

STANFORD END FARMHOUSE,
SWALLOWFIELD, BERKSHIRE. RG7 1SY

HERITAGE STATEMENT



for Wellington Estates

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HERITAGE STATEMENT

I INTRODUCTION

I.1 The Wellington Estates have commissioned James Edgar, historic buildings consultant, to prepare a 'Heritage Statement' for Stanford End Farmhouse, Swallowfield, Berkshire. The house is situated on Barge Lane, close to the River Loddon, in the south west corner of the parish of Swallowfield. It is a grade II listed building. The building is located at National Grid Reference SU 70646 63364. The local planning authority is Wokingham Borough Council.

I.2 As required by the National Planning Policy Framework¹ ("NPPF") published in July 2021, applications concerning proposals affecting a designated heritage asset must be accompanied by a statement that describes

the significance of any heritage assets affected, including any contribution made by their setting. 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. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary (paragraph 194).

I.3 The principle of a statement of significance is that a thorough understanding of the history and development of the site is used to prepare a rigorous assessment of the significance of the buildings and their component parts. The assessment is then used to guide proposals for change. A full Heritage Statement includes a justification for the proposed works and an assessment of their impact upon the significance of the listed building.

I.4 This report, which is based on a site inspection, has been prepared by James Edgar² and provides the information required to inform the proposed alteration of the structure.

I.5 I would like to acknowledge the staff of the Berkshire Record Office for their assistance in the preparation of this report.

¹ Ministry of Housing, Communities and Local Government, *National Planning Policy Framework*, July 2021.

² James Edgar, BA (Hons), MSc, MA, Dip Archaeol, MRTPI, IHBC is a conservation professional with more than 40 years' experience. He was engaged on the resurvey of listed buildings and subsequently was, for 23 years, an Historic Buildings Inspector and Team Leader in the London and East Midlands Regions of English Heritage. In private practice for the past ten years, he has prepared the full range of heritage documents for private clients, Oxford Colleges, the National Trust, English Heritage, places of worship and the commercial sector. He has extensive experience of dealing with alterations to listed buildings.

2 BRIEF HISTORY OF THE SITE

2.1 The Secretary of State's list description states that Stanford End Farmhouse was erected in the late eighteenth century. There was, however, an earlier farm as one is recorded on John Rocque's map of Berkshire published in 1761. It appears to have been a large structure with two wings projecting to the west.



Fig. 1. 1761. Extract from John Rocque's map of Berkshire. (Berkshire Record Office)

Owners and tenants

2.2 The present house was either erected or fully remodelled and extended in the 1790s for Thomas Simmonds. The initials 'T S'³ and the date 1794 are incised into a tie beam in the western barn and the whole site – farm buildings and land – were surveyed by G Sweet(?)ler in 1797 as a record 'Of an Estate in the Parish of Swallowfield Wilts The Property of Mr Thomas Simmonds'. Despite the sketch depiction of the farmhouse, it clearly depicts the two best elevations of the present structure, two storeys in height and three bays wide.



Fig. 2. 1797. Extract from the map of the property of Mr Thomas Simmonds. (Private collection)

2.3 The east, west and south elevations have no straight joints or anomalies, suggesting that they were all erected in the same phase. The north elevation, however, exhibits straight joints and two different types of brick and bonding, indicating that either an older structure has been incorporated or that there has been rebuilding after the removal of a larger north wing.

³ The previous tenants recall seeing the initials 'T S' on the window in the north elevation at mezzanine level.



Fig. 3. Straight joints/differences in brickwork on the north elevation.

2.4 The Simmonds family are recorded in the parish of Swallowfield in 1772, when John Simmonds had the right to vote, and in 1798 when Thomas was the joint occupant, as a tenant, of another farm at Arborfield.⁴ In his will, made in 1823 and proved on 28th January 1828, Simmonds referred to himself as being of Stanford End Farm and he bequeathed the farm to his eldest son, Thomas.⁵ The son occupied the farm until 1840 when he let it. The agent's advertisement made mention of a 'capital brewing plant' at the site.⁶

⁴ *Reading Mercury*, 17 December 1798.

⁵ The National Archives: PROB 11/1735.

⁶ *Reading Mercury*, 5 September 1840.

2.5 The tithe map (1840) indicates the layout of the farmyard at the date that Simmonds intended to leave the property; in fact, he was recorded as being resident there in the census return for the following year.

