

Ref: 0686

Heritage Statement
Sussex Lodge
Sussex Lane
Spencer's Wood
Reading



Written by:

Katherine Harrison
IHBC
Senior Heritage Consultant
MSt (Cantab), PgCert, BA (Hons)

Date of Issue
March 2023

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Job No	Location	Issue No	Issue Date	Written By	Proof	QA
0686	Sussex Lodge	1	11.02.2022	KH	OS	RH
0686	Sussex Lodge	2	29.03.2022	KH	OS	RH
0686	Sussex Lodge	3	20.10.2022	KH	OS	RH
0686	Sussex Lodge	4	09.03.2023	KH	OS	RH
0686	Sussex Lodge	5	13.03.2023	KH	OS	RH

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Introduction

The Author

Katherine Harrison, the author of this report, is a fully accredited member of the Institute of Historic Building Conservation (IHBC), holds a Master's degree in Building's History from Cambridge University, a Postgraduate Certificate in Historic Conservation from Oxford Brookes University, and a Bachelors in Fine Art from Goldsmiths University of London.

Prior to her employment at Janus Conservation, she worked for 7 years as a specialist Conservation Officer advising on all aspects of the management of historic buildings and areas at South Northants District Council.

The Report

This Heritage Statement has been produced to support future planning applications and listed building consents for Sussex Lodge, Spencer's Wood.

The property is a Grade II listed building (listed 1st September 1972) and is not located within a designated conservation area.

This Heritage Statement establishes the historic development and significance of the structure to inform any future assessment of the impact of the proposed repairs on that significance. It has been formulated using the assessment methodology contained within the National Planning Policy Framework (NPPF) (paragraphs 194, 195, 197, 199, 201) and local planning policies within the Wokingham Borough Core Strategy Development Plan Document (2010-2026) and Wokingham Managing Development Delivery Local Plan (Adopted 2014) ([Appendix C](#)). It also takes account of the relevant Historic England guidance, most notably their best practice guidance document, Conservation Principles (2008 and revised 2017). The knowledge of the site has been derived from a site visit undertaken by Senior Heritage Consultant Katherine Harrison.



Figure 1: Aerial view of Sussex Lodge, approx. site outlined in red

Designated Heritage Assets



Figure 2: The distribution of Listed Buildings in 100m of the site is shown in the aerial map above (Google Earth-Image date 29.05.2020)

Sussex Lodge is a former agricultural farm complex located within Spencer's wood. The Lodge is Grade II listed and whilst having an attached outbuilding which is considered as part of the principal listing, there is also an ancillary outbuilding to the south-west of the site which (due to its date of construction) could be considered curtilage listed by the Local Planning Authority (LPA). It should be noted that Sussex Lodge is not located in a Conservation Area however some of the trees within the site are covered by a Tree Preservation Order (TPO) - which means permission must be sought prior to works taking place to those specific trees.

Due to the historically isolated nature of Sussex Lodge, the majority of development around the site dates from the 20th century, however, the highlighted buildings are of historic interest and are located within 100m of the site.

Number on Plan	Name	Designation
1	Sussex Lodge	Grade II
2	Fullbrooks	Grade II

Historic Map Regression



Figure 3: Christopher Saxton Map of Oxfordshire which dates from 1574, it forms part of an atlas that belonged to William Cecil Lord Burghley, Elizabeth I's Secretary of State. The atlas is of great significance to British cartography as it set a standard of cartographic representation in Britain and the maps remained the basis for English county mapping, with few exceptions, until after 1750 - Note that Spencer's Wood is not annotated on the map however at the time of its draughting it was considered part a township of the Shinfield parish - location is highlighted in blue

Historic maps are helpful in identifying contextual changes to heritage assets, from the wider landscape scale down to the streetscape level and even to the changes in the footprint of the asset. This all contributes to the understanding of character and significance.

At the time of the Domesday Survey (1086) Spencer's Wood appears to have been considered part of the Manor of Shinfield. There is limited documentary evidence of the settlement however the village name is thought to derive from the 13th century named after 'le DeSpencer family', a Norman family. Up until the 14th century the village was considered part of the Royal Forest of Windsor, however by 1761 when John Roque published his map of Berkshire, the wood had been cleared.

In its place remained a common – one of a series of commons and greens south of Reading – and on the [Ordnance Survey](#) maps of the later nineteenth century, the area is referred to as 'Spencer's Wood Common', even though the common had by then been enclosed. An earlier map however (**Figure 4**) illustrates how isolated the building was and how sporadic the independent farm development around the common was in the early 19th century.

It appears that the settlement didn't start to expand until 1860 when most of the land was enclosed and separately acquired. By 1880 Spencer's Wood was a modestly sized village of 600 people, the majority of which were employed in agricultural laboring jobs in the local area.

Until the middle of the 19th century Spencer's Wood was one of several, small settlements straddling the main road from Reading to Basingstoke and, beyond that, Portsmouth. In the last half of the 19th century, the village began to grow with the introduction of its first pub, the Red Lion, and the development of a number of new trades. By the 20th century the village had become largely a commuter settlement due to its proximity to Reading.

In terms of Sussex Lodge, the earliest map the building appears on is the 1802 map below (**Figure 4**). It is clear that when first built, Sussex Lodge was an isolated farm complex to the south-east of Spencer's Wood. Whilst the quality of the map is limited, a large building is visible in the location of Sussex Lodge. Not until the 1881 OS map are the buildings and complex of Sussex Lodge clearly annotated.

