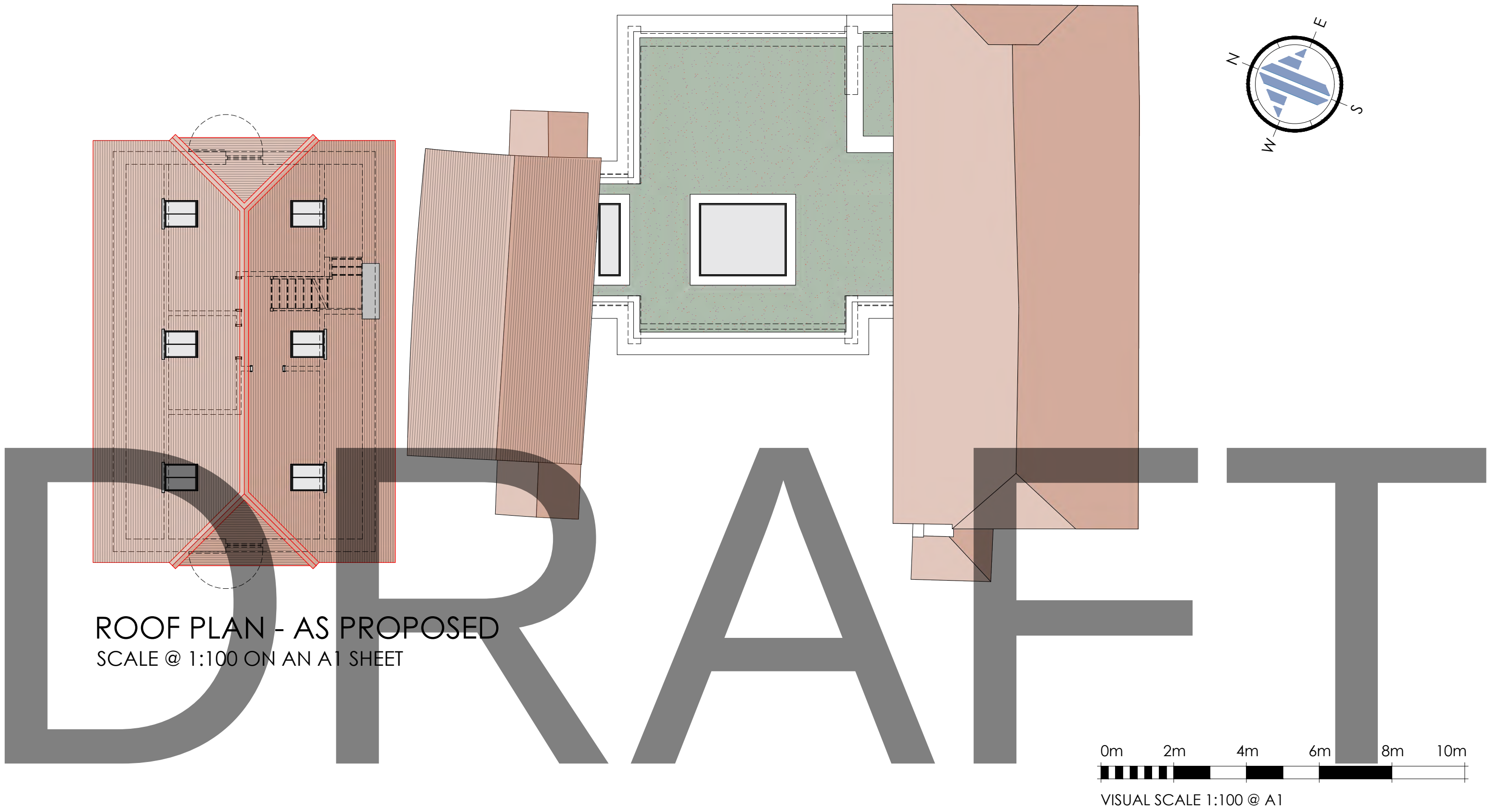
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PROJECT. Barlands The Street, Warminglid West Sussex RH17 5S2			
DRAWING. North Elevation and Sectional Elevations A-A and D-D As Proposed			
DATE. 22.11.2024	SCALE AT A1. 1:50	DRAWN BY. RH CHECKED BY. MC	
JOB NO. GH553	DRAWING NO. PL.07	REV. *	