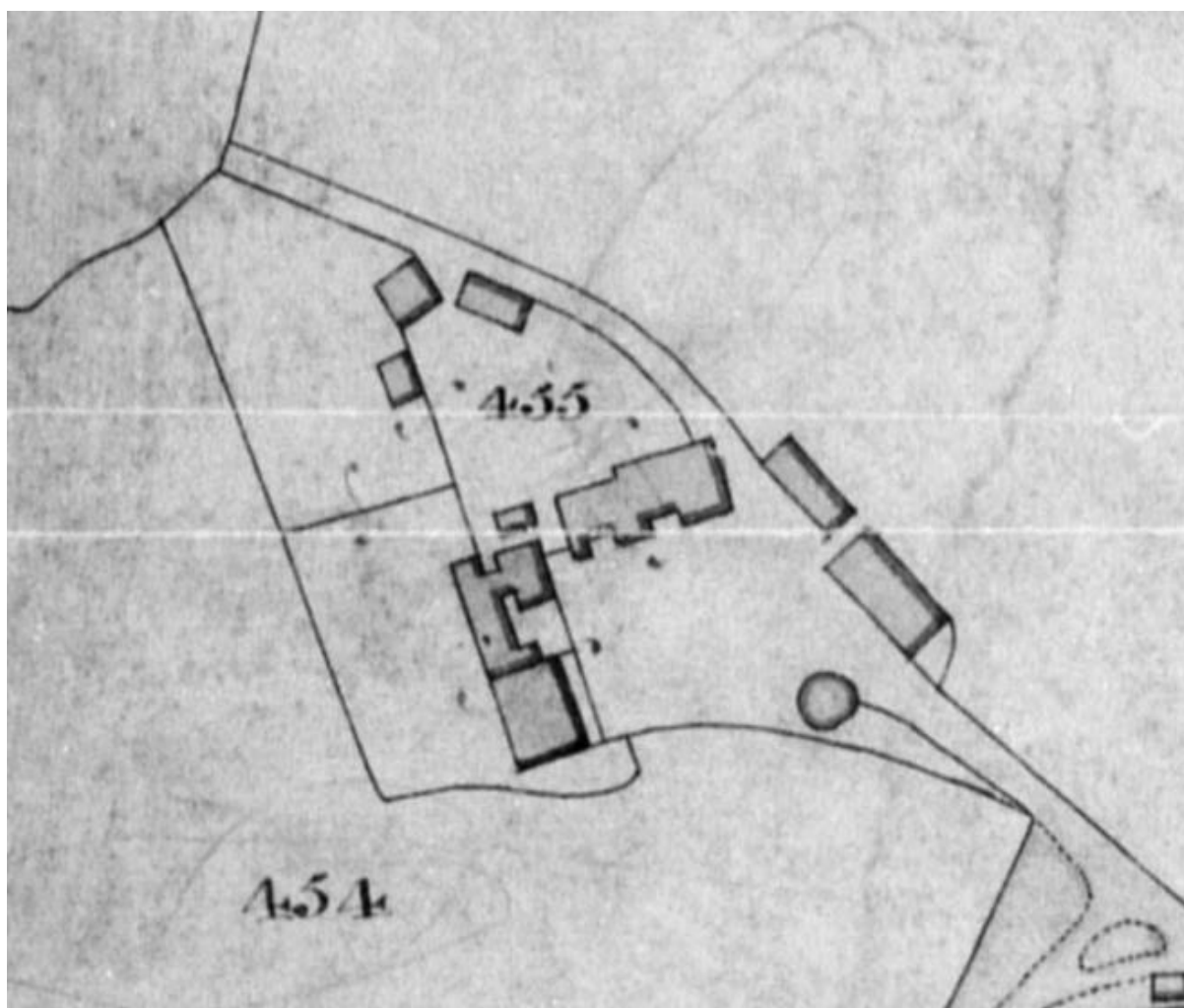


Fig. 4. 1840. Extract from the tithe map for Swallowfield. (Berkshire Record Office)

2.6 By 1851 the farm had been let to George Hewett. He was recorded as farming just over 307 acres and he employed 17 labourers. He was a widower with a four year old daughter; a sister, a servant two carters, a shepherd and a carter's boy were also recorded as living in the house.

2.7 Thomas Simmonds, the son, died in 1852, leaving the property to two brothers John Simmonds and Charles Simmonds, who are described in the will as 'friends'.⁷ George Hewett's son, also named George, had taken on the tenancy of the farm after the death of his father in 1870 but he died in 1874; his household furniture was advertised for sale in November of that year.⁸ In 1875 Hilary Rougier, a farmer from Guernsey took on the

⁷ The National Archives: PROB 11 2160, 290-292.

⁸ *Reading Mercury*, 21 November 1874.

property, but the lease was surrendered in 1880 after John Simmonds had sold the estate to Duke of Wellington in the previous year.⁹ The tenancy passed to Joel Bye and the Bye family continued with the tenancy until 1936 after which it passed to the Dance family who remained at Stanford End until 2022.

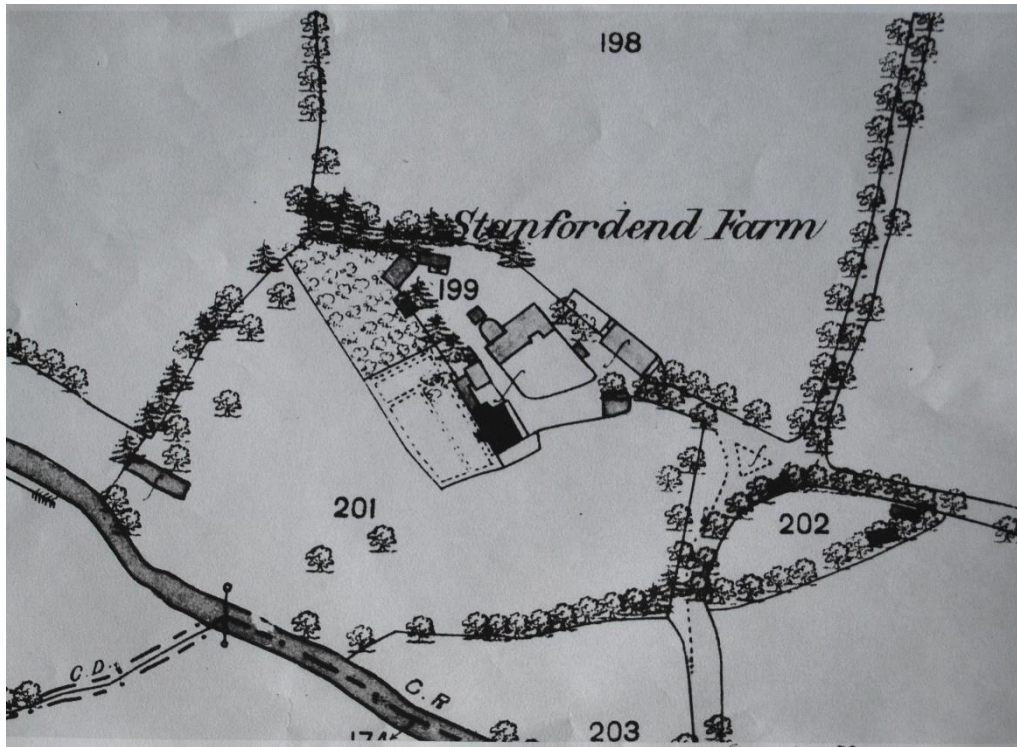


Fig. 5. 1872, Ordnance Survey. (Berkshire Record Office)
(Note the gin house added on the north side of the west barn.)

