

DESIGN, ACCESS & HERITAGE STATEMENT

Rainwater Disposal Improvements at:

The Yelde Hall, Chippenham, SN15 3HL

For: Chippenham Town Council
Date: Tuesday, 13 October 2026
Ref: 24-04-RS3



Yelde Hall, North-East elevation

Chalk.

Chalk Architects Ltd
The Gallery
1a Wine Street
Devizes
SN10 1AP

hello@chalkarchitects.co.uk
www.chalkarchitects.co.uk
Tel: 01380 819270

Company No: 14275586
VAT No: 427 5468 73
RIBA Practice: 20035647



1. Introduction

- 1.1. This Design, Access & Heritage Statement is to accompany a Listed Building Consent Application for works at The Yelde Hall, Chippenham, SN15 3HL. It is to be read in conjunction with the application drawings.
- 1.2. The intention of this statement is to fulfil the requirements of The Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013
- 1.3. This application is for the installation of a new cast-iron rainwater system and associated rainwater-related measures to adequately serve the building and help resolve the long term issue of damp throughout the building’s fabric.
- 1.4. The report was commissioned by Melissa Barnett on behalf of Chippenham Council and carried out by Chalk Architects.

2. Relevant Policy

- 2.1. Chippenham Neighbourhood Plan including Annexe 2 Chippenham Conservation Area Character Appraisal, Character Area 14
- 2.2. Wiltshire Core Strategy Policy

Core Policy 58 'Ensuring the Conservation of the historic environment' which states that "designated heritage assets and their settings will be conserved.” “Heritage assets at risk will be monitored and development proposals that improve their condition will be encouraged.”
- 2.3. National Planning Policy Framework (updated 2023)

Section 16 “Conserving and Enhancing the Historic Environment” sets out an overall aspiration for conserving heritage assets
- 2.4. Planning (Listed Building and Conservation Areas) Act 1990

Sections 16 and 66 require proposals to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. It also states that any consent shall “endure for the benefit of the building and of all persons for the time being interested in it”

3. Planning History

See appendix A

4. Designations

- 4.1. The Yelde Hall and The Council Chamber are Grade I listed (entry no. 1267996). First listed 25th April 1950, and later amended 16th September 1996, the listing description is as follows:

Formerly known as: The Old Fire Station MARKET PLACE. Town hall. Early C15, re-roofed and renewed 1614. Large panel timber-framed with irregularly-spaced uprights and various tension braces on a limestone rubble base with freestone quoins and dressings, stone slate roof. PLAN: 5-bay plan with entry to 4-bay open hall with storeyed end bay. EXTERIOR: 2 storeys; one-window range. To the inside- right of the east facade (front) are 2 small gables, that over the door has a plaster coat of arms, J.S. and date 1776. To the far right is an ashlar wall to a small lock-up yard, it has an arched niche with hoodmould and dog-tooth coping to a cornice. The north wall is C16 rubblestone replacing original frame to the ground floor with 2 segmental arched openings below a horizontal sliding sash window with 15 panes to each sash. The north rubblestone wall continues round to the west side for approx 3m with a loophole to the top. The timber-frame then steps down to the plinth. Windows to the west wall have been removed. INTERIOR: 4-bay collar-truss tie-beam hall roof with 2 tiers of windbraces, similar 5th bay to the north. At the north end, upstairs, is the former courtroom and council chamber, including panelling and baili!'s chair. Beneath it was the blind house or lock-up. HISTORY: before 1580, when The shambles was built, the hall had stood alone in the market place. Records exist of a blind house in the C16 (1563) and accounts for renovating in 1614. A notable survival of its type, remarkable for the retention of its large-panelled timber-framing and the 1st-floor council chamber. (Chamberlain, Joseph A: Chippenham: Chippenham: 1976-: 31; The Buildings of England: Pevsner N & Cherry B: Wiltshire: London: 1967-1975: 169).
- 4.2. The Yelde Hall is within the Chippenham Conservation Area and is described as a Positive Landmark or Focal Point within Character Area 14 : Market Place