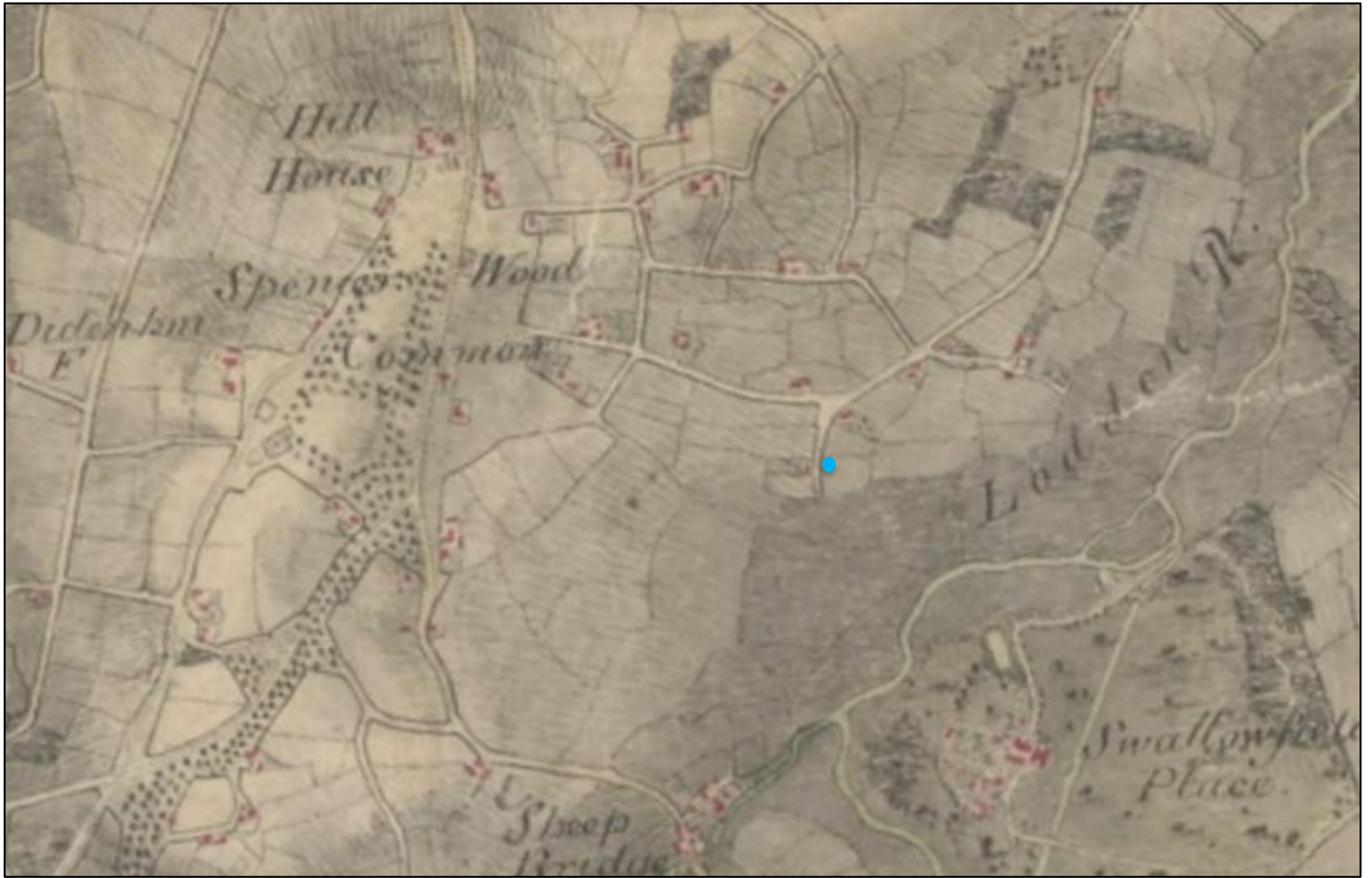


Figure 4 - Odiham, 1806 drafted by Robert Dawson (approx. location of Sussex Lodge highlighted in blue)



Figure 5: Extract of Ordnance Survey 25 Inch Map: Hampshire Sheet V Surveyed: **1881** & Published **1887**. Approx. site location highlighted in red
 Detail (right): Sussex Lodge and the adjacent outbuilding are highlighted in purple, to the south of the Lodge is a range of outbuildings, the majority of which have now been lost save for the small stable to the south-west highlighted in blue. To the north of the principal building there are a further handful of outbuildings which are no longer present on site. The landscaped gardens around Sussex Lodge appear to be bounded by walls, the surviving historic ones highlighted in yellow, the southernmost boundary wall, which in part survives today appears to be a remnant from the historic building (Figure 62 & Figure 63).

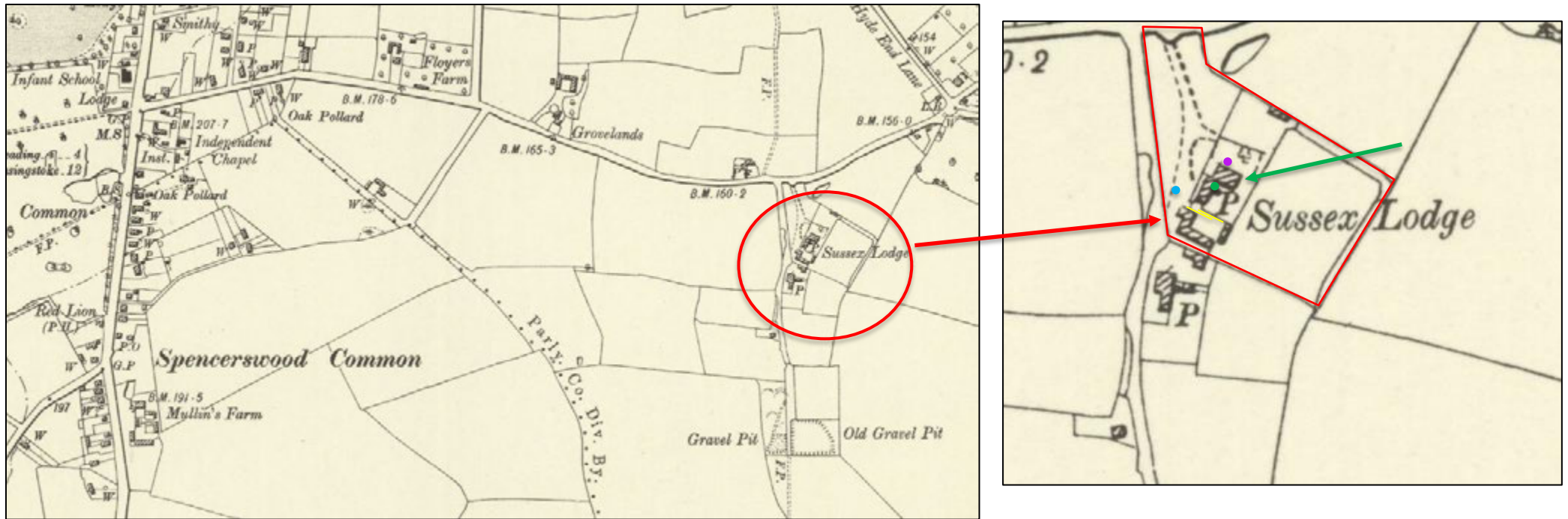


Figure 6: Extract of Ordnance Survey 12 Inch Map: Berkshire Sheet XLV.NE- Revised 1898 & Published 1900. Approx. site location highlighted in red

Detail (right): Sussex Lodge and the adjacent outbuilding are highlighted in purple, to the south of the Lodge is a range of outbuildings (the former agricultural yard), the majority of which have now been lost save for the small stable to the south-west highlighted in blue. To the north of the principal building there are a further handful of outbuildings which are no longer present on site. The landscaped gardens around Sussex Lodge appear to be bounded by walls, the surviving historic ones highlighted in yellow, the southernmost boundary wall, which in part survives today appears to be a remnant from the historic building (Figure 62 & Figure 63). The 'P' identified in green (arrow) indicates a pillar, post or pole which may be the small extension (highlighted in green dot) to the west elevation of the attached outbuilding



Figure 7: Extract of Ordnance Survey 25 Inch Map: Berkshire XLV.3- Revised 1909 & Published 1911. Approx. site location highlighted in red
 Detail (right): Sussex Lodge and the adjacent outbuilding are highlighted in purple, note the infill between the outbuilding and principal house (highlighted purple arrow) which would now today be the pantry former kitchen area. To the south of the Lodge is a range of outbuildings (formerly the agricultural yard), the majority of which have now been lost save for the small stable to the south-west highlighted in blue. To the north of the principal building there a further handful of outbuildings which are no longer present on site. The landscaped gardens around Sussex Lodge appear to be bounded by walls, the surviving historic ones highlighted in yellow, the southernmost boundary wall, which in part survives today appears to be a remnant from the historic building. Identified in orange (arrow) a glass house/conservatory- not the one in existence today. Identified in green (arrow) an outhouse which still stands today. Identified in pink (arrow) the porch and bay window to the north and east of the house respectively

