00 contents

The Chantry
Vicarage Road
Tisbury SP3 6HY

Statement of Heritage Significance to support planning applications

Document 197 01 01 rev 05
June 2023

© The contents of this document must not be copied or reproduced in whole or in part without the written consent of the Listed Building Consultants Ltd.

DAVID STIRLING BSc (Hons); Dip TP; Dip Arch; MRTPI; IHBC
LISTED BUILDING CONSULTANTS LTD
1 Hill View Dalwood Axminster EX13 7EG
Tel.Mobile. 07540 635704

01	Summary	02
02	Project Background	03
03	Baseline Heritage Resource	04
04	Description and Significance of the Heritage Asset	05
05	The Proposals	08
06	Impact of the Proposals on the Heritage Significance	09
07	Conclusions	11

APPENDIX 1: Listed Building Record

APPENDIX 2: Site Notes 01 12 2022

APPENDIX 3: 2013 Extension Proposals

APPENDIX 4: Conservation Officer's Comments



Figure 1: The Chantry.

Content Amendment Record

This report has been issued and amended as follows:

Issue	Revision	Description	Date
1	4	Final revised text	21 02 2023
1	5	Final	22 06 2023

INTRODUCTION

01

01 Summary

This Statement has been prepared on behalf of the applicant as supporting information to applications for internal and external alterations and extension to The Chantry; a designated listed building within Tisbury Conservation Area.

This brief report outlines the heritage significance of The Chantry and provides an assessment of the potential impact of the mooted proposals in accordance with the requirements of the National Planning Policy Framework (the NPPF, July 2021).

The recorded historic environment resource around the site has briefly been considered at this initial stage. However, there only 5 heritage assets concentrated within the immediate location of which 4 are designated listed buildings. The conservation area setting is also briefly assessed.

The level of detail in this report is proportionate to the heritage assets' importance and is considered sufficient to understand the potential impact of the proposal on its heritage significance.

A site visit took place on 1st December 2022 to record the heritage value of the house and its setting. The site visit notes are included in Appendix 2.

The historic environment record has been consulted and the heritage assets professionally assessed by an experienced and qualified heritage consultant to meet the recommendations in the NPPF paragraph 194.

This Statement should be read together with the submitted survey and proposed drawings.



Figure 2: The Chantry. The front range late 17th century and rebuilt Georgian front in late 18th century



Figure 3: Two-storey and attic. The central 6- panelled door in moulded architrave (covered over) with flat stone hood on consoles, either side are 12- pane sashes which were replaced in 2005.

ASSESSMENT

02

02 Project Background

The main objectives of the proposals are to:

General

- Look at options to incorporate sustainable heating solutions into main house
- General restoration works throughout 17th/18th century parts of the house
- General upgrade to mechanical and electrical services throughout the house

Ground Floor

- Look at options to re-model rear entrance and create new boot-room / utility areas
- Explore options to re-configure kitchen and enhance its relationship to the courtyard
- Look at options to infill courtyard barns, repair and incorporate into the main house accommodation
- Reconfigure downstairs snug and open up into kitchen

First Floor

- Re-configure en-suite and family bathrooms
- An additional dormer window to rear lean-to roof
- General restoration works

Second Floor

- General restoration works to second floor bedrooms
- Overhaul and repair dormer joinery



Figure 4: existing site plan

03 Baseline Heritage Resource

03.1 Statutory and Local Designations

The Chantry is Grade 2 listed (see appendix 1). It is a semi-detached dwelling which has been rebuilt in the late 18th century but probably dates from the 1650's. Attached to the north-east side is Greystones (Doves) also listed Grade 2.

It is built in limestone ashlar front with dressed limestone returns, modern plain tiled roof with gable end brick stacks and coped verges. The front range is 2 storeys plus cellar and attic with three bays evident internally. Six over six sashes and central six panel door.

The area is washed over by Tisbury Conservation Area and the Historic Environment Record (HER) identifies Tisbury as a Abbey Settlement of early medieval (Saxon) foundation.

There are 5 nearby designated heritage assets- Rose Cottage, Robin Cottage, Gaston Manor and Overhouse (see figure 5). The Old School House to the east is considered a non-designated heritage asset.

03.2 Documented History

Tisbury Conservation Area Appraisal and Management Plan

03.3 Planning History

There are several relevant historic previous planning applications on the Council's planning portal which show details of the various extensions and alterations:

Most relevant are:

13/02639 and 13/02859: SINGLE STOREY REAR EXTENSION. APPROVED 4TH OCOBER 2013

2005/1706: REPLACEMENT SASHES. APPROVED 13TH OCTOBER 2005

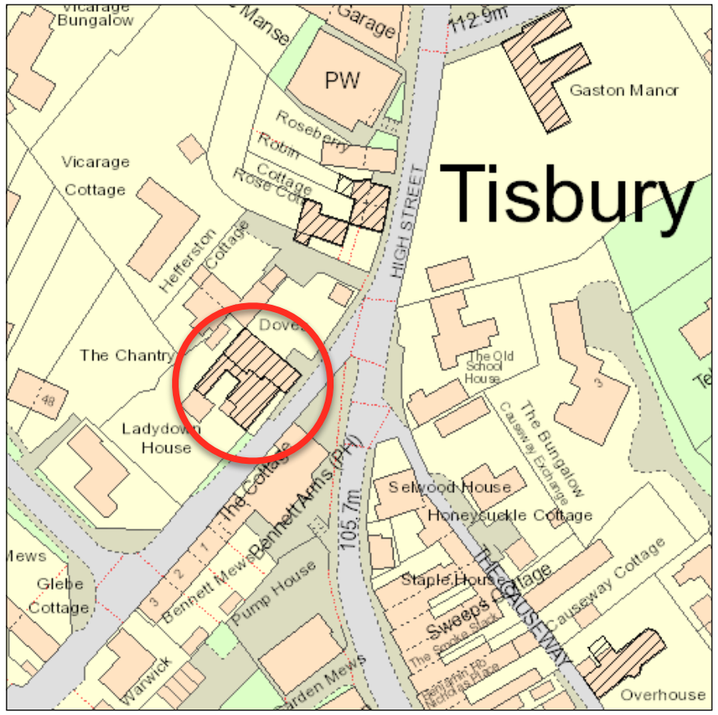


Figure 5: Listed Buildings hatched and The Chantry within red circle

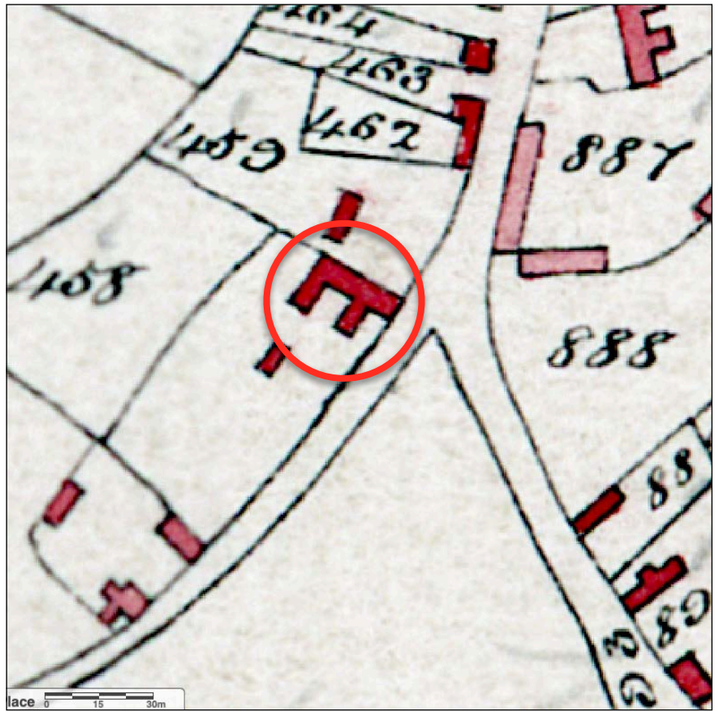


Figure 6: 1840 Tithe map shows The Chantry as one building

SIGNIFICANCE

04

04 Description and Significance of Heritage Asset

The Chantry with Doves is probably mid 17th century suggested by the presence of 3 light stone mullion windows to both the basement (cellar and to the front of Doves (original 3-light) and flank (replacements). The house along with its rubble stone boundary walls and the front elevation has a good character and gives street enclosure to eastern end of Vicarage Road. Situated within a group of 5 other heritage assets to the north and east it provides a strong visual group which funnels views into the top of the High Street.

The Chantry and Doves formed one dwelling up until about 1880 when is was almost certainly divided with internal separation to form the north east range of Doves -formerly called Greystones.

The whole of the house was likely to have been originally a farm with the rear ranges of workshops and outbuildings. This part of Tisbury remained mostly open with a scatter of farmsteads and only later a period of significant growth in the village in the mid- to late nineteenth century as a result of the arrival of the railway with remodelling and rebuilding of earlier properties as the High Street was extended towards the railway station by Archibald Beckett; whom also built Benett Arms in 1875 opposite The Chantry.

The house in its original form had mullion windows set in the south facing elevation and east flank. Possibly 3 storeys with the lower level since obscured by the engineering and raising of the road and construction of Benett Arms. The lower level where the remnants of the 3 light mullions exist, then becoming the present cellar. The house appears to have been from the start backed by a courtyard and outbuildings. "A brief history" prepared in 2013 for the planning application (13/02639 and 13/02859) suggests originally a thatched roof with dormers and The Doves section a latter phase of building, which the list description dates as 1700 (see appendix 1)

The Georgian re-fronting is 1781, from the date on the sundial over the front door, but it is largely a rebuilding with new interiors - stairs, fireplaces, joinery, plasterwork and panelling. A vertical boarded door in the attic may have been re-purposed from the earlier period and the wide plank doors to the rear of the kitchen likewise reused. The six over six sashes to the front ground are modern replacements. They are also set into former wider openings -possibly for double casements prior to narrowing for sashes.

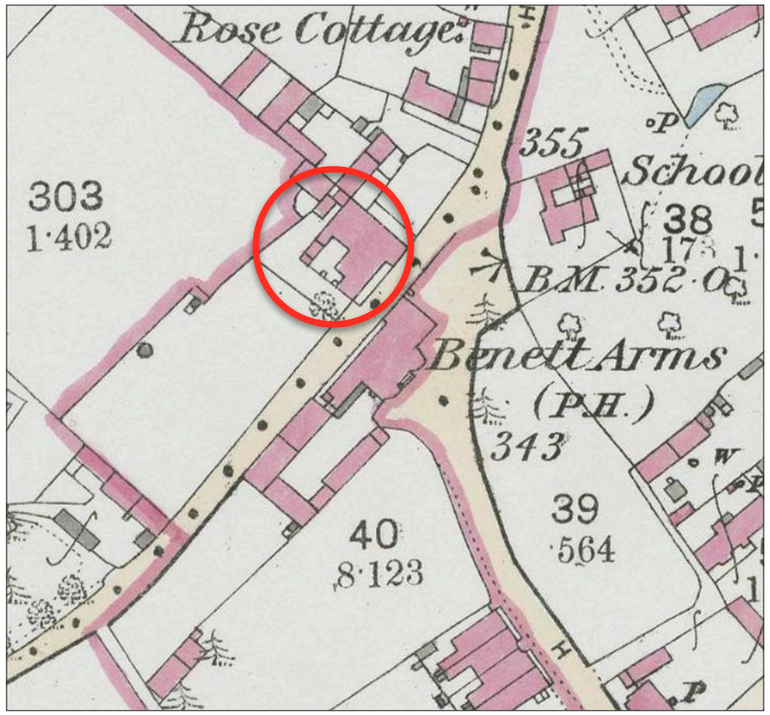


Figure 7: OS plan circa 1880. Does not show division to two dwellings. A large number of outbuildings existed to the north which are likely to form part of the farm range.