Figure 1: Watercolour from the 1850s by W.W. Wheatley



Figure 2: Yelde Hall, 1963. Before the installation of the large oak doors to the East elevation



Chalk Architects Ltd
The Gallery
1A Wine Street
Devizes
Wiltshire
SN10 1AP

hello@chalkarchitects.co.uk
www.chalkarchitects.co.uk
Tel: 01380 819270

Company No: 14275586
VAT No: 427 5468 73
RIBA Practice: 200356



5. Context

- 5.1. The town of Chippenham has Saxon origins with the layout largely established by, or before the C13th. The Market Place, which contains the Yelde Hall, is thought to be the centre of these Saxon origins.
- 5.2. The Yelde Hall itself originates from the early C15 (confirmed by dendrochronology) occupying the footprint of an earlier, probably C14th cruck built structure. The current building is timber framed with lath and plaster infill panels, stone tiled roof with diminishing courses and a painted limestone rubble plinth. It has a 4 bay open hall with collar truss tie beam roof and a fifth bay to the north of two storeys, the upper formerly used as a court house reached by stairs in a projecting two storey porch (added in 1776), the lower as a lock up.
- 5.3. The Yelde Hall has always been used as a public building and at one point in its life was a Fire Station (from 1870–1945) or indeed as an Armoury for the 2nd Volunteer Battalion (B Company) from 1846 to 1911.
- 5.4. Until 1957 the Yelde Hall was largely hidden by adjoining properties but a decision was taken to remove these structures to return the hall to a sense of how it was originally perceived, as a freestanding structure. Between this time and 1963 the large double doors in the south east elevation were also removed and replaced with some leaded lights between close studding, this coincides with the building being used as the Town’s Museum.
- 5.5. By 1999 the museum moved to larger premises and the building went through a period of renovation between 2000 and 2003 when the large oak doors (that exist today) were installed in the south east gable (see fig. 2 & 3).
- 5.6. Further substantial work was carried out in 2011 involving staining the timbers black using Stockholm Tar, replacement of some infill panels and some repairs to the main structural timbers. Within only a few years (by 2016) a Listed Building Consent Application was submitted to remove the Stockholm tar and carry out further renovations including works to the in-fill panels and further repairs to the timber frame.

6. Description

- 6.1. Exposed oak timber frame with lath and plaster infills on a painted rubble limestone plinth
- 6.2. In it’s current state, the asset requires ongoing maintenance, predominantly due to the various damp issues. There is visible rising damp and algae across all 4 external facades, and a moss covering across the roof, caused by defected rainwater goods and a lack of surface water runoff strategy. These matters need to be addressed as a matter of urgency to prevent further damage to the historic fabric.

Roof:

- 6.3. The roof discharges rainwater via half round cast iron gutters at eaves and falls to the east and west to circular cast iron downpipes at both the southwest and southeast corners with a swan neck junction.
- 6.4. The guttering is poorly aligned with defective joints causing drips. Gutter capacity is inadequate, supported by rainwater calculations in accordance with BS EN 12056. See Appendix C for analysis of existing rainwater capacity.

South elevation

- 6.5. Down-pipe at the southwest corner is poorly routed and stained, suggesting blockage with vegetation at the base of the wall (see fig. 7 & 9). The downpipes discharge to open gullies both of which were congested with leaves at the time of the inspection.
- 6.6. Defects in the gutter joints are causing rainwater splash back and staining to the lime plaster infill panels and the stone plinth at the base (see fig. 7 & 13).
- 6.7. The stone-based plinth abuts a hard-paved, sloping pavement, which is not water permeable retaining water at the base of the walls

West elevation

- 6.8. The brick wall appears damp at the vertical abutment with the adjoining property at first floor level
- 6.9. The elevation is marbled due to water runoff from the roof verge above (see fig 8).