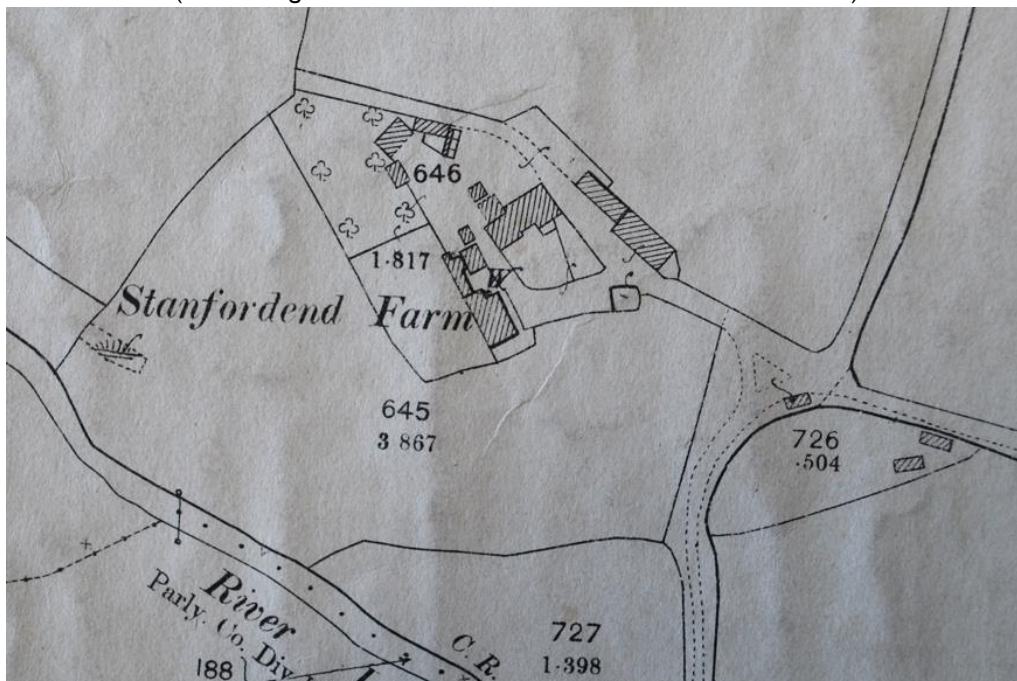


Fig. 6. 1898, Ordnance Survey. (Berkshire Record Office)

⁹ Henley Advertiser, 3 May 1879. Berkshire Chronicle, 18 October 1879.

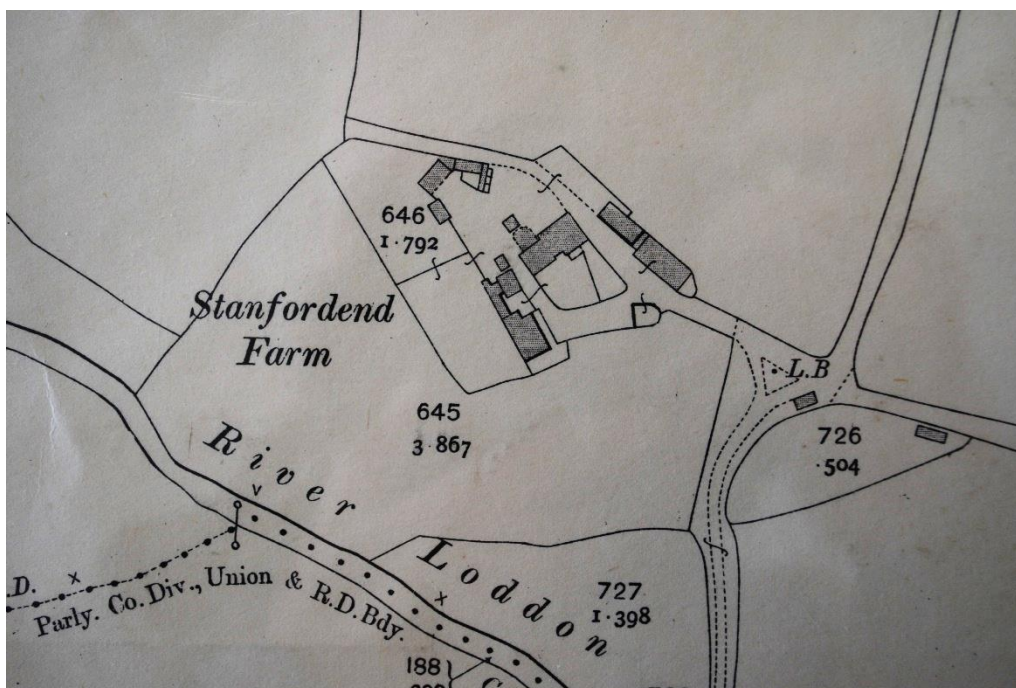
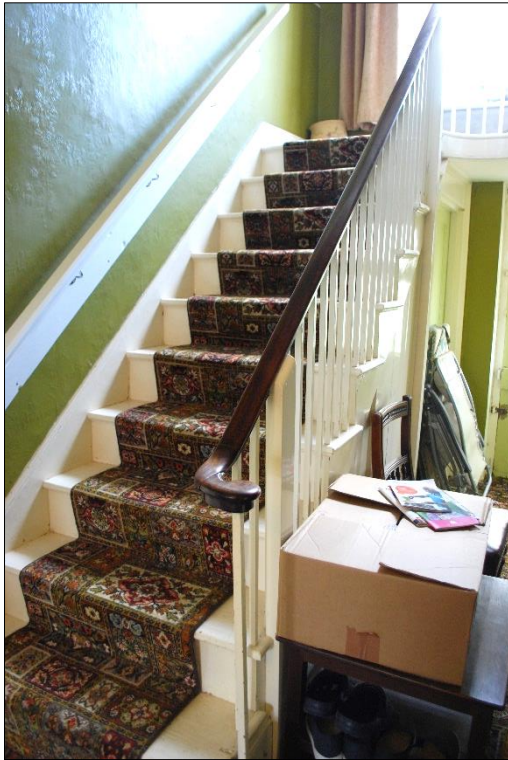