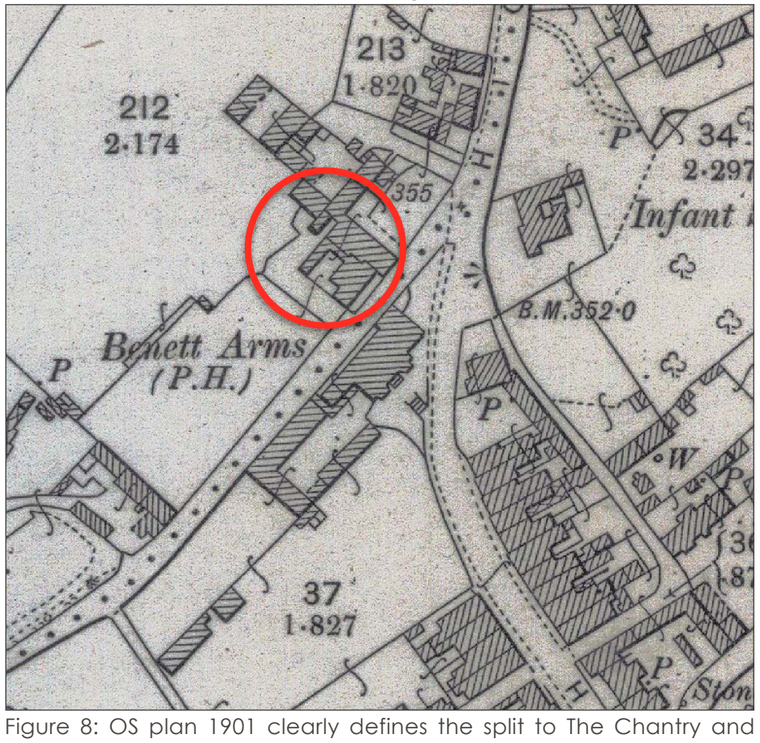


Figure 8: OS plan 1901 clearly defines the split to The Chantry and Doves

SIGNIFICANCE

04

04 Description and Significance of Heritage Asset (cont)

Internally the Georgian part of the house at both ground and first floors is still largely intact with its early joinery features, fireplaces and plan form to the bedrooms. At attic level this is more utilitarian with new dormer joinery.

At the rear ground level the lean-to kitchen is possibly late 19th century following sub-division in about 1880 with its earlier construction fabric surviving- floor flags and fireplace; but the windows altered and the passage door to the courtyard re-purposed. The dresser appears to be an addition but of the 19th century period.

The attached scullery demolished in 2013 (see appendix 3) and the former internal brick dividing walls noted on the planning survey drawing at appendix 3 as "mid 19th century" appears to have been rebuilt onto the flag floor during the extension works.

Rear passage in brick appears to be added shortly after the kitchen build and the subdivision.

External courtyard and old workshop or dairy range of the earlier 19th century or later 18th century which extended east to the rear of Doves. Other outbuildings as shown in figures 7 and 8 were removed by the mid 20th century.

Late 20th century alterations since circa 1990 includes:

- some interior panelling and over-door pediments added to first floor bedrooms.
- replacements of ground floor plate glass sashes with 12 pane sashes.
- Modern front railings.
- Two rear dormers added for first floor bathrooms.
- Replacement of lean-to kitchen cement slate roof with clay tiles.
- Formation of open front to create loggia building within courtyard with additional timber posts on saddle stones and plain concrete tile roof. (See figures 14 and 24)
- Ground floor rear extension for library/snug involving demolition of scullery. Although part of the works to the east side to create WC not implemented exactly as approved. (See appendix 3 and figure 22)
- Erection of modern garage.



Figure 9: front elevations of The Chantry and Doves



Figure 10: Benett Arms constructed 1875 below The Chantry which impacted on views from The Chantry and Doves which probably encouraged its subdivision

SIGNIFICANCE

04

04 Description and Significance of Heritage Asset (cont)

At appendix 2 is the probable ages of the building phases; and some notes on the key interior features.

The principal architectural feature of significance and interest are:

1. Historical association with the development of Tisbury in the 17th to late 19th century expansion.
2. A key building frontage in the principal area of the settlement which is focused on the upper part of High Street and Vicarage Road, along which here was also some early development including the Church and Vicarage which formed the centre of the medieval settlement.
3. Part of a group of heritage assets which contribute to the visual and historical significance of Tisbury conservation area.
4. Distinctive Georgian front elevation in ashlar stone.
5. Interior plan form which demonstrates the phases of historic development.
6. Traditional sash windows and 3 light cellar mullion.
7. Front steps and flagged raised terrace.
8. Some very good interior heritage fabric to the front range with original four panel Georgian doors, H-hinges, staircase, cupboard joinery, panelling, plasterwork, window shutters and fireplaces.



Figure 11: shell hood dumb waiter to dining room

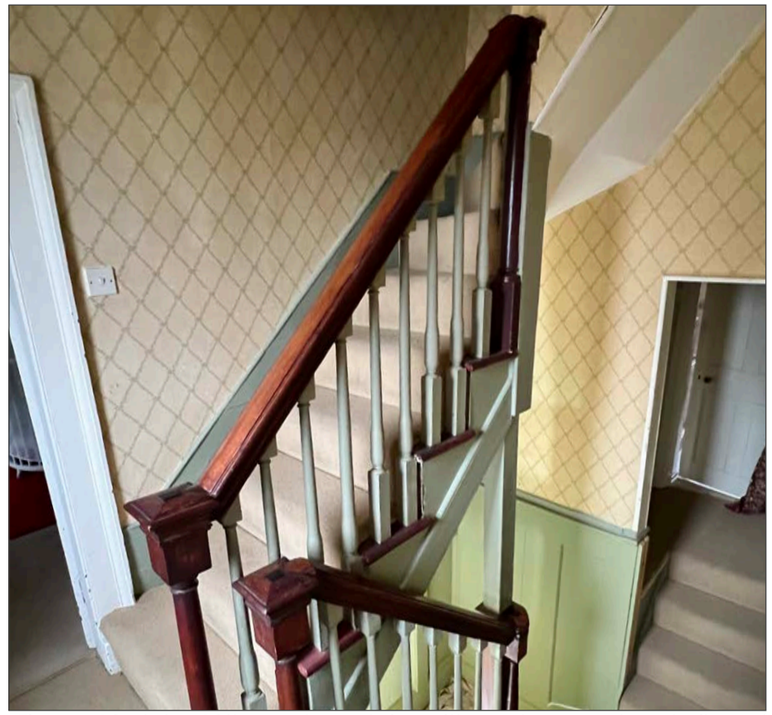


Figure 12: late 18th century stairs with mahogany handrail and turned balusters.