North elevation

- 6.10. Absence of guttering at the west end over single storey metal roof causing water damage to wall coverings (see fig. 11).
- 6.11. There is a heavy moss covering over the full section of the roof with significant vegetation growth coming from the hidden parapet gutter which is undersized and poorly maintained, possibly leading to the degradation of the stonework to the parapet (see fig. 4 & 12).
- 6.12. There is a blank niche with sulphate crusting (limestone). The right-hand label stop is entirely missing, as is part of the central hood mould and the left-hand label stop return (see fig. 10).



Figure 3: Yelde Hall, East elevation



Figure 4: North elevation. Single storey section with metal roof, dog-toothed parapet stone wall, blank niche



- 6.13. At the top of the ashlar wall there is a dog-toothed stone parapet with a moulded drip profile. This is in very poor condition and requires urgent attention. The stone is inherently damp due to defects with the lead parapet gutter behind (see fig. 4 & 10)
- 6.14. Set back from the ashlar elevation over a flat lead roof is an elevation containing timber framed windows in an oak frame. The glazing is in fair condition and in good decorative order. The wall beneath the window is defective with a significant loss of covering most likely due to the splash back from the lack of guttering on the roof over.

Entrance porch

- 6.15. There is a short return elevation to the east of the lead roof, which is lime rendered. There is algae staining due to water runoff from the dripping eaves above. The elevation is bulging outward slightly, although this may be historic. Algae is beginning to re-emerge through the lime wash stone plinth at the base due to the hard paved ground level abutment (see fig. 6).

7. Methodology

- 7.1. The history and significance of the site was analysed using the guidance and information contained within the following literature/sources:
- Historic England's Conservation Principles, Policies and Guidance (2008)
 - Historic England's Advice Note 12: Statements of Heritage Significance (October 2019)
 - Historic England's Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (December 2017)
 - J Orback, B Cherry and N Pevsner, The Buildings of England: Wiltshire (3rd edn 2021) pp278-280
- 7.2. This statement concentrates on only those areas of the heritage asset that are affecting by the proposals and is limited in its analysis in accordance with paragraph 200 of the NPPF "The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance"

8. Significance : Heritage Interest & Values

- 8.1. We have been concluded that the following items have been identified as being intrinsic to the value of the heritage asset:
- ▶ The Yelde Hall has great social and historical value due to its many associations and uses of the past which communicate its importance as a large part of the history of the town from its Saxon origins to its use a museum.
 - ▶ There is also aesthetic value due to its use of traditional and vernacular materials and craft techniques. Furthermore, its location within prominent vistas within the town of Chippenham adds further aesthetic value.
 - ▶ The value of the Yelde Hall is evidenced by its Grade I listed status.

9. Design Intent

- 9.1. The design intent is to make minimal intervention to achieve the objective and where intervention has been made the following rules have been applied:
- ▶ Sensitive conservation of the historic structures, preserving the maximum amount of historic fabric
 - ▶ Any work to historic fabric is to be to the absolute minimum to achieve the intent of the brief and no more than necessary
 - ▶ Any new work to match that of the existing in terms of aesthetic and materials
- 9.2. The objective is to address the long term issue of water damage across all facades to ensure the longevity of the building.
- 9.3. To do nothing was not an option as the ongoing maintenance and repair of the property caused by the excessive water ingress is not sustainable.

10. Proposals

- 10.1. Introduction of a new cast-iron rainwater system across the entire property. The gutters and downpipes will match existing in material (cast iron) and form, but will meet BS EN 12059 3:3000 guidance to adequately serve the rainwater flow and prevent further defects and damage.



Figure 5: Yelde Hall, North elevation



Figure 6: North elevation, lead-lined valley gutter (G4) discharging onto pavement below



- 10.2.

All cast-iron gutters will be fitted at a maximum 1:600 slope, with brackets (to match existing) at a maximum 915mm spacing. Downpipes will be fitted with pipe clips at a maximum of 1830mm spacing, and approximately 40–50mm from the wall. Being set off from the wall reduces risks of leaks damaging the historic fabric, and enables a regular monitoring and cleaning schedule if/when required. Exact sizing of gutters and downpipes can be found on the accompanying planning drawings, and full specifications details for rainwater goods can be found in Appendix C.
- 10.3.