Fig. 7. 1909, Ordnance Survey. (Berkshire Record Office)

The farmhouse

2.8 The exterior of the farmhouse is consistent with the date of *circa* 1790 but the windows are unusual for the period. It is in the late Georgian, classical style. It is two storeys high, over a part basement. The plain tiled roof is hipped and there is a tall parapet over a brick dentil cornice. Behind the front slope there are three double-pitched sections running to the west; the outer ones have tall, square brick stacks. The two principal elevations are three bays wide and the building is faced with fine red brick, laid in Flemish bond; the windows have rubbed brick, flat arches. Each bay at ground floor level has a timber, double-hung, nine-over-nine pane sash window in exposed boxes; at first floor level the windows have nine-over-six panes. Many sections have been replaced with non-matching mouldings. The rear elevation has overhanging eaves; in the centre at the south there are nine-over-nine pane sash windows but to the north range, which is of three storeys, there are tripartite casement windows under shallow arches; the window to the top floor was inserted in the mid-twentieth century, before 1964. The rear porch is late twentieth century, but a structure is shown in the location on the 1872 Ordnance Survey map.

2.9 Internally, a few original or historic features survive. These include four-panel doors in wide flat architraves in the entrance hall and elsewhere. There are no cornices and no historic fireplaces. The staircase is the finest features in the house and is original. The stair turns around a well that is lit by a large sash window; the open string has plain tread ends and there is a slender mahogany handrail on plain, square balusters, and a curtail step.



a. Staircase



b. Four panel door.

Fig. 8.

The outbuildings

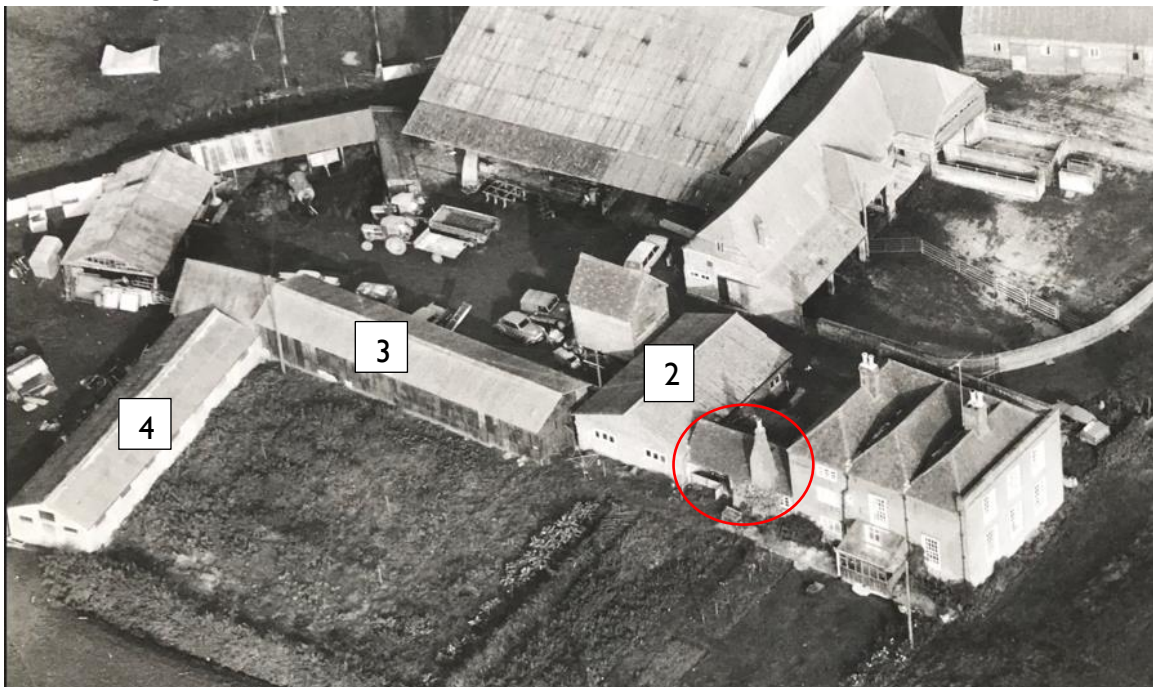


Fig. 9 Undated, but mid-late twentieth century. (Private collection.)

2.10 The majority of the outbuildings to the north of the farmhouse are not old.

Range 2 is shown on the 1961 map but not on the 1909 map; it was probably built before World War 2.

Range 3 is shown on the 1961 map but not on the 1909 map; it was probably built after World War 2.

Range 4 is not shown on the 1961 Ordnance Survey map.

2.11 Range 1 (circled in red above) consisted of two parts. To the left (as seen in the aerial photograph) was an open shed, now infilled. Inside are two tie-beam trusses with curved braces; the timber members have various mortice and stave holes in positions that indicate that the timber is re-used. To the right, a tall stack (demolished) indicates that it was a service structure such as a bake- or smoke-house; there are two large beams in the walls.

2.12 The 1797 map does not depict the outbuildings to the northwest of the farmhouse (Fig. 10); they on the tithe map – with a larger footprint - that was prepared in 1840 (Fig. 11). While the early map might not be wholly inclusive, it does record other outbuildings, many of which either still exist or were recorded on later maps and photographs. The mapping evidence therefore leads to the conclusion that the outbuildings to the northwest of the farmhouse were erected between 1797 and 1840. They are therefore later than the farmhouse.

2.13 This conclusion is corroborated by the physical evidence: the roofs of the extensions partially block a window on the north side of the farmhouse (Fig. 13).