THE PROPOSALS

05

05 The Proposals

The scheme brief consists of:

1. Ground Floor

a. Removal of some historic fabric, however, this is offset by the restorative works to other elements of the listed building.
b. The proposals will ensure the listed building can be used to modern living standards and will secure the building for future use.
c. Construct a new link between house and barn with solid roof with lantern
d. Convert barn into accommodation with ensuite, retaining existing walls

2. First Floor

a. Add ensuite in vaulted space above snug serving south-west first floor bedroom

3. Second Floor
a. Attic floor dormer windows are in bad state of disrepair and require replacing

4. External Works

a. Move steps into courtyard so that they are central
b. Remove existing garage building
c. Convert building behind barn into orangery
d. New oak frame e. Alterations to enlarge driveway to enable cars to turn within property
f. Replace concrete roofing material to kitchen and barn with natural clay tile and slate respectively; which restores the former original roofing materials to the main house

SIGNIFICANCE

06

IMPACT ON

06 Impact of the Proposals on the Heritage Significance

The works outlined are primarily to the rear ground floor existing kitchen, back passage and former agricultural workshop.

The most significant parts of The Chantry are the Georgian(ised) front range with its early plan form and internal joinery and other heritage fabric. Other than the roof dormers this part of the house is in very good condition having been well maintained and repaired by the present and past occupiers. There should be no changes to this part of the house which causes any adverse impact on its character, plan form or fabric.

As indicated in the survey, the kitchen part of the house is late 19th century (circa 1880) and is attributed to the separation of the house into two dwellings. Part of utilitarian scullery range (boot room) was demolished in 2013 (planning decisions 13/02639 and 13/02859); which has adversely affected its heritage interest. The new walls dividing the library/snug, lobby and WC are also not constructed as approved. (See Appendix 3). As the functional area of the house the kitchen would be normally be expected to have been substantially modified in the early 20th century with changing emphasis on the service part of the house and the reduction of domestic staff.

The considered impact on the heritage significance is as follows:

- The kitchen is proposed to be extended and to incorporate the existing brick built back passage and to link into the rear workshop to create an informal dining area. The back passage built around 1900 is quite a basic construction with its lean-to roof. Both entrance doors to the passage are good heritage plank doors and need to be retained and re-used. The stone flag floor also retained. The lean to concrete roof over the kitchen replaced in a natural plain clay tile.
- The west side of the kitchen including the WC is proposed for removal. This was altered in the 2013 works and although the 4 panel kitchen door from the rear hallway has some heritage value, it is a previously reused door. The remaining joinery and partition wall have no heritage interest and its removal will not cause any adverse impact. The flags go beneath these partitions and the flags are to be retained with the 4 panel door salvaged/ reused.
- The proposed opening to the existing north side of the kitchen removes a section of brick walling between the ceiling beams and window (see figure 15). The window is retained and reused.



Figure 13: original kitchen fireplace



Figure 14: former store with modern loggia to front and replacement of slate with concrete tiles all carried out in the around the 1990's

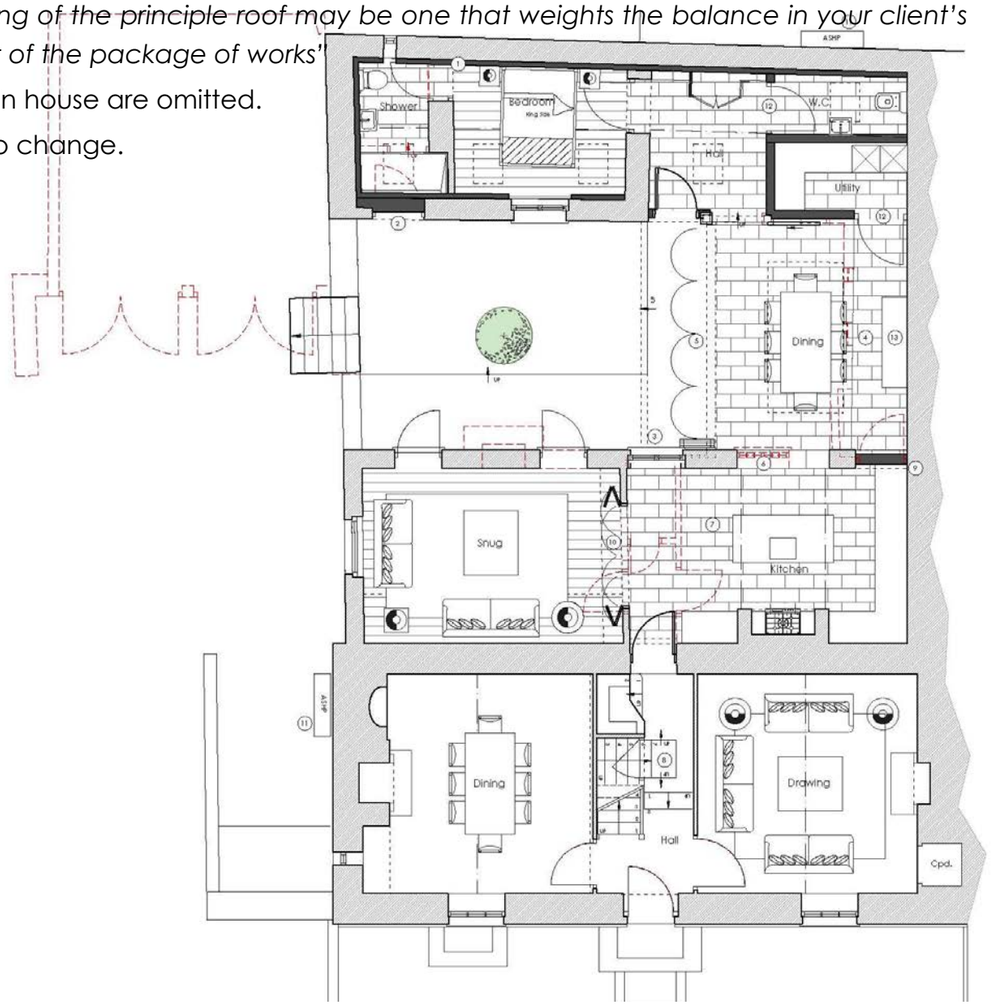
06

06 Impact of the Proposals on the Heritage Significance

The Senior Conservation Officer made observations on the pre-application scheme (on 21 March 2023 and on the revisions 9 May 2023). These observations are included at appendix 4.