A decorative cast iron or lead work hopper will be installed on the North elevation to serve the lead lined valley gutter (G4). The hopper will be sensitively designed to reflect the character and time period of the hall, and will discharge into a cast iron circular downpipe (RWP6) to match existing. This aims to address the current issue of rainwater striking the pavement and splashing back onto the walls, helping to prevent further damp issues to this section.
- 10.4.

The complex (double 'S') downpipe (RWP1) at the southwest corner will be rerouted with less junctions to prevent risk of future blockages or defects.
- 10.5.

A 'tell-tale' will be installed through the parapet in the form of a simple 15mm diameter copper pipe. This will provide a visual indication from ground level that the parapet gutter may be blocked and require clearing.
- 10.6.

The parapet gutter (G7) to the metal flat roof will be increased in size, with the aim of preventing future overflow or damp to the stone parapet. All debris, rubbish and moss to be removed from the roof; regular monitoring and maintenance will be implemented.
- 10.7.

The dog-toothed stone parapet will be repaired to match existing. The left stop to the stone blank niche will also be replaced to match existing and restore the historic facade.
- 10.8.

A gutter (G6) will be installed to the roof above the parapet, with a downpipe (RWP5) discharging onto the roof to control the rainfall over the single storey section and prevent further water damage to the walls that surround it.
- 10.9.

The gullies will be unblocked and refitted with silt traps and grate inserts to reduce the risk of future blockages, allowing downpipes to discharge effectively and aiding surface water runoff of the surrounding paving, preventing further rising damp to the stone plinth. A regular maintenance schedule will be implemented to monitor the gullies and avoid long term blockages.
- 10.10.

The mortared verge and damaged roof tile to the entrance porch gables will be repaired to match existing.
- 10.11.

All moss coverings to the roof will be removed from both the metal flat roof and sloped stone tile roof. Moss to the sloped sections to be removed with careful water jetting, no high pressure, starting from the ridge and working down in accordance with English Heritage Guidance.

11. Impact of the proposals on the heritage significance and it’s justification

- 11.1.

The aesthetic values of Chippenham Conservation Area and building itself will not be effected by the proposals as the materials and craftsmanship are appropriate and complimentary to the setting of the building and Conservation Area. Materials chosen are to match existing.
- 11.2.

The proposals are intended to lead to reduced damage to the historic fabric and the historical and evidential value associated with it.
- 11.3.

There is no affect to the social and communal value of the Yelde Hall.
- 11.4.

Therefore, the overall impact of the proposals on the significance of the heritage asset is considered to be positive.

12. Drainage / Flooding

- 12.1.

The proposal aims to improve drainage across the property and it’s surrounding site, improving surface water runoff of the surrounding public paving.

13. Appearance / Materials

- 13.1.

The proposed materials throughout are to match existing.



Figure 7: South elevation. Algae staining and rising damp to stone plinth. Southwest downpipe (RWP1) with multiple defective junctions and blocked gully



Figure 8: Yelde Hall, West elevation



Chalk Architects Ltd
1a Wine Street
Devizes
Wiltshire
SN10 1AP

hello@chalkarchitects.co.uk
www.chalkarchitects.co.uk
Tel: 01380 819270

Company No: 14275586
VAT No: 427 5468 73
RIBA Practice: 20035647

14. Conclusion

- 14.1. All proposals are seen to have a positive impact on the site, improving the overall longevity of the asset through improved functionality and access. The proposals hope to prevent future damage and reduce the need for continuous ongoing maintenance. The works will be regularly monitored and repaired as necessary, but significantly less maintenance than is required now. It is considered, on balance that the proposals when seen as a whole will offer a positive contribution to the site.
- 14.2. We therefore believe the proposals comply with all local and national planning policies and guidance and should subsequently be given be given Listed Building Consent.