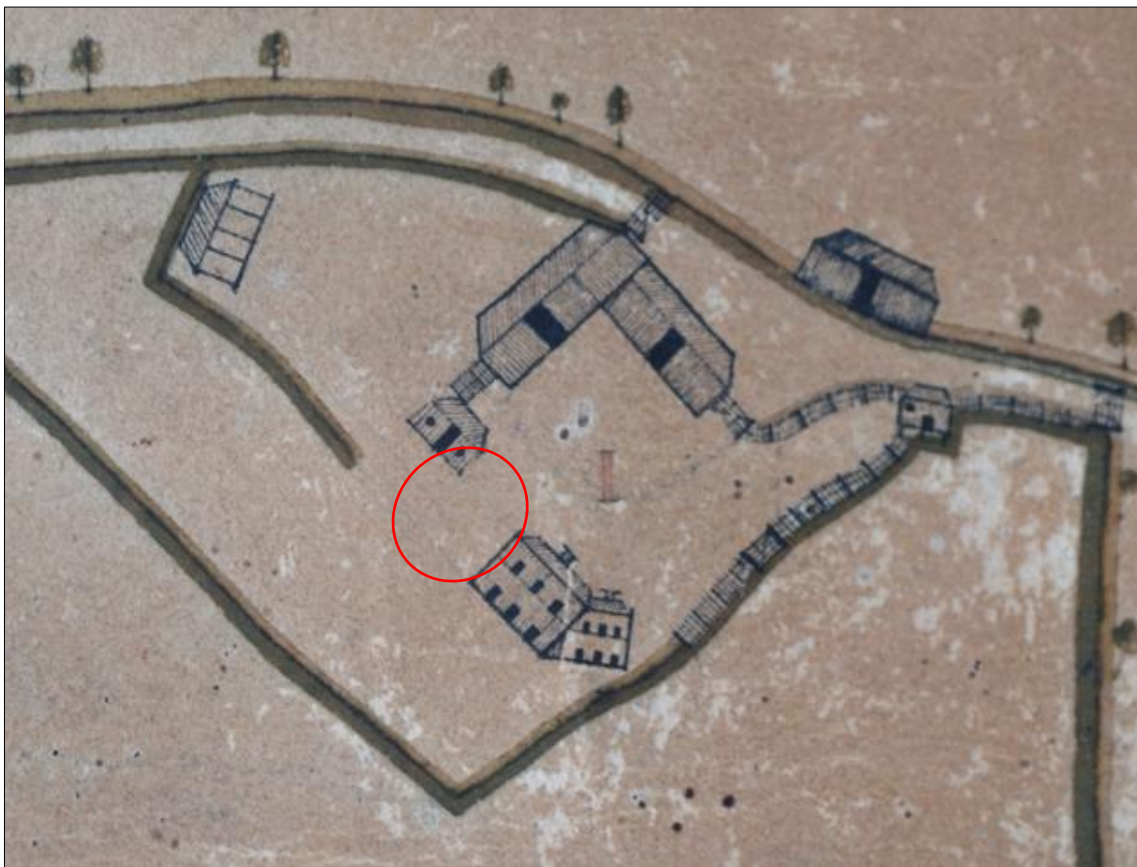


Fig. 10. 1797

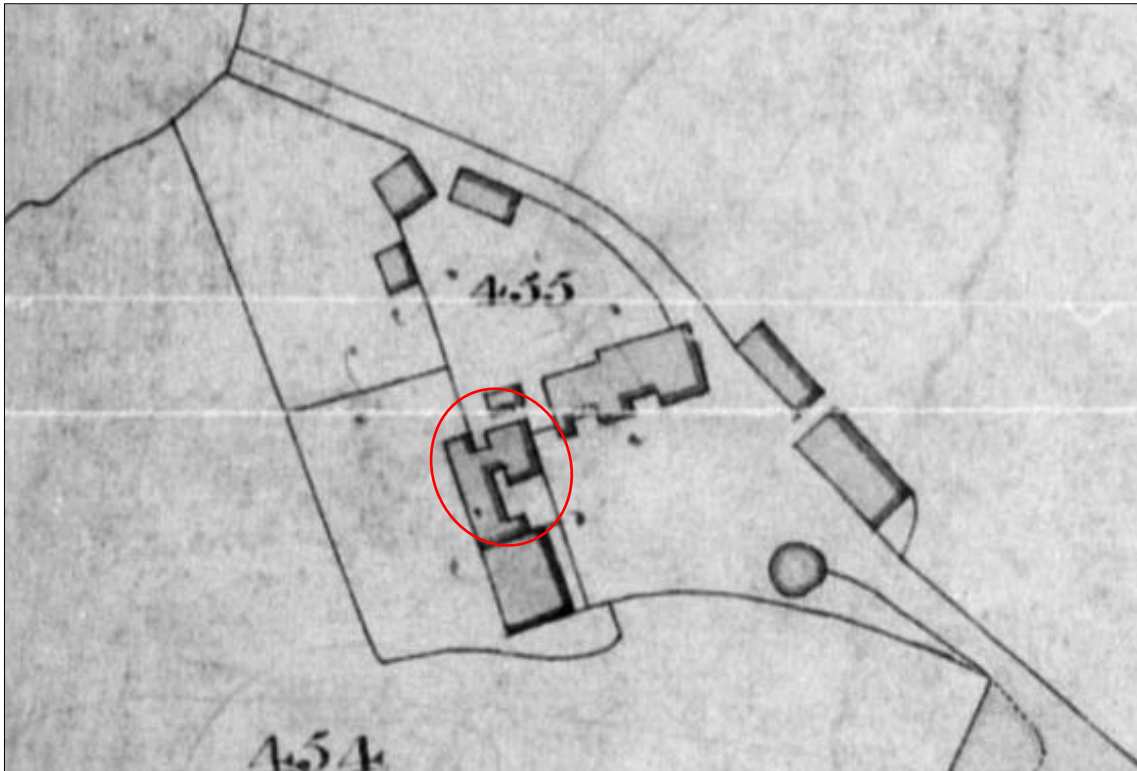


Fig. 11. 1840

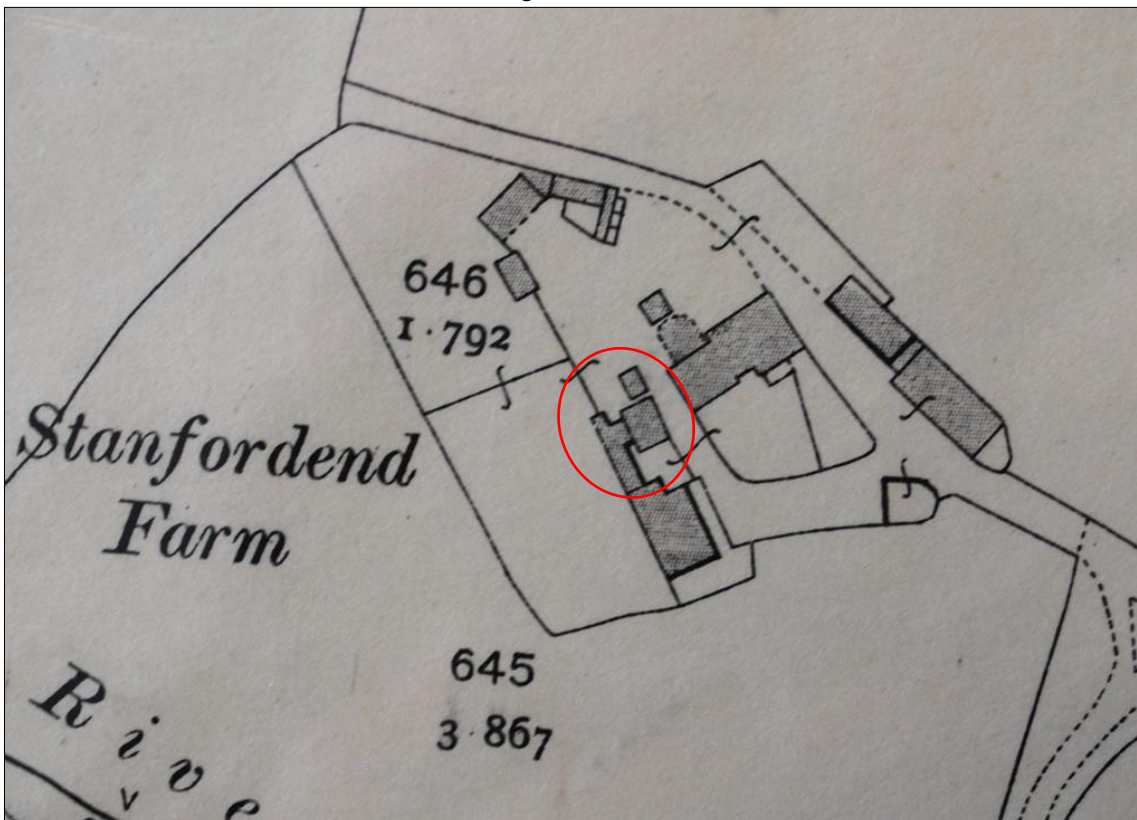


Fig. 12. 1909



Fig. 13. Farmhouse window partially blocked by the roof of the extension.

2.14 The later Ordnance Survey maps indicate that the extensions actually constituted two elements (Fig. 12): an entrance porch, and a single room adjacent to the farmhouse. The single room at the rear originally had a large oven/fireplace with a tall stack; the fireplace and stack have been demolished and sections of the roof have been renewed (Figs. 14 & 15). To the northwest was a long range, originally with a block projecting to the northeast; this *might* have been used to house the 'capital brewing plant' (paragraph 2.4).

2.15 The long range adjoining the garden was an open shed; there was no wall to the garden elevation (Fig. 14). The majority of this long range and the projecting wing were demolished when the present large shed further to the northwest was erected in the mid-twentieth century.



Fig. 14. Late C20. Aerial view showing stack and open shed.



Fig. 15a. Rear room with fireplace removed and late C20 door.



Fig. 15b. Rear room with fireplace removed and late C20 door.

2.16 In the later twentieth century the garden elevation of the former open shed has been glazed in with a four-light, French window and side lights; the northeast elevation has been rebuilt in stretcher-bond brickwork, a modern casement window has been inserted and the whole of the area in front was covered over with a flat-roofed canopy (figs. 16 & 17).



Fig. 16. Garden elevation. Late C20 windows, doors and canopy.



Fig. 17. Late C20 canopy, windows, doors and wall to east elevation.