Various adjustments to the proposals (shown in the floor plan below) have been made to the current proposals in response to these observations:

- Substantially more of the dividing wall between the Kitchen corridor and Snug retained and a set of folding doors installed.
- Substantially more of the north rear Kitchen wall retained and the rear linking corridor doors are to be salvaged and re-used. The former Kitchen rear wall marked out on the floor with a wide flag to the former width of the wall.
- The iron window in the kitchen salvaged and re-used in the former semi-blocked door opening.
- The kitchen dresser is clarified as retained and repositioned into the new dining room.
- All the flagstone floors retained in kItchen and link corridor.
- After further investigation it has been decided to propose removal of the cobble floor in the new extension as they are very uneven and as compensation for the loss, and as previously discussed with the Senior Conservation Officer, other heritage benefits included to offset this harm; and is proposed that the concrete tiles to the main rear roof are replaced with plain clay tiles and this is as suggested "*....the retiling of the principle roof may be one that weights the balance in your client's favour given it does not have to be done as part of the package of works*'
- Thermal upgrading of the upper floors of the main house are omitted.
- Ceilings in attic rooms retained as existing with no change.



IMPACT ON SIGNIFICANCE

06

06 Impact of the Proposals on the Heritage Significance (cont)

- The proposed opening to the existing north side removes a section of brick walling and window (see figure 15). The window is of contemporary age and is to be retained and reused.
- The proposal to completely remove the east partition wall of the existing kitchen. This is a relatively modern construction with Torus skirtings, architraves and laid directly over the stone flag floor. The door however is reset from elsewhere.
- To the library/snug, the proposal is to enlarge the connection and which clearly has some benefit for flexible family living. The proposal now retains the alignment of the existing wall and proposes a set of double door openings with side return walls retained to define the separation of the older kitchen space and the modern addition. Although the local planning authority previously granted consent to remove this wall in 2013 (planning ref 13/02639 and 13/02859) and it has probably re-built during the extension works as its set onto the flags. Retaining the division and plan form retains the evidence of the former function rear space.
- The addition of the proposed dining area creates a fully glazed east elevation into the courtyard. This is well designed and the styling does not compete with the existing architecture. The extent of heritage fabric being removed to the existing back kitchen wall is reduced.
- The proposed re-purposing of the rear workshop/loggia for bedroom accommodation, WC and utility has a modest impact on the heritage fabric; but the building requires much repair and enhancement (see figure 18 and 24) which is achieved through the proposed works and therefore better reveals its interest. The replacement of the whole of the roof in natural slate is a substantial improvement.
- Repositioning the courtyard steps are modest changes with little overall adverse impact on the heritage interest.
- To the first floor the proposed works to enlarge bathroom and addition of dormer is relatively minor adjustment with a small loss of wall fabric but not impacting adversely on the heritage interest.



Figure 15: late 19th century window in kitchen to be salvaged and reset in a existing opening where the rear door has been semi-blocked.

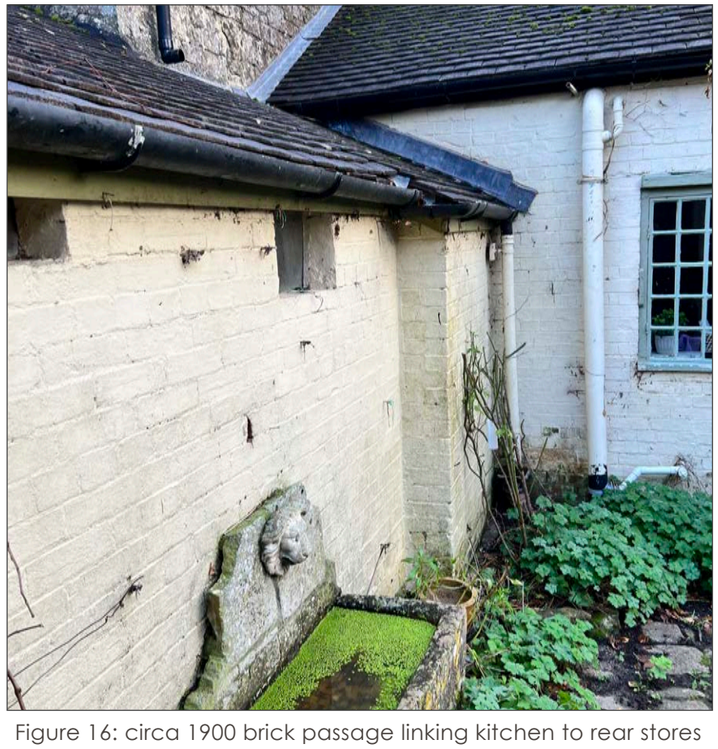


Figure 16: circa 1900 brick passage linking kitchen to rear stores

CONCLUSIONS

07

07 Conclusions

The Chantry is a grade 2 listed heritage asset that makes a positive contribution to Tisbury Conservation Area.

The mooted proposals as described and shown on the submitted scheme drawings have no impact on either the character or appearance of the conservation area or its setting. Nor does it have any adverse impact on Doves.

The proposed changes are mostly to the rear ground floor functional spaces which have some heritage value and show the changes of functional use from farm to a grander formal household; but secondary in value to that of the principle Georgian front range. Nevertheless, the kitchen, courtyard and workshop shows the historic development of The Chantry and contribute to its heritage legacy; and also has some external visual interest which provides part of the setting to the house and contributes to its intrinsic character.

The proposed extension at the rear to form a dining room has architectural merit and allows better use of the functional rear space for the occupiers. A small contemporary addition is considered acceptable in visual terms and the retention of key elements of the fabric which allows the heritage plan form to remain legible whilst introducing an additional functional space..

Re-use of all heritage joinery is possible and doors will be retained reused in the overall scheme.

Planning policy states that proposals should have no adverse impact on the heritage asset or its setting. However, the NPPF qualifies that where it is considered that the proposals cause some impact; and the harm can be considered less than substantial and under the Framework paragraph 202 this harm can be weighed against the public benefits of the proposal. In this case the impact is considered at worse at the lower end of the spectrum of less than substantial harm; and the public benefits in this case are the repairs to dormers, new slate roofs and the repair, enhancement and beneficial reuse of the rear workshop.



Figure 17: Georgian fireplace to sitting room



Figure 18: interior of workshop which is in poor repair and requires better insulation and damp proofing works.