15. List of submitted drawings

CHALK 24-04-L01 Location Plan

CHALK 24-04-E100 Site Plan
CHALK 24-04-E101 Existing Floor Plans
CHALK 24-04-E102 Existing Roof Plan
CHALK 24-04-E120 Existing North & West Elevations
CHALK 24-04-E121 Existing South & East Elevations

CHALK 24-04-100 Proposed Ground floor Plan
CHALK 24-04-101 Proposed Roof Plan
CHALK 24-04-120 Proposed East and West Elevations
CHALK 24-04-121 Proposed South Elevation
CHALK 24-04-122 Proposed North Elevation



Figure 9: Southwest corner downpipe (RWP1) and hard paving around blocked gully



Figure 10: North elevation, damaged stone work to dog-toothed parapet and blank niche with missing right-hand stop



Figure 11: Water damage to wall above single storey metal roof, North elevation



Figure 12: Metal roof with undersized parapet gutter (G7), significant vegetation and moss causing blockages. Damp and damaged dog-toothed stone parapet wall.



Figure 13: North elevation, significant damp due to lead valley discharging onto paving, with no rainwater runoff, and splashing back onto stone plinth



APPENDIX A Planning History

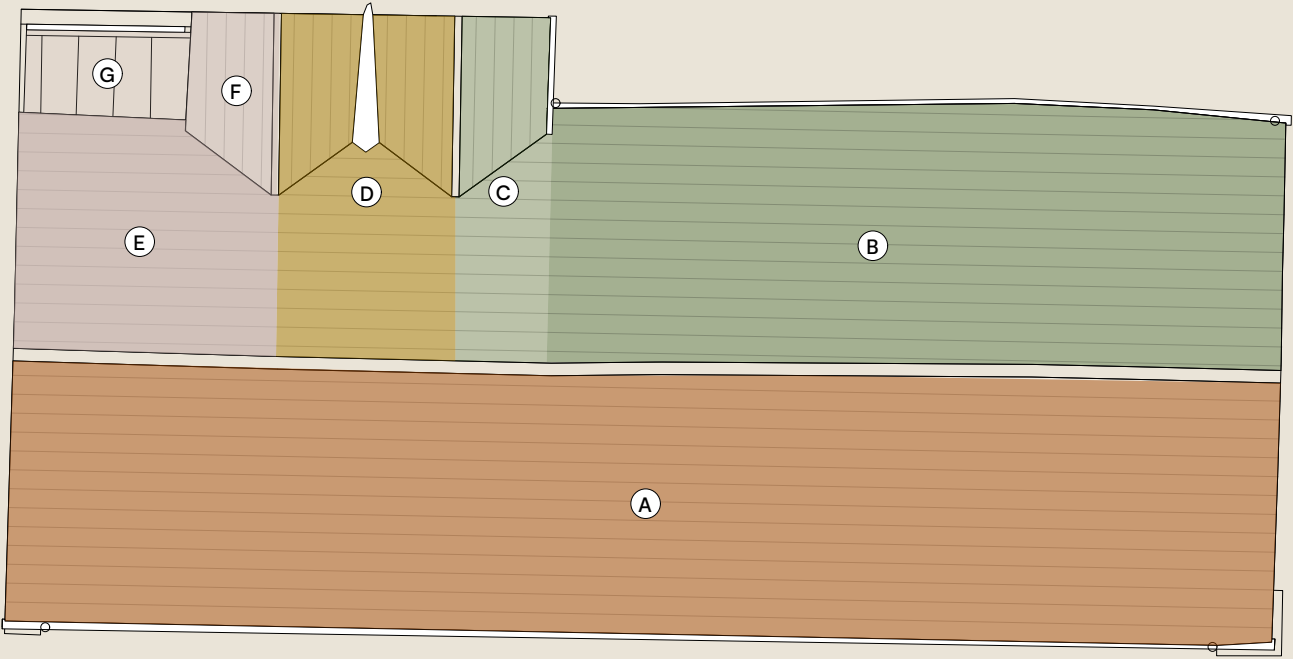
Planning history showing the most relevant and recent applications