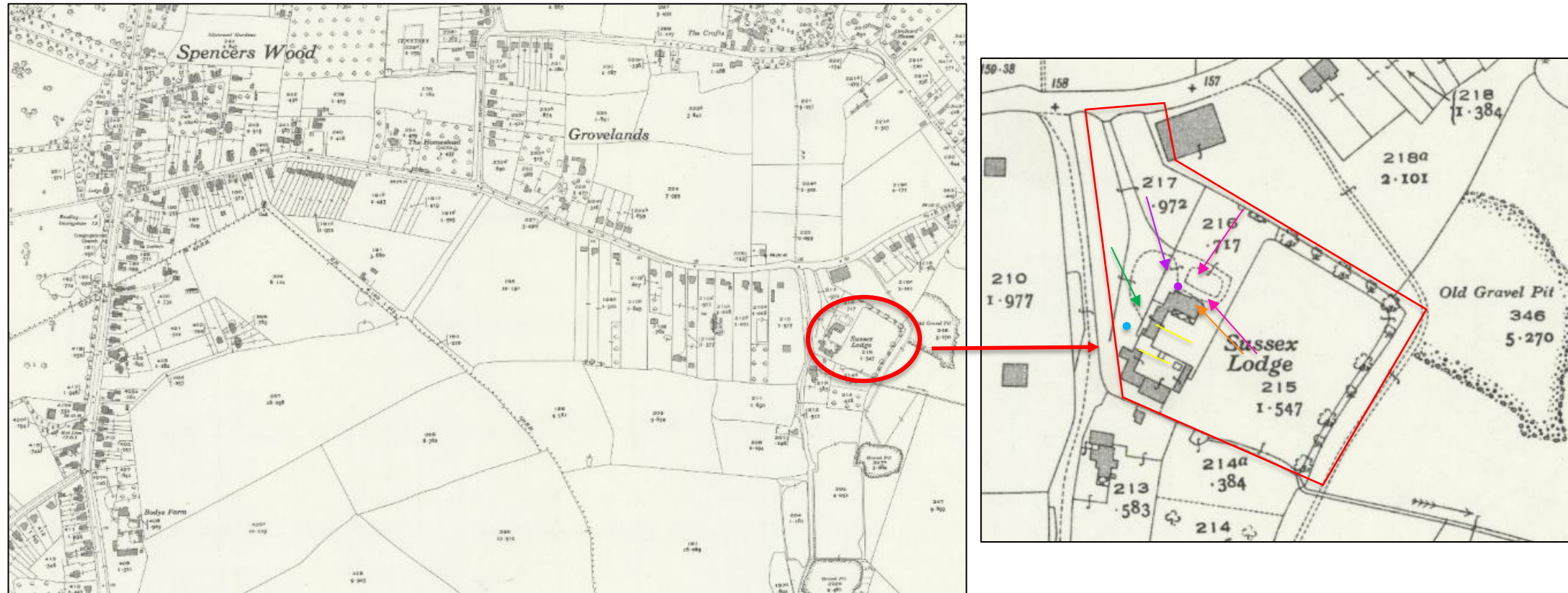


Figure 8: Extract of Ordnance Survey 25 Inch Map: **Berkshire XLV.3** - Revised **1937** & Published **1939**. Approx. site location highlighted in red. It is clear that piecemeal infill east and west of Sussex Lodge is beginning to connect the building to its neighbouring settlements which in turn has diminished the once isolated character of the Lodge.

Detail (right): Sussex Lodge and the adjacent outbuilding are highlighted in purple, note the infill between the outbuilding and principal house (highlighted purple arrow) which would now today be the pantry former kitchen area. To the south of the Lodge is a range of outbuildings (formerly the agricultural yard), the majority of which have now been lost save for the small stable to the south-west highlighted in blue. To the north of the principal building there a further handful of outbuildings which are no longer present on site. The landscaped gardens around Sussex Lodge appear to be bounded by walls, the surviving historic ones highlighted in yellow, the southernmost boundary wall, which in part survives today appears to be a remnant from the historic building. Identified in orange (arrow) a glass house/conservatory- not the one in existence today. Identified in green (arrow) an outhouse which still stands today. Identified in pink (arrow) the porch and bay window to the north and east of the house respectively

Historic Satellite Imagery



*Figure 9: 2003 Google Aerial Image, approx. site location outlined in red
Detail (right): Sussex Lodge and attached outbuilding highlighted in purple dot, detached stable/garage building highlighted in blue dot. Note the detached structure north of the stable/garage (blue arrow) and the structure attached to the conservatory on the south elevation (purple arrow) visible in the birds eye image 2021*



*Figure 10: 2017 Google Aerial Image, approx. site location outlined in red
Detail (right): Sussex Lodge and attached outbuilding highlighted in purple dot, detached stable/garage building highlighted in blue dot. Note the detached structure north of the stable/garage identified on the image above is gone, however there are a number of satellite structures within the garden (orange dots). The structure attached to the conservatory on the south elevation (purple arrow) has remained*



*Figure 11- 2020 Google Aerial Image, approx. site location outlined in red
Detail (right): Sussex Lodge and attached outbuilding highlighted in purple dot, detached stable/garage building highlighted in blue dot. Note the satellite structures within the garden have remained (orange dots). The structure attached to the conservatory on the south elevation has been removed.*

Aerial Images



Figure 12: 3D Aerial View (taken from Google Earth 2021) overlooking Sussex Lodge; left-looking northwards, right-looking southwards



Figure 13: 3D Aerial View (taken from Google Earth 2021) overlooking Sussex Lodge; left-looking eastwards, right-looking westwards

Heritage Appraisal: Sussex Lodge



Figure 14: North (front) elevation of Sussex Lodge

Sussex Lodge is an early 19th century former farmhouse predominantly constructed of brick (laid in a Flemish Bond) under a steeply pitched hipped slate roof. The property is a rectangular plan made up of 2 storeys and an attic, with flanking chimneys. A brick painted string course separates the floors around the entire property. It is thought that in the late 19th century the property was once, briefly, a school. A sales catalogue from the 1920s however describes the property as 'country residence' - see [Appendix F](#).

The north elevation comprises of 3 bay formerly sash windows (now unfortunately, uPVC replicas) under flat segmental heads (**Figure 16**). The windows on the ground floor are taller than the first floor. The solid sided painted porch with cornice capping (**Figure 15**), was once open now closed within a uPVC door; this feature first appeared on OS maps in 1909 (**Figure 7**).

According to the list description, the southern elevation originally had 2 wooden cross windows with leaded lights- the accuracy of this is questionable. The surviving original window is ornate with some coloured glazing (**Figure 20**). The list description also states that there was once a clock in the gable, potentially where the dormer window is now and an arched bellcote above with pedimented top (**Figure 18**). Finally, the description also mentions that there was once a stone panel with the inscription of 1860 however there was no evidence of that on site. There is however an iron plaque on the first floor of the west elevation that has an inscription and the word 'UNION' beneath it (**Figure 22**).

The ground floor of the south elevation is part obscured by a conservatory which, in one form or another has been on site since the early 20th century, the current structure however is not original (**Figure 18**). Behind the conservatory there is a half-glazed timber door with pillared door surround

(**Figure 19**). The adjacent bay windows, whilst now later 20th century in materiality, are structurally thought to date from a similar period as the east elevation bay window (late 19th/early 20th century).

As mentioned above the east elevation has a projecting bay window on the ground floor which, whilst not original does date from the late 19th/early 20th century (**Figure 17** & **Figure 7**). Interestingly, there are two blind painted sash windows on the first floor. The date of the property, early 19th century, means that it would have fallen just within the era of window tax first introduced in 1696 and repealed in the 1850s (**Figure 17**), however it is likely that this feature was decorative only and part of a later scheme/owners tastes.

The west elevation is completely blind save for a small window on the ground floor cut through and for the most part completely obscured by a 20th century single storey extension linking the principal building to the outbuilding (**Figure 22**).

The attached outbuilding will be discussed further on in the document, see [Heritage Appraisal: Attached Outbuilding](#).

North Elevation



*Figure 15: (left) Solid side painted porch, once open now enclosed by uPVC door. The earliest the porch appears on OS Maps is 1909 (**Figure 7**)*

Figure 16: (right) Painted string course detail and flat segmental head - note the window has been replaced with a uPVC replica of inappropriate material and detailing

East Elevation



Figure 17: Details of the east elevation - note the painted blind windows on the first floor. The projecting bay window of the ground floor is thought to date from the late 19th/early 20th century

South Elevation



Figure 18 - The conservatory along the south elevation has been in situ in one form or another since the late 19th/early 20th century. The roof is currently in poor condition having been very heavily repaired with flashband and sealant. Beneath this in the central part of the roof there are evidence of tiles, which may contain asbestos.



Figure 19: Details of the conservatory – note the uPVC bay windows which, whilst 20th century, are thought to structurally be early 19th/early 20th century, a similar date to the bay window on the east elevation. (centre) Half-glazed timber door with pillared door surround - thought to once have a projecting porch however the date of this is unknown.



Figure 20 - Details of windows on the south elevation (left) inappropriate 20th century uPVC top hung casement window, (centre) dormer window thought to originally house the clock when the house was briefly a school. (Right) Original timber single glazed leaded window - internally there is secondary glazing behind it. Note both windows (left and right) have flat segmental arches above

West Elevation



Figure 21- The west elevation mostly obscured from view due to the later 20th century link extension attaching the principal building and outbuilding



Figure 22: Details of the west elevation- (left) 20th century link extension attaching the outbuilding to the principal building, (centre) blocked off window which would have originally opened into what is now the kitchen, (right) iron plaque under the eaves - date unable to be read from ground level or images, however, the word 'UNION' can be clearly seen.