Appendix 1: listed assets

Details

TISBURY VICARAGE ROAD SW 921 NW (north side)

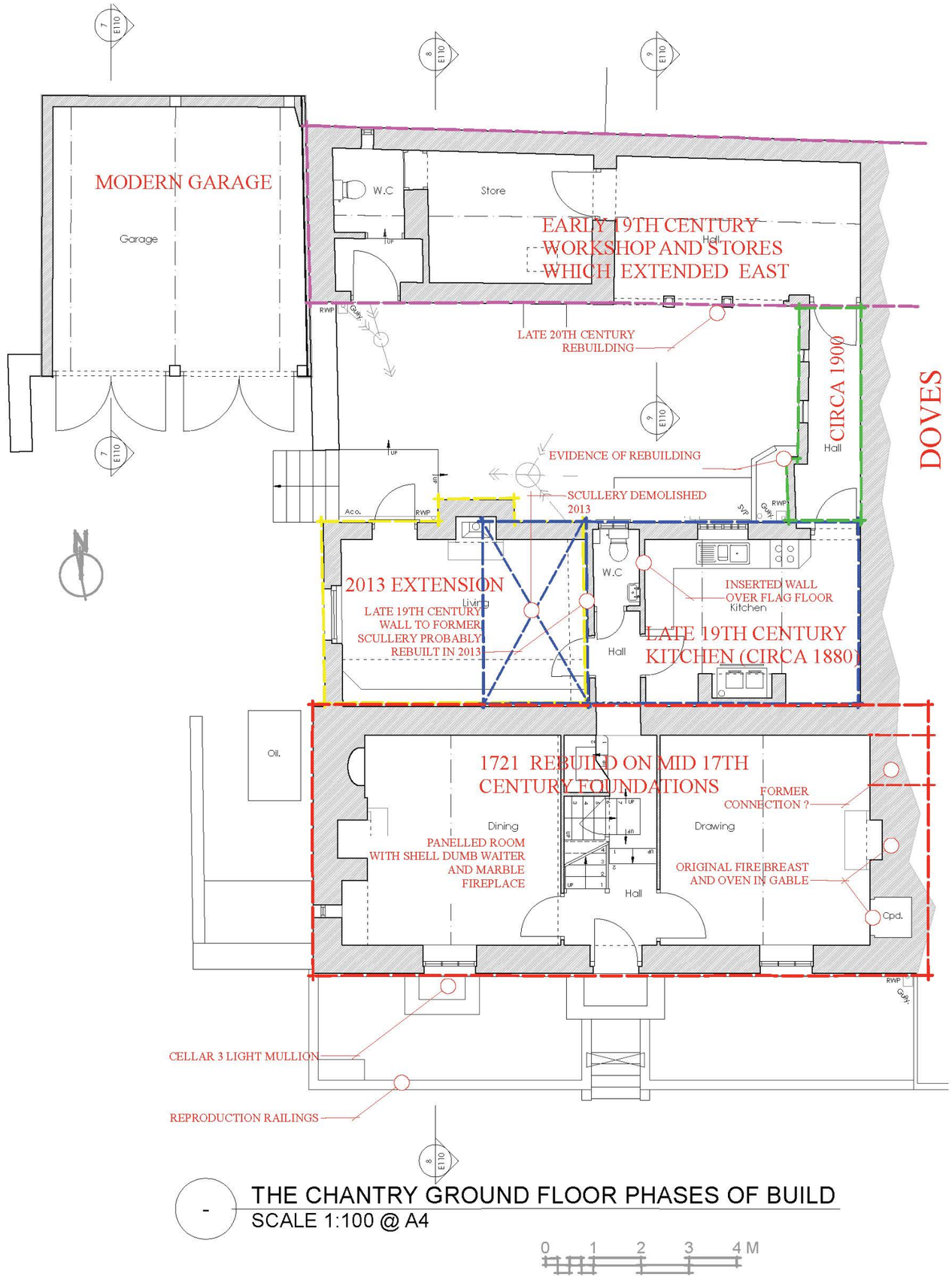
4/268 The Chantry
List Entry Number: 1146002
Date first listed: 06-Jul-1987
GV II
Semi-detached house. Late C17, rebuilt late C18. Limestone ashlar front with dressed limestone returns, tiled roof with gable end brick stacks and coped verges. Two-storey, 3-window. Central 6- panelled door in moulded architrave with flat stone hood on consoles, either side are plate glass sashes. First floor has central 4-pane sash in moulded architrave with keystone with 12- pane sash either side. Moulded stone eaves cornice, attic has two hipped dormers with 2-light casements. Rear has 12-pane sashes and moulded eaves cornice as front. Interior has chamfered beams with runout stops, 4-panelled doors with H-L hinges, reeded fireplace surround with paterae and segmental headed cupboard with keystone, imposts and shaped shelves in room to right of entrance. Stairs have two turned balusters to tread, moulded handrail.
Cellar.

Listing NGR: ST9437229420

Attached to

4/267 Greystones (Doves)
List Entry Number: 1184516
Date first listed: 06-Jul-1987
GV II
Semi-detached house. Circa 1700. Dressed limestone, concrete tiled roof, with hip to left and coped verge with brick stack to right. Gable end to road. Two-storey, 3-window. Central planked door with transom light and C20 three-light mullioned casement to left, 3-light recessed chamfered mullioned casement to right. First floor has C20 three-light mullioned casement to left with original 2-light and 3-light mullioned casements to right. Left return has 24-pane sash to ground floor and 3-light and 3-light recessed chamfered mullioned casement to first floor. Attached to right is single storey with 2-light mullioned casement. Interior not accessible at time of survey (January 1986).
Listing NGR: ST9435529411