Ref	Description	Decision date	Decision
15/10195/LBC	Removal of Some Materials Previously Used in Repair Works and Replace with Alternative Materials Including Works to Infill Panels and Timber Frame.	20/01/2016	Approve with conditions
N/06/01193/LBC	Fit Handrail to Staircase	20/06/2006	Approved
N/03/01086/LBC	Erection of hanging sign and applied advertisements to glass entrance doors	17/04/2003	Appeal Allowed
N/00/01090/DP4	Alterations to gable elevation.	24/07/2001	Approved
N/00/01091/LBC	Repair and alterations to existing building, new doors, repairs to timber frame, roof works.	04/05/2001	Approve with conditions
N/00/00014/LBC	Major repair and refurbishment including repairs to joinery timber frame and infill panels, limewashing external elevations, rewiring services and reroofing, alterations to entrance including disabled access ramp	31/03/2000	Withdrawn
PL/2025/00336	Addition of oak pentice board to south east elevation to limit water ingress	10/04/2025	Approve with conditions



APPENDIX B Analysis of current rainwater system capacity vs. required

	Existing		Required		
Roof Section	Current Gutter and Downpipe Sizes	Max. Capacity of existing Rainwater Goods	Effective Roof Area	Rainwater flow capacity	Required gutter and downpipe size (Approved Document H)
A	115mm gutter 2x 80mm downpipes	53m2 effective roof area 1.1l/s flow capacity	92.5m2	1.85 l/s	150mm gutter 89mm downpipes
B	115mm gutter 80mm downpipe	53m2 effective roof area 1.1l/s flow capacity	53.2m2 (+ 8.8 m2 from C) = 62m2	1.06 l/s	125mm gutter 75mm downpipe
C	75mm gutter 60mm downpipe	18m2 0.38 flow capacity	8.8m2	0.18 l/s	75mm gutter 50mm downpipe
D	No downpipe in place Lead lined valley gutter	N/A	16.3m2	0.33 l/s	75mm gutter 50mm downpipe
E	No gutter or downpipe in place	N/A	16.12m2	0.32 l/s	75mm gutter 50mm downpipe
F	No gutter or downpipe in place	N/A	3.9m2	0..08 l/s	75mm gutter 50mm downpipe
G	Approx. 75mm gutter Concealed downpipe unable to access	N/A	2.5m2 (+ 16.12m2 from E) (+ 3.9m2 from F) = 22.52m2	0.45 l/s	100mm gutter 63mm downpipe



ROOF PLAN



Chalk Architects Ltd
1a Wine Street
Devizes
Wiltshire
SN10 1AP

hello@chalkarchitects.co.uk
www.chalkarchitects.co.uk
Tel: 01380 819270

Company No: 14275586
VAT No: 427 5468 73
RIBA Practice: 20035647

APPENDIX C Cast Iron Rainwater Goods Specification

General - Cast Iron Rainwater System Specifications

Cast Iron Rainwater Drainage System.
Rainwater outlets, gutters, pipework, and accessories are as per the detailed sections below.

System Performance

Design Standard: To BS EN 12056-3:2000, clauses 3-7 and National Annexes. Collection and Distribution of Rainwater: Complete and without leakage or noise nuisance.
Design Parameters: Design rate of rainfall as per BS EN 12056-3:2000, National Annex NB 2 – Category 1

Products - Tuscan Foundry - Gutter

Gutter and fittings to: BS 8530 (formerly BS 2997)
Reference: TUSCAN FOUNDRY PRODUCTS rainwater system
Profile: Half Round / Beaded Half Round / Deep Run Half Round / Og / Np.46 Moulded / H16 Moulded / Notts Og
Size: 100mm / 115mm / 125mm / 150mm / 100 x 75mm / 125 x 75mm / 125 x 100mm / 150 x 100mm Outlet Size: 63mm / 75mm / 100mm / 75 x 75mm / 100 x 75mm / 100 x 100mm
Manufacture: Complies with BS 460:2000 Cast Iron Rainwater Goods.
Finish: Bital 404 Primed (for Site Painting) or Factory Finish 4 Coat System.
Colour: To be advised
Jointing: Gutter lengths or fittings are overlapped at the joint with a spigot and socket. Slots are provided for fixing using M6 mushroom head zinc-plated nuts and washers. Seal evenly across the joints with Dow Corning 791.
Fixing: Fascia or rafter brackets fixed at maximum 915mm centres and each fitting using number 12x38mm round head twin thread screws and washers bright zinc plated.