Sussex Lodge: Interior



Figure 23:Attic room

Internally, Sussex Lodge is for the most part a symmetrical building. The attic room is thought to have been made accessible in the late 19th/early 20th century (**Figure 23**). Accessed by a steep timber plank stair on the first floor, the room comprises of compartments into the roof void and a solid wood floor. The plaster has been removed in sections exposing the original timber structure (**Figure 24**). The plaster along the walls is thought to be historic as there is evidence of the lath and plaster (**Figure 25**).

Stud partition walls on the first floor delineate the attic staircase and small toilet from the rest of the hallway; the stud walls at present, awkwardly cut through a window (**Figure 26**). The two doors are originally from the ground floor and kitchen (**Figure 27**).

There are 4 large rooms on the first floor; originally bedrooms one of which has been turned into a family bathroom with access from the one of the rooms and the hallway (**Figure 29**). Each of the rooms have solid wood floors, and 2 have fireplaces however the smaller room at the back of the house may potentially have one that is currently covered over (**Figure 30**). Each of the bedrooms have inbuilt storage space and, interestingly, two of the bedrooms each have a single recessed archway thought to be decorative (

Figure 28 & Figure 30).

The doors on the first floor are predominantly typical 19th century 4 panelled/6 panelled timber doors (**Figure 27&**

Figure 28). In the small bedroom to the rear of the property the inbuilt cupboard space utilises a door not commonly seen in houses of this age. Remarkably, this door set amongst others on the

ground floor, are thought to have been taken and reused from Arborfield Church 3 miles east of Sussex Lane (**Figure 30**).

The winding staircase of stick balusters, mahogany handrail and carved brackets under the tread ends is typical of the early 19th century (**Figure 33**). The hallway on the ground floor is double aspect with matching half glazed doors at the northern and southern ends (**Figure 35**).

The ground floor comprises of a sitting room, family room, kitchen, and study. The sitting room contains a 20th century floor to ceiling bay window and later 20th century brick fireplace (**Figure 36**). The adjacent family room, now currently a bedroom, has a bay window (no shutters), evidence of a fireplace (currently covered), and a picture rail (**Figure 37**).

The opposite family room includes an exposed fireplace, in built cupboard, and bay window with surviving timber shutters (**Figure 38 & Figure 39**). The kitchen opposite has very few surviving original features however interestingly has an internal window which looks out into the hallway that connects the main body of the house to the utility space and attached outbuilding (**Figure 40**).

As mentioned above, 3 of the doors on the ground floor originate from the Arborfield Church 3 miles east of Sussex Lane (**Figure 37 & Figure 38**). There is also a mid-20th century door that opens into the family room due to the original door being re-used on the first floor (**Figure 38**). All rooms have later 20th century décor to the ceilings, walls, and floors, of no significance to the property.

The utility and pantry area, in part dates from the 19th century however was later extended in the 20th century to fully attach the house to the adjacent outbuilding which runs north to south (**Figure 41**). Inside the utility/pantry there is a closed off fireplace, in built 19th century dresser, and a church door from Arborfield (**Figure 42 & Figure 43**). As the phasing plans will show, the window area is part of the later 20th century extension to this part of the house, the shutters however may have been taken from the family room (now spare bedroom) and date from the early 20th century (**Figure 43**) - see also [Phasing Plans](#).

The cellar is thought to date from the construction of the principal house, early 19th century and comprises of 2 brick lined rooms with exposed ovens recesses (**Figure 45 & Figure 46**).

Attic Room



Figure 24: Attic room, note the exposed roof timbers and dormer window (right)



Figure 25: Attic room details (left) solid timber floor, (centre) timber door leading to stairs to access the ground floor, (right) exposed historic lath and plaster



Figure 26: (left) steep timber stair leading from attic room to ground floor, (centre) window that is cut through on the ground floor to accommodate stud partition wall, (right) stud partition wall- later 20th century addition to allow the insertion of a toilet

First Floor

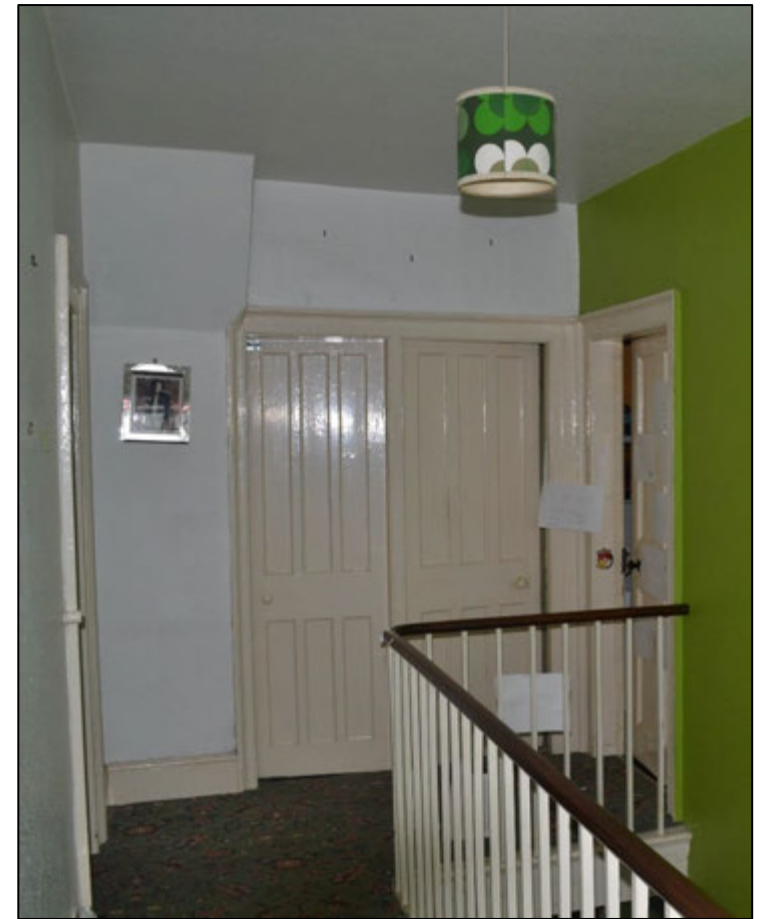
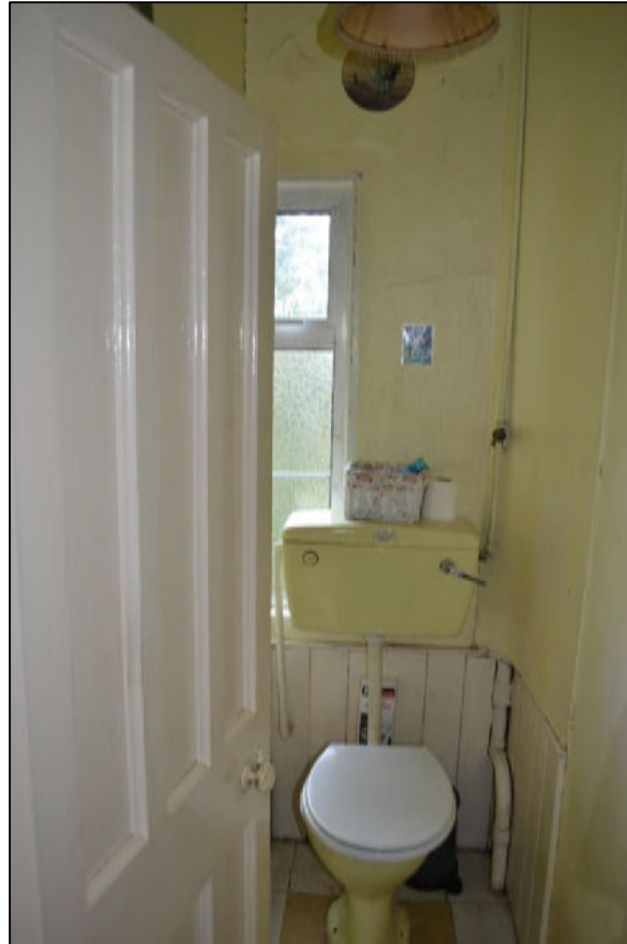