2.17 Internally there is little of interest. In the former office/open shed are trusses that have been assembled with re-used timbers – see the mortices and peg holes to the soffit and face of the beams and the iron reinforcing straps (Fig. 18). It is possible that this roof structure is contemporary with the construction of the open shed, i.e. after 1797 but before 1840. Otherwise, there is nothing of interest inside the structures as the buildings were extensively remodelled in the late twentieth century.



Fig. 18a. Trusses formed of re-used timbers in former office/open shed.



Fig. 18b. Trusses formed of re-used timbers in former office/open shed.

3 SIGNIFICANCE

3.1 The National Planning Policy Framework (NPPF) defines significance as ‘the value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological,¹⁰ architectural, artistic or historic.’ Understanding the values that contribute to that significance, and how they relate to the fabric of the place, is vital to understanding the best means of conservation of the heritage asset.

Definitions

3.2 The Department for Digital, Culture, Media and Sport defines architectural and historic interest as follows:

Architectural interest:¹¹ To be of special architectural interest a building must be of importance in its design, decoration or craftsmanship. Special interest may also apply to particularly significant examples of building types or techniques (e.g. buildings displaying technological innovation or virtuosity) and significant plan forms. Engineering and technological interest can be an important consideration for some buildings. For more recent buildings in particular, the functioning of the building (to the extent that this reflects on its original design and planned use, where known) will also be a consideration. Artistic distinction can also be a factor relevant to the architectural interest of buildings and objects and structures fixed to them.