Products - Tuscan Foundry - Downpipe

Reference: TUSCAN FOUNDRY rainwater pipe c/w Eared / plain non-eared / Collars, fittings and accessories to: BS 2997 Size: 63mm / 75mm / 100mm / 75 x 75mm / 100 x 75mm / 100 x 100mm
Manufacture: Complies with BS 460:2000 Cast Iron Rainwater Goods.
Finish: Heritage Transit Primed (for Site Painting) or Heritage Premier 4 Coat Factory Painted Finish.
Colour: To be advised
Fixing: Pipe clip fixed at a maximum of 1.83m centres. Plug and screw to the wall with M8 x 75mm Coach Bolt bright zinc plated to BS 1706:1960 Class ZN3. Seal joints with Dow corning 791 silicone sealant, allowing for a 3-4 mm vertical thermal movement gap.
Accessories: Bends, Branches, Access Pipes, Offsets, Shoes, Rainwater Heads.

Care and Maintenance of Cast Iron Gutters and Pipes

Cast iron rainwater systems are celebrated for their strength, durability, and timeless aesthetic, but like all quality materials, they benefit from regular care to ensure longevity. With routine maintenance, a cast iron gutter and downpipe installation can offer a service life of 40 years or more. Here's how to keep your cast iron guttering in excellent condition:

Routine Gutter and Downpipe Inspection

Maintaining the integrity of your cast iron guttering system begins with regular inspections. It's recommended to clean out rainwater heads and gutters and to clear downpipes at least twice a year, ideally at the start of autumn and again at the end of winter. This timing ensures that leaves, debris, and other blockages are removed before heavy rainfall seasons, helping to prevent pooling, overflowing, and unnecessary wear on the fittings.

During inspections, check that all joints, brackets, and other fixings are securely fastened. An adequately maintained cast iron system is designed for durability and should provide dependable service for decades with minimal need for significant repairs.

Ladders and Safety

Avoid resting ladders directly against the cast iron guttering when performing maintenance, even on well-secured installations. The weight and pressure of a ladder can damage or shift the gutter, compromising its alignment and function. Instead, use a stable ladder setup that keeps pressure off the guttering or employ a stand-off attachment to prevent direct contact.

Repainting Cast Iron Guttering and Surface Care

A robust paint finish is essential for protecting cast iron from the elements. Our cast iron gutter systems come factory-primed, but to ensure long-lasting performance, the final paint finish must be maintained and inspected regularly. With proper care, a high-quality paint system can last 6 to 8 years before reapplication is needed.

Maintenance of Factory-Primed Cast Iron: Any installation damage to the painted surface should be promptly repaired with suitable touch-up paint to prevent rust and corrosion. For any cuts made to the cast iron during installation, bare metal must be protected with a fresh application of primer and topcoat.

Routine Painting: Inspect painted surfaces annually for signs of wear and apply new layers as needed to extend the installation's life. A well-maintained paint system helps ensure a long service life for your cast iron.

Protecting Cast Iron from Harsh Chemicals

Avoid contact with acids, concentrated alkalis, or other harsh chemicals when cleaning surfaces near cast iron pipes and gutters. These substances can damage the protective coatings and metal beneath. Use neutral or mild cleaning solutions around cast iron to prevent accidental corrosion or deterioration.

—

Regular care and attention will preserve the beauty and functionality of your cast iron rainwater system, reflecting the enduring quality and charm that Tuscan Foundry is known for. Please feel free to contact us with specific questions on maintenance or to inquire about touch-up products and accessories.



Chalk Architects Ltd
1a Wine Street
Devizes
Wiltshire
SN10 1AP

hello@chalkarchitects.co.uk
www.chalkarchitects.co.uk
Tel: 01380 819270

Company No: 14275586
VAT No: 427 5468 73
RIBA Practice: 20035647