Figure 27: (left) 19th century doors accessing the attic rooms and toilet taken from the ground floor sitting room and kitchen, (centre) later 20th century toilet, (right) hallway leading to rooms at the front of the house, toilet, and attic room



Figure 28: Bedroom one - note the decorative recessed arch and fireplace

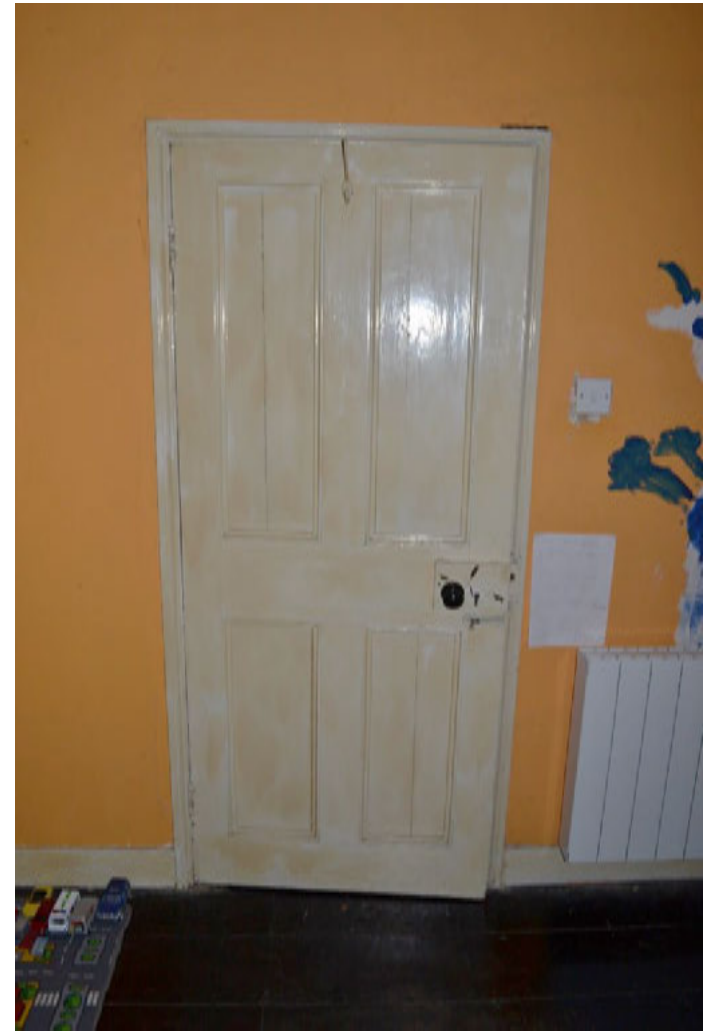
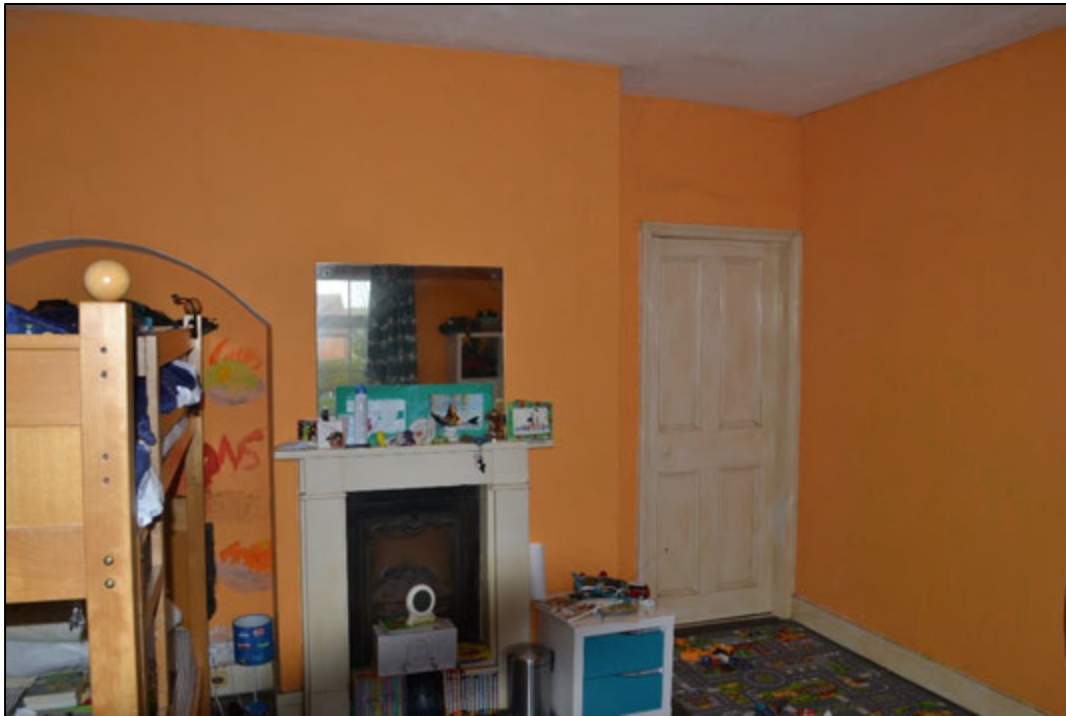


Figure 29: Bedroom one - note the solid wood exposed floor and 4 panelled timber doors. (left) door leads into Bedroom three - thought to be a later alteration