APPENDIX 2
SURVEY NOTES

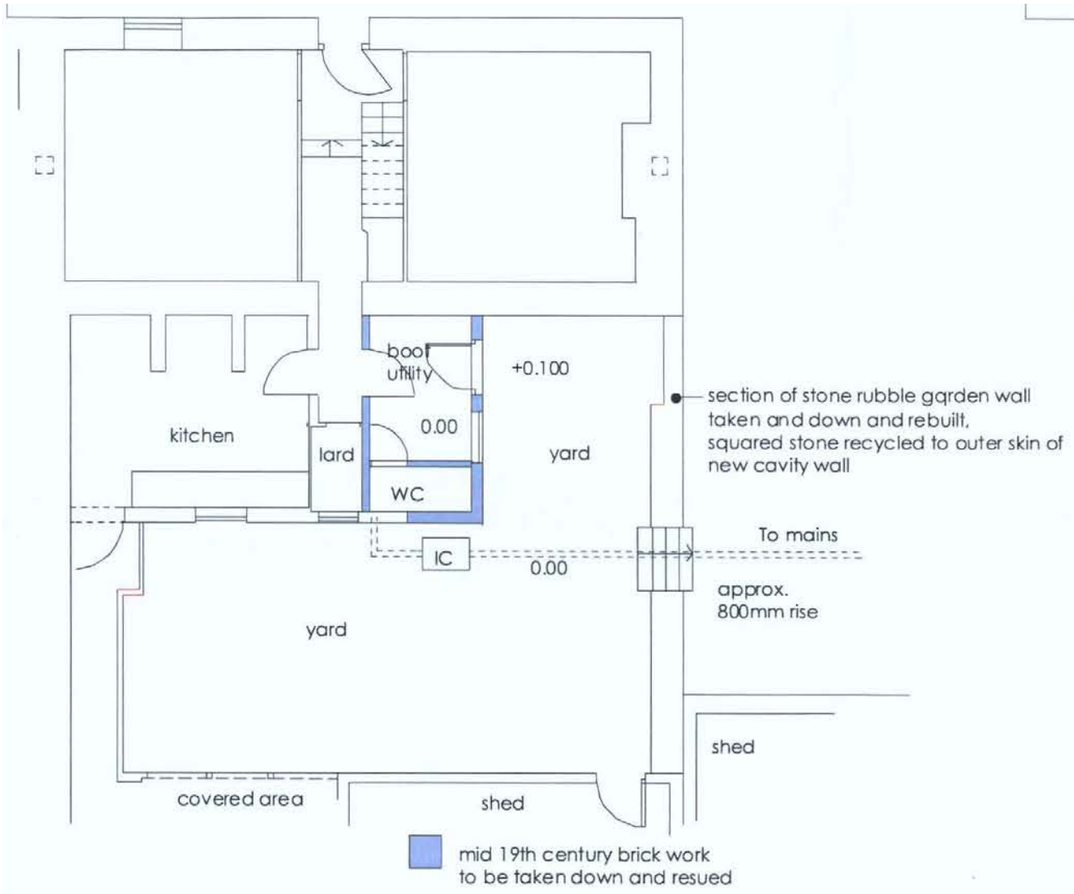


-

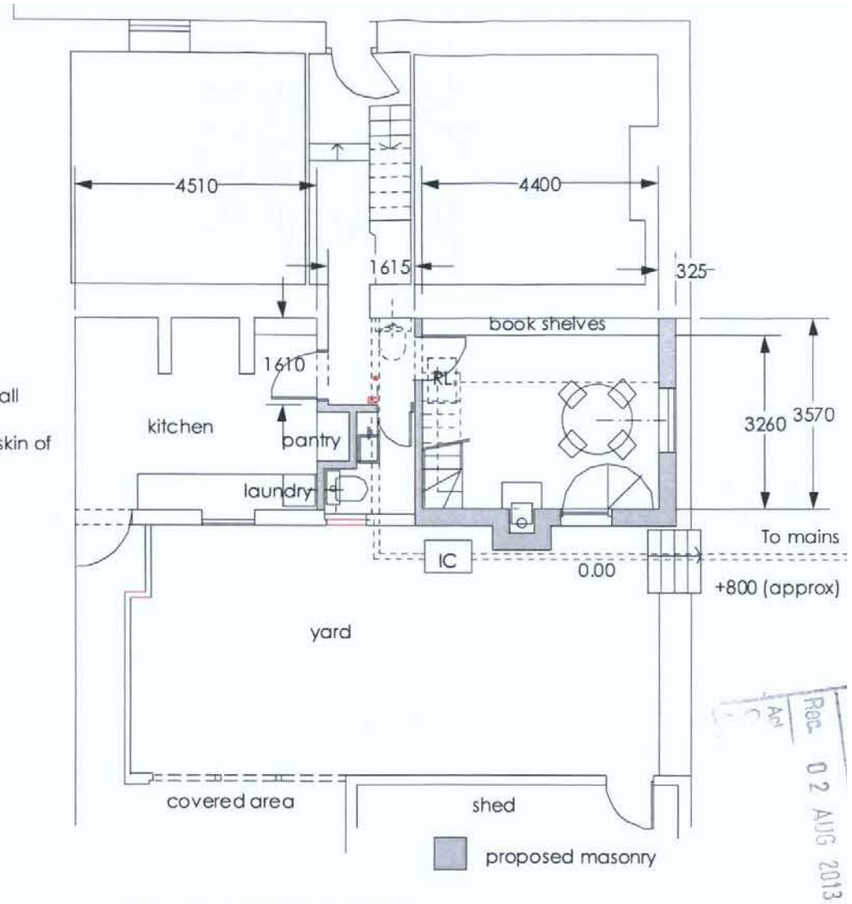
THE CHANTRY GROUND FLOOR PHASES OF BUILD

SCALE 1:100 @ A4

0 1 2 3 4 M

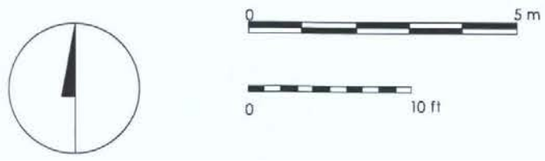


Existing Ground Plan



Proposed Ground Plan

Rec. 02 AUG 2013



APPENDIX 4
CONSERVATION OFFICER'S COMMENTS

Senior Conservation Officer observations on pre-application scheme 21 March 2023:

Ground floor proposals

Works essentially relate to the rear extension (after 1880) including loss of plan form and loss of rear wall. Also a chimney stack (external) is removed in order to install double-doors (to what will be the snug). This extension was required when house was subdivided and as such, is an important part of the evolution of the building. As such, I have reservations.

The proposals would also subsume, into something much more grandiose, a series of outbuildings together with the infilling of a courtyard. The eclectic mix of structures arranged around a courtyard, together with the cobbled floor, have a strong and distinct character which the proposal would sweep away. As such, I have reservations.

would strongly recommend this aspect is reconsidered: in particular that the chimney is retained, that the partition wall (diviing hall from living space) is retained (even if it is modern, it retains the cellular character of the space) that the kitchen wall (rear) is retained, that the form of the 'hall' (alongside the party wall and at the end) is retained and also consideration is given to the treatment of the flooring.

Where is the dresser and what happens to it? No proposals in respect of the ground floor of the original cottage.