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NORTH ELEVATION - AS PROPOSED
SCALE @ 1:50 ON AN A1 SHEET



*	*	*	*		
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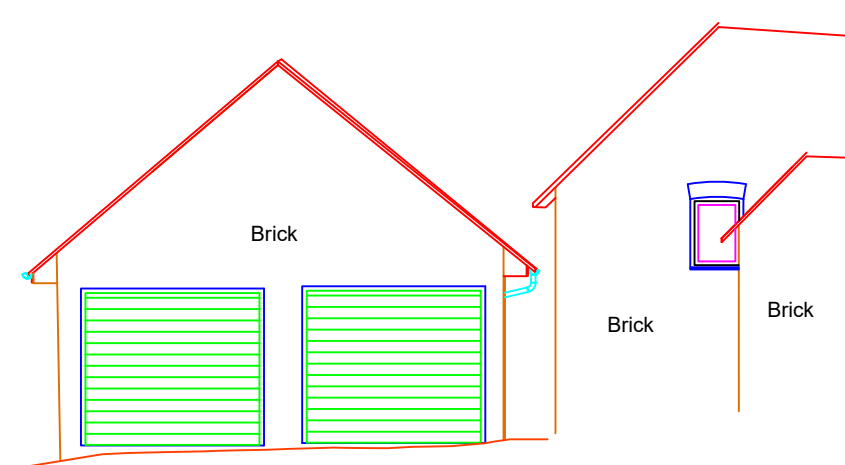
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Mr. & Mrs. Hillary

PROJECT:
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The Street, Warninglid
West Sussex
RH17 5SZ

DRAWING:
North Elevation and Roof Plan
As Proposed

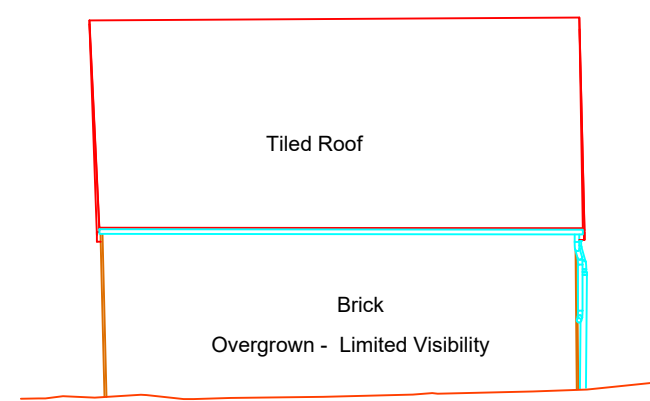
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JOB NO. GH553	DRAWING NO. PL.08	REV. *
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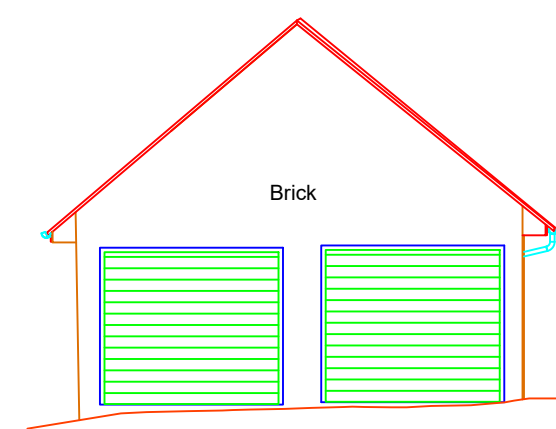
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DATUM 75.0M

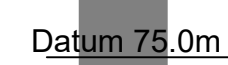
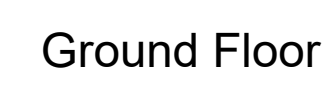
Elevation 9



DATUM 75.0M

Elevation 10

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info@buildings-archaeology.co.uk

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