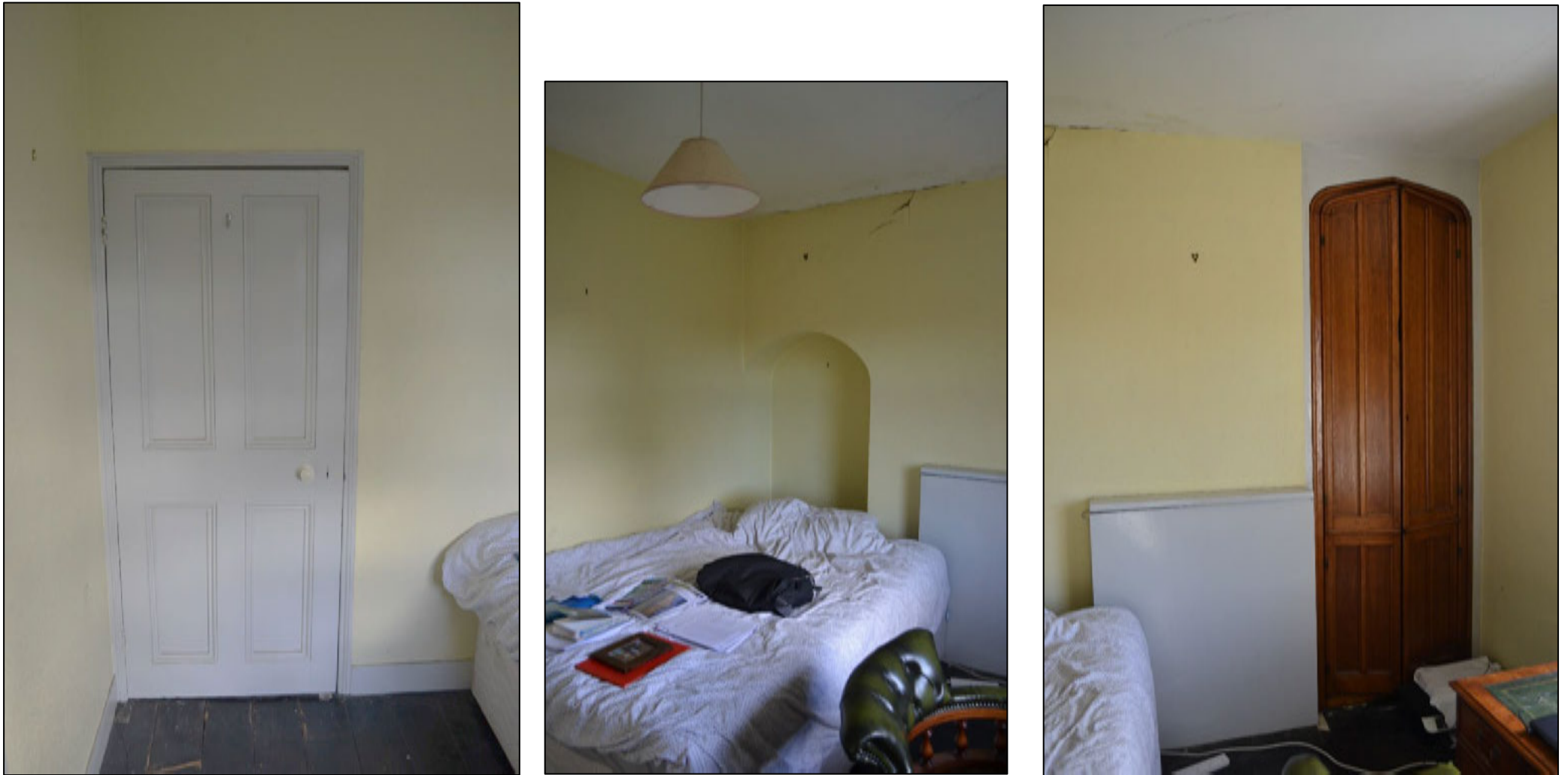


Figure 30: Bedroom three - (left) door leading into Bedroom one, (centre) decorative recessed arch similar to the arch found in Bedroom one, (right) cupboard doors taken from Arborfield Church

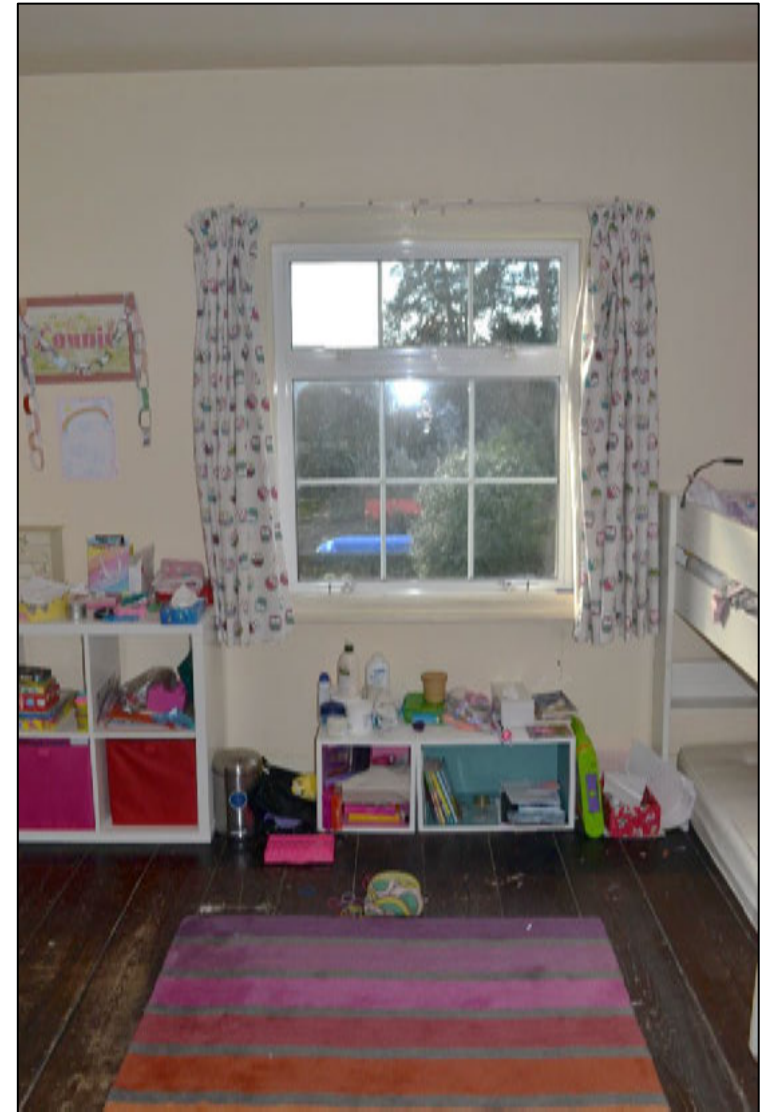


Figure 31: Bedroom two - note the exposed original timber floor, inbuilt cupboard space, and fireplace



Figure 32: (left) Family bathroom and (right) early 19th century staircase down to the ground floor



Figure 33 - Details of early 19th century staircase, note the stick balusters, mahogany banister, and carved brackets under the treads

Ground Floor



Figure 34: Ground floor hallway - double aspect



Figure 35: Identical north and south half glazed doors in the double aspect hallway, (centre) one of the solid oak doors taken and reused from Arborfield Church

Living Room

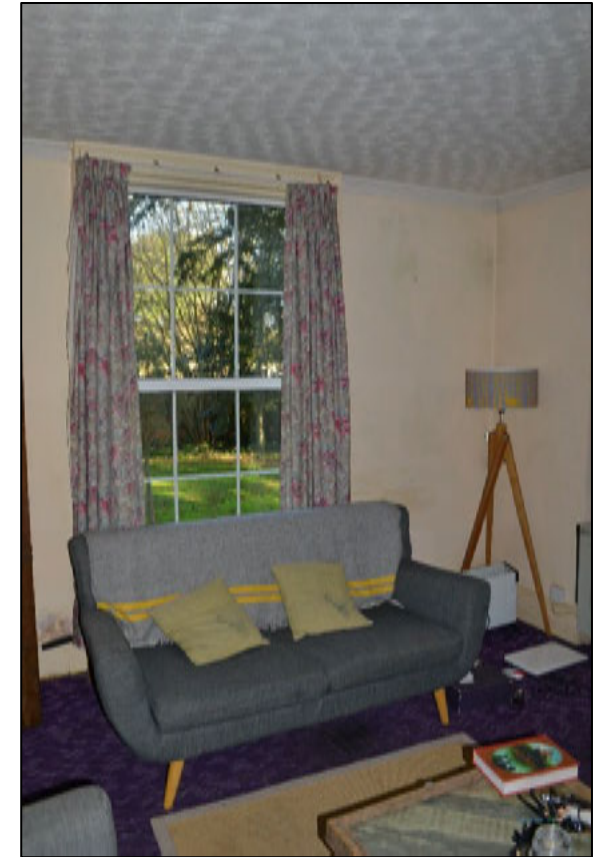


Figure 36: (left) bay window thought to be an early 20th century addition, (centre) mid-20th century fireplace in location of original, (right) picture window facing out onto northern lawn

Spare Bedroom/Family Room



Figure 37: (left) oak door taken from Arborfield Church, (right) interior of room note the picture rail (highlighted in purple) and bay window with shutters missing, potentially reused in pantry/utility room

Play Room/ Study



Figure 38: (left) One of the original oak doors from Arborfield Church, (right) interior of room with original fireplace and early/mid-20th century door. Note - the original door was removed and reused on the first floor



Figure 39: (left) detail of original fireplace, (right) bay window with later 20th century uPVC window yet surviving original timber shutters either side