First floor proposals

Originally the first floor was contained within the core of the earlier building. It has subsequently been extended with dormers to form an en-suite and bathroom (which involved creating two openings in original rear wall).

The proposal is now for a further (third) dormer and another opening in the original rear wall. Visually: three dormers rather than two so a minor visual change as one assumes it is within the existing loft space. Slight reservations about loss of historic fabric in respect of creating an opening in the original rear wall to access the new en-suite.

Of greater concern, however, is a note on the proposed plan which says: 'Consider thermal upgrades to external wall with use of breathable conservation products such as wood fibre and lime plaster'.

Retrofitting listed buildings needs to be done in a considered holistic way and following good analysis of the energy performance of the whole building and its constituent parts. Retrofitting the first floor is potentially very impactful ie impact on door architraves, windows, skirting boards, fire surrounds, ceilings etc. I am unlikely to support this unless it can be demonstrated that it has no harmful impact on elements of significance (and in this respect, I note that the heritage statement 'Some very good interior heritage fabric to the front range with original four panel Georgian doors, H hinges, staircase, cupboard joinery, panelling, plasterwork, window shutters and fireplaces

Second Floor plan

No change

Roof plan

Flat roof structure with lantern light in 'courtyard' and adjacent roof cut back. Aside from that, an additional couple of studio lights and proposed demolition of a chimney.

As noted above, I have reservations about the loss of the courtyard/farmyard character (together with the traditional flooring)

Elevations

***East (principal)** – no change*

***South-West (side)** – garage not shown (or is it demolished?). Flat-roofed single-storey structure inserted. A large chimney stack is demolished – this would appear to serve the snug f/p which is entirely removed. No objection on the understanding that it is a modern (21st century chimney).*

***North-West Courtyard elevation** – Large external stack is removed (see above)*

Comments at 9 May with revised proposals

Following the site visit, the architect sent revised proposals (dated 26/4) saying (comments in red):

Further to our discussions, please find attached revised drawings with the following changes:

- *It was agreed that the chimney serving the Snug fireplace was a modern addition and this can be removed* *Agreed*
- *Dividing wall between Kitchen & Snug retained and folding screen introduced.* *Discussed and agreed. In due course, an internal elevational detail will be required.*
- *Rear Kitchen wall is retained and opening between Kitchen & infill extension is much reduced in width* *This seems like an acceptable compromise and it lines up with the fireplace. I would like some*
- *expression of this former wall on the floor.*
- *It was agreed that there was little heritage merit to the quality of the brickwork wall forming the 'hall' between the Kitchen & outbuildings and this could be removed.* *Agreed*
- *The existing flagstones in the Kitchen & existing 'hall' are to be retained, lifted & reset insitu.* *It is likely that we will require a detailed recording of the existing together with a method statement for the*
- *lifting and relaying.*
- *We discussed the cobbled finish in the courtyard and how they could be retained within the new infill extension. We would like to retain these cobbles, retain, lift & reset insitu if possible.* *OK, well it is the*
- *'if possible' that needs to be bottomed out. I would not support a proposed extension in this location if the cobbles cannot be retained. This is therefore critical. I strongly recommend exploring this*
- *detail now.*
- *Concrete tiles to the outbuildings will be replaced with natural slate to match existing.*
- *We discussed the new flat roof over the infill extension and we propose this to be a lead roof, cutting back the pitched tile roof to allow for this.*
- *We discussed the moving of the ensuite access in the eastern bedroom and you were comfortable with the relatively low loss in fabric here given the relatively modern pediment joinery elements,*
- *retention of historic joinery where possible. You were also comfortable with the insertion of a new doorway into the new ensuite from the western bedroom. These have been retained in the proposals.*
- *There were reservations regarding the installation of thermal upgrade measures to the first floor bedrooms, as such these have been removed from the proposals*
- *There were reservations regarding the removal of the flat ceiling sections in the attic rooms, as such these will be retained as part of the proposals*
- *We discussed the attic dormer windows and you would be happy to see new, sympathetically detailed dormer windows installed with slimlite double glazing in flush timber casement windows.*
- *As discussed on site, the adjacent modern garage building is to be removed.*
- *We will show further details of the proposed garden building as part of the full planning & listed building application*
- *We will also show proposals to refurbish the greenhouse building into an external store with solid roof, and removal of the modern portico structure*

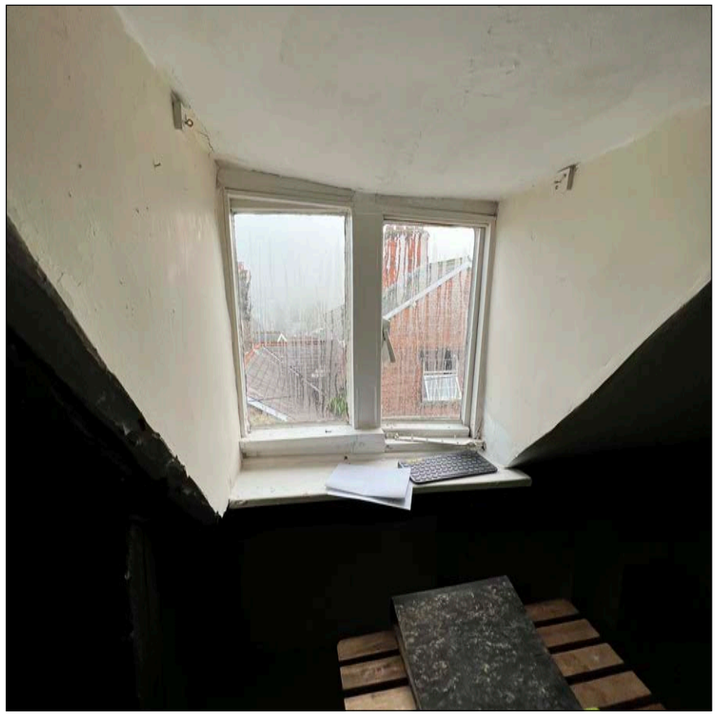


Figure 19: modern attic dormer/joinery to be replaced with traditional joinery



Figure 20: modern rear dormers to first floor bathrooms are to be repaired and the concrete tiles replaced in natural plain clay tiles.



Figure 21: steps up to garage and garden



Figure 22: 2013 extension



Figure 23: random courtyard cobbles



Figure 24: workshop with part of its original slate roof.