Historic interest:¹² To be able to justify special historic interest a building must illustrate important aspects of the nation’s history and / or have closely substantiated historical associations with nationally important individuals, groups or events; and the building itself in its current form will afford a strong connection with the valued aspect of history.

Grading significance

3.3 The following grading system has been adopted to enable the relative weight of the values contributing to the significance of the place and its setting to be compared:

Exceptional significance

Elements whose values are both unique to the place and relevant to our perception and understanding of architectural and social history in a national and international context. These are the qualities that, for buildings, warrant listing in grade I and II*.

Considerable significance

Elements whose values contribute to the place’s status as a nationally important place. These are the qualities that justify statutory protection at national level at grade II.

Some significance

¹⁰ An assessment of the archaeological interest of the site is not included in this report.

¹¹ Department for Digital, Culture, Media and Sport, *Principles of Selection for Listing Buildings*, March 2018, p 5.

¹² *Ibid.*

Elements whose values make a positive contribution to the way the place is understood and perceived, primarily in a local context. These might include local interest structures and those elements that make a positive contribution to a conservation area but that are not of listable quality.

Little significance

Elements whose values contribute to the way the place is perceived in a very limited but positive way.

Neutral significance

Elements which neither add to nor detract from the significance of the place.

Intrusive

Elements of no historic interest or aesthetic or architectural merit that detract from the appearance of the place or mask the understanding of significant elements. This category can also be used for important 'missing features'.

Statutory designations

3.4 A starting point for any assessment of significance is the consideration of 'heritage assets',¹³ the more important of which are designated heritage assets. Stanford End Farmhouse was added to the Secretary of State's list of buildings of special architectural or historic interest on 26th January 1967; the entry was amended on 14th February 1986. The description is as follows:

Farmhouse. Late C18. Brick, hipped old tile roof. 2 storeys. Symmetrical chimneys. Dentil brick cornice, string, plain parapet. Sash windows with glazing bars in architrave frames. Entrance front:- 3 bays. 6-panelled central door in architrave surround with small dentil cornice. South- east front, 3 bays; south-west front 3 irregular bays.

3.5 The government's principles of selection for listed buildings state that

Age and rarity: the older a building is, and the fewer the surviving examples of its kind, the more likely it is to have special interest. The following chronology is meant as a guide to assessment; the dates are indications of likely periods of interest and are not absolute. The relevance of age other than those outlined below are of significance. However, the general principles used are that:

¹³ The NPPF defines an heritage asset as 'A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).' Annex 2: Glossary, p 67.

- from 1700 to 1850, most buildings that retain a significant proportion of their original fabric are likely to be regarded of special interest, though some selection is necessary;¹⁴

3.6 All listed buildings are defined as being of *special* architectural or historic interest and they account for about 2% of all of the stock of English buildings. In March 2010, English Heritage stated that there were approximately 374,000 list entries of which 92% were Grade II, 5.5% were Grade II*, and 2.5% were Grade I. According to the National Heritage List for England there are 651 list entries for Wokingham Borough, of which 602 are grade II.

Architectural interest

3.7 From the list description there is no doubt that Stanford End Farmhouse is of high architectural interest as a significant survival of a Georgian house. It has qualities that justify statutory protection at national level at grade II. There have been a considerable number of later alterations, but the house retains its plan form and staircase. These elements are of special architectural interest. Other internal features are not of such high value and, more properly, should be categorised as being of some or even little interest; some are of no historic interest or aesthetic or architectural merit, and some detract from or confuse the understanding of the historic building. In terms of this application, it is not necessary to set out the special features in detail as few would be altered.

3.8 The house forms an interesting group with the historic barns.

Historic interest

3.9 The key historic interest of the building is that it illustrates part of the development of the Stanford End estate and that it is a typical late-Georgian farmhouse. But the building does not ‘illustrate important aspects of the nation’s history and/or have closely substantiated historical associations with nationally important individuals, groups or events.’ It is therefore of local historic interest.

The interest of the northwest extension

3.10 The emphasis on the need for the structure to be *special* is written throughout the relevant law applying to listed buildings – see section 7 of the 1990 (LB&CA) Act. It also applies to ‘any features of special architectural or historic interest which it possesses’ – see section 16 (2). Wokingham’s built heritage officer does not suggest that the extensions at the northwest of Stanford End Farmhouse are of *special* architectural interest. In other words, the structures are not of importance in terms of their ‘design, decoration or craftsmanship.’

¹⁴ Department for Digital, Culture, Media and Sport, 2018, p 6.

3.11 It is stated that ‘the existing structures attached to the northern side of the farmhouse (that) are of some historic significance.’ It is often the case that there are later alterations and additions to listed buildings. Some might be considered to be features of *special* interest, but often they are of lesser interest and do not form any part of the reasons that the building was included on the Secretary of State’s list of buildings of special architectural or historic interest. This is the case with the extensions to the northwest: They are not mentioned in the list description. They do not

... illustrate important aspects of the nation’s history and/or have closely substantiated historical associations with nationally important individuals, groups or events; and the building itself in its current form will afford a strong connection with the valued aspect of history.

3.12 It should be noted that the later alterations to the structures have diminished the historic interest: the elevations are not historic, the principal feature (the fireplace with tall stack) has been removed and apart from the re-used timbers, there is nothing of any interest to the interior.

3.13 In conclusion these structures are not of *special* historic interest. It is probably an overstatement to classify them as being of *some* historic interest; they are actually of *little* historic interest.

Summary of significance

3.14 Stanford End Farmhouse is of *considerable* significance; it has values that are both unique to the place and relevant to our perception and understanding of architectural and social history in a national and international context. As with all listed buildings, there are elements of the structure that are lower grades of significance because they make a limited, or no, contribution to the way the historic structure is perceived and understood.