Kitchen

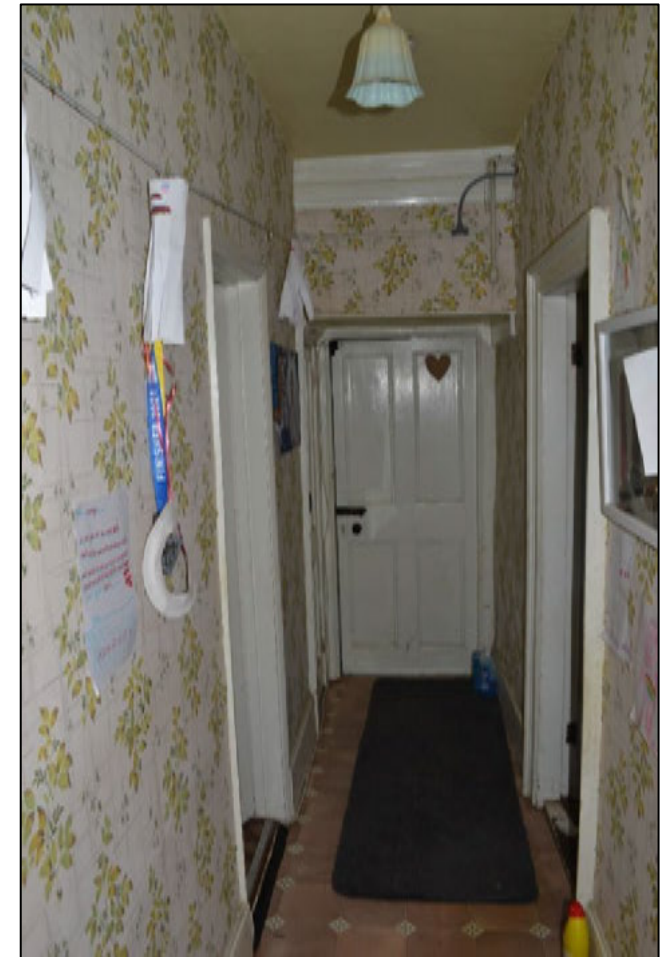


Figure 40: (left) door leading from hallway into main central staircase - note, the detail of the door matches the two re-used upstairs for the attic and toilet rooms, (centre) view of kitchen), (right) hallway leading towards utility/pantry

Utility Room/Pantry

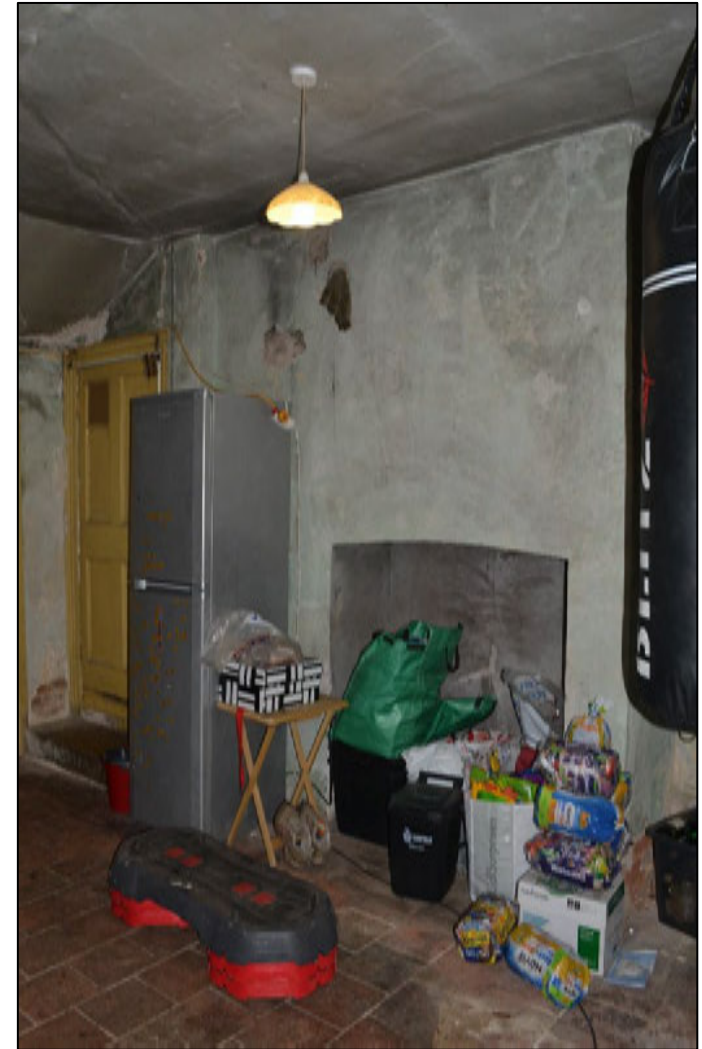


Figure 41: View of utility/pantry room thought to date from early 19th century - note, inbuilt dresser, fireplace, and tiled floor



Figure 42: (left) doors leading into the principal house (highlighted in blue) and later attached pantry (highlighted in red, (right) view inside pantry



Figure 43: (left) later 20th century extension to utility and window insert, note the shutters (highlighted in green) are thought to come from spare bedroom/family room, (right) another door and frame taken from Arborfield Church



Figure 44: View inside later 20th century extension that attaches the outbuilding to the principal house - (left) view of doorway taken from Arborfield Church, (centre) door way leading into outbuilding, (right) 19th century door leading out into the southern garden at the rear of the property

Cellar



Figure 45: (left) door leading into the cellar, (right) brick steps leading down into the cellar



Figure 46: Cellar rooms - note the walls are brick lined and there are recessed oven arches

Heritage Appraisal: Attached Outbuilding



Figure 47: Eastern elevation of attached outbuilding (inset corbelling detail)

The attached outbuilding is thought to also date from the early 19th century and is thought to have had a number of uses, mainly agricultural and equestrian, however the Historic England list description describes the building as a 'single storey classroom with 3 bays of 2 light windows with stone mullions, dressings, and leaded lights'. The legitimacy of this part of the listing is questionable.

There are three external doors into the outbuilding on the east, south and west elevations, and two extra windows on the north and south gable ends. Along the western elevation there is a timber outhouse which dates from the early 20th century (**Figure 7**). The southern gable end has been altered the most with the inclusion of a door, window, and rendered top half. The northern gable end has been partly subsumed within the later 20th century extension connecting the outbuilding to the principal house.

The building is predominantly constructed of brick under a timber and slate roof. Internally, the building has been altered numerous times, evidence of which is readable on the surviving fabric. The building is thought to have been originally made up of 3 stores however today it has been divided into a coal store, boiler room, stable, and tack room. As is evident on the [phasing plans](#) below (**Figure 56**) there are only two sections of the original early masonry 19th century wall that survive. The remaining walls are later insertions; date of which are uncertain however thought to be late 19th century - evidenced by the fact they do not tie into the external walls and are a different means of construction (timber frame with brick infill).

It is clear that the building has had many uses over the decades and has continued to evolve and change with the various requirements of the principal house.

Exterior



Figure 48: Western elevation of attached outbuilding- note the timber outhouse identified in blue



Figure 49: (left) Doorway into former tack room/store along western elevation, (right) southern elevation note the window and door inserts and the rendered top half

Interior



Figure 50: Main store, first room of the outbuilding you enter upon exiting the utility/pantry, (left) note remnants of the original dividing wall highlighted in blue and evidence of a flue/chimney at one point in time highlighted in pink, (right) door that leads into 20th century link between the outbuilding and principal house



Figure 51: Further interior images of initial store - note the timber lintel highlighted in red indicating a potential former opening, the section of wall highlighted in green (which includes the curved wall) appears to be a later insertion and post-date the original masonry wall highlighted in blue, the coal store is highlighted in yellow.



Figure 52: (Left) Coal store, and (right) brick flagstone floor damage of which illustrates the use of the room as a potential former workshop



Figure 53: Internal view of boiler room- note (left) the evidence of the later timber frame and brick infill wall visible through the plaster/render. The concrete floor is a later 20th century addition



Figure 54: Tack room and store adjacent to the coal store and boiler room. The walls are lined with timber however parts of the plaster along the roof have been lost exposing timber laths beneath



Figure 55: Final store room, now stable, (left) exposed roof timbers and bitumastic sarking felt, suggesting that the roof was last recovered in the late 1970s or 1980s. (Right) Evidence again of timber and brick stud wall separating the stable from the tack room