4 IMPACT ASSESSMENT

Law and policy

4.1 As Stanford End Farmhouse is a listed building, the duty of the decision maker is as follows:

In considering whether to grant listed building consent for any works the local planning authority or the Secretary of State shall 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.¹⁵

¹⁵ *Planning (Listed Buildings and Conservation Areas) Act, 1990, s 16(2).*

4.2 The government's policy with regard to proposed development that affects heritage assets is set out in the NPPF. It states that

Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations. (paragraph 189)

4.3 The NPPF states that

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. 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. (paragraph 194)

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal. (paragraph 195)

When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance. (paragraph 199)

Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. (paragraph 200)

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. (paragraph 202)

4.4 The NPPF therefore requires an assessment of the significance of the heritage assets and their setting, an assessment of the level of harm that would befall the assets if the development were to take place and, if that level of harm were to be 'less than substantial', a clear and convincing justification for the harm with an assessment of the public benefits. Importantly, the policy position is clear: 'public benefits' can outweigh harm.

Proposal

The principal proposed alteration, as designed by Edginton Spink + Hyne, Architects, is to repair the listed building which has been assessed by an experienced, conservation-accredited architect, to be in a poor state of repair. The summary of the report is as at Appendix I. Considerable investment is required to address the deteriorating structure.

Harm vs public benefit

4.5 It is hardly ever the case that harm is not inflicted when a listed building is altered. At Stanford End Farmhouse the removal of sections of walls to insert a new window at first floor level to the rear elevation and to convert a window to a doorway on the north elevation will result in the loss of some historic brickwork. But these proposed alterations would not even amount to less than substantial harm. The demolition and rebuilding of ranges of the outbuildings numbered 2,3 and 4 (see 2.10 above) would cause no harm as they contain no fabric or features of *special* interest. The proposed replacement buildings would meet any requirements for 'subsidiarity', appropriate materials and simplicity of detailing. In these respects, the setting of the listed building would not be harmed.

4.6 It has determined that the extensions to the northwest of the farmhouse are of little historic interest or architectural interest. The proposed removal of the extensions to the northwest would result in the loss of some old fabric but it cannot be claimed that there would be any harm to 'what is at the heart of significance about Stanford End Farmhouse'.

4.7 If, on the other hand, it is perceived that a greater degree of harm would be incurred, this would be offset by a major 'public benefit' of repair and sustainable re-use of the listed structures and improvements to their setting.

5 CONCLUSION

Listed building consent can be granted for the proposed works as although some limited harm would be caused to listed building, this harm would be greatly outweighed by the 'public benefit' of repairing and improving the site at Stanford End Farmhouse.

James Edgar, MRTPI, IHBC.

September 2022, updated August 2023

E. B. McEvedy Historic Building Consultants, Conservation-Accredited Architect

STANFORD END FARMHOUSE. SWALLOWFIELD CONDITION SURVEY: OVERVIEW & RECOMMENDATIONS

The farmhouse is in a poor state of repair.

- There is considerable amount of structural movement to the house.

This is most evident to the two principal (east and south) elevations of the house (although all elevations are affected) with cracks running vertically, from the top to the bottom of the building. These top to bottom vertical cracks run at every window location to both east and south elevations, damaging the brick voussoirs (many if not all need to be reset). Because the voussoirs are damaged, open joints and in some cases missing brickwork will be allowing water into the structure, which may have caused decay to the timber lintels (further investigation required).

The structural cracks are visible internally and affect not just the external but internal walls and openings. A number of the large door and window openings are distorted.

- There is evidence of water ingress through the parapet and valley gutters into the upper rooms. It is not known if these defects have been addressed. Access is required to the roof.
- The basement is reported to flood in the winter months and the timber structure to the basement is soft with decay in areas and there appears to be active beetle attack, all of which requires further investigation.
- There is bind weed growing under the carpet to the main south-east sitting room. This indicates that the ground under the floor is very damp. The floor in this room is also bouncy, so it would be prudent to firstly remove the carpet (to allow the floor to breath) and remove areas of the floorboards to assess the condition of the bearers and where the ground level is in relation to the sitting room floor level and if any ventilation can be introduced.
- There is damp to the ground floor walls in some locations, usually associated with non-breathable floor coverings such as vinyl or the introduction of concrete floors.
- The lead rainwater pipe to the west elevation (taking the water from the south parapet) needs to be refixed as a matter of priority as it will require repair or replacement if left unsupported.
- The rainwater goods generally require overhaul and redesign so

that they affectively discharge (some go on a tortuous route and probably overman the existing system when it rains) and always into a drainage system, rather than onto the ground.

- The drainage system to the house and the farmyard needs to be investigated, as it is likely this may be one of the causes for the house's structural problems. The existing system needs to be looked at – with a CCTV survey to see if the pipes are intact and the capacity of the system needs to be addressed.
- The partial basement may also be having an impact on the structural movement. It is suggested that a structural engineer with experience in the conservation of historic buildings is employed to advise on the next steps required to investigate the building's structural problems. Note the causes behind the movement need to be addressed prior to repair.
- Poor windows repairs have been undertaken in the past. Not only have replacement sashes been made with non-matching mouldings but where new sashes have been installed, the cover mouldings to the fronts are incomplete – they don't fully come down to the sill and so have allow water to enter the fabric, stains are visible internally and unsightly holding repairs have been undertaken – the gaps filled with expanded foam...

One window to the first floor, east main elevation has a board planted on the front to reduce water ingress, instead of the sash being repaired. All the existing sashes need to be repaired (not replaced), overhauled, reputtyed (where putty is missing), broken panes renewed, recorded and repainted.

- The chimney flues are suspect – there has been a chimney fire in the past (evidence in the third-floor room), this may be due to a blockage or a build-up of residues of combustion in the flue. The chimneys need sweeping and it would be sensible to undertake a CCTV survey to assess their condition. If the flues are going to be used it would be sensible to install double skinned stainless-steel liners (requires building regulations), taking into account the findings of the CCTV survey.
- The historic fireplaces are no longer extant.
- If the building is to be refurbished it would be sensible to renew all the services, electrics, plumbing, heating etc. Note: Any wiring in the basement should be replaced with electrical fittings and cables suitable for a damp environment.