Phasing Plans- Ground Floor

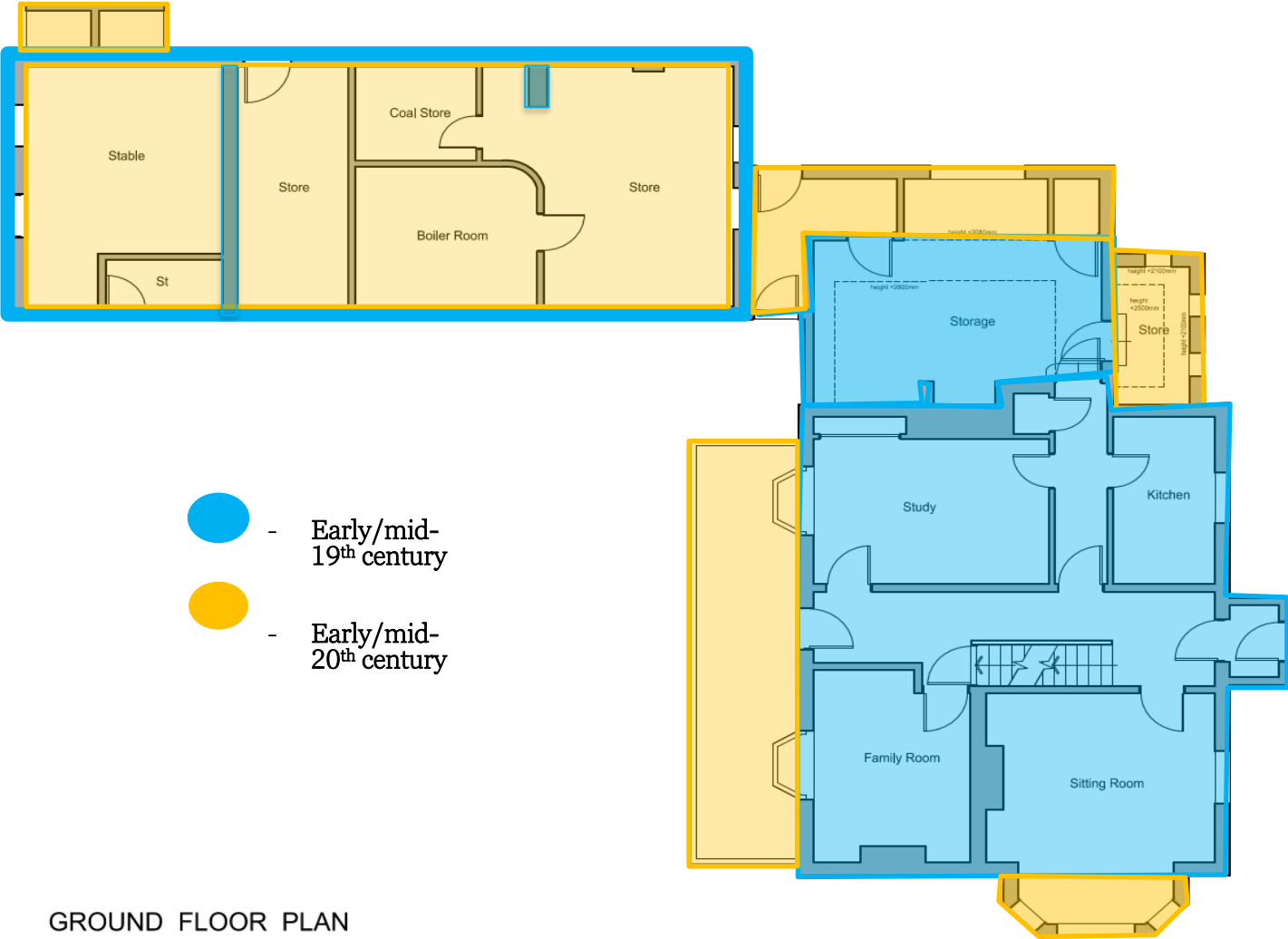


Figure 56: Ground Floor Phasing Plan

Phasing Plan- First Floor and Attic Room

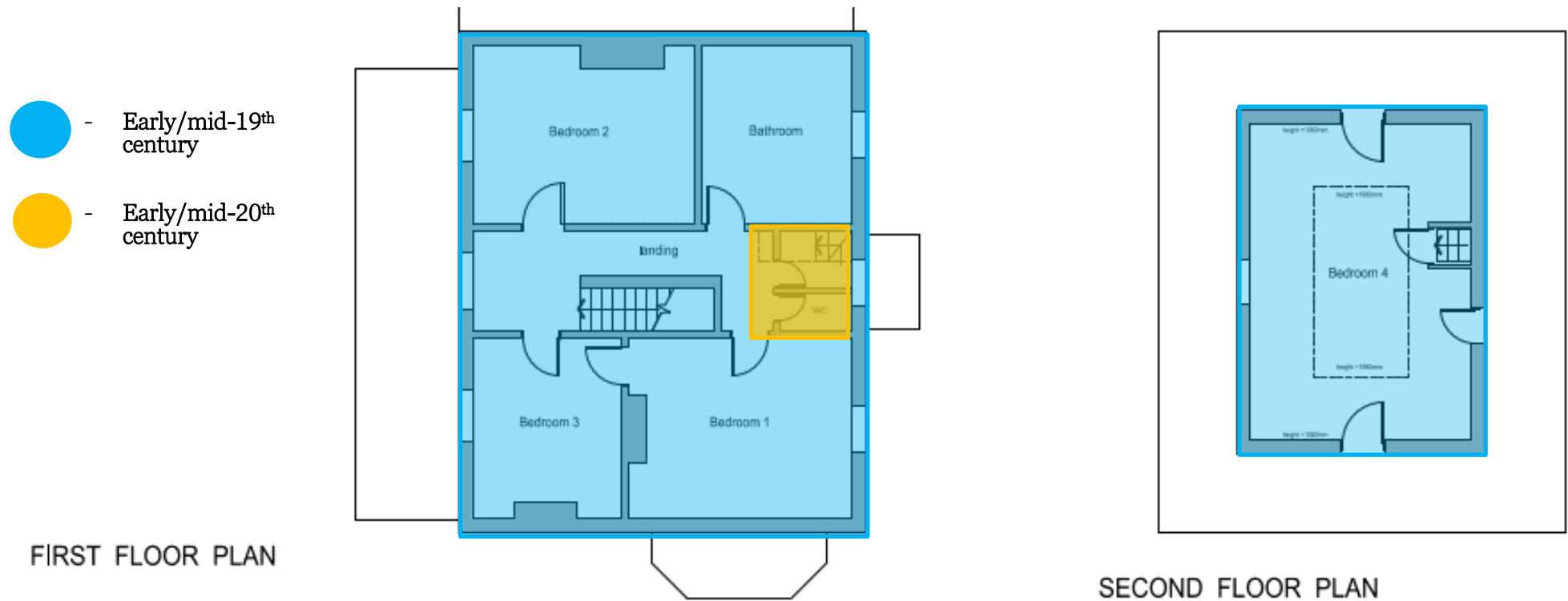


Figure 57: First and Second Floor Phasing Plan

Heritage Appraisal: Gardens and Other Outbuildings



Figure 58: View of southern garden and elevation

Sussex Lodge is sited within substantial tree lined garden which (**Figure 59, Figure 60, & Figure 61**), whilst historically would have been larger as is evident on [OS maps](#), has maintained a level of seclusion even amongst the surrounding development which encroached upon it from the mid-20th century onwards (**Figure 8**). It should be noted that a number of these trees are covered by a Tree Preservation Order which means an application must be submitted to the LPA prior to works taking place to them.

Remnants of the landscaped garden and other outbuildings on the site survive such as the garden walls - the central one always being a garden wall (**Figure 62**) whilst the southern appears to have been part of a wall of a former outbuilding (**Figure 63**) and part of an iron gate delineating a landscaped footpath around the periphery of the garden (**Figure 63**) - see [OS Maps](#).

There is also part of an historic outbuilding located in the south west-corner of the plot (**Figure 64**). The building is predominantly constructed of timber and brick under a slate roof. Originally part of a much larger building (see [OS Maps](#)) sections have survived with one part being extended and turned into a garage (**Figure 65, Figure 66, & Figure 67**). Due to the age of the building, it should be noted that building may be considered curtilage listed and therefore require listed building consent before works to it can be undertaken.



Figure 59: Western and northern gardens respectively



Figure 60: (left) Driveway into Sussex Lodge plot, (right) southern garden



Figure 61: Southern garden and historic outbuilding (highlighted in pink), and historic brick boundary walls (highlighted in blue)



Figure 62: (left) Further most part of the southern garden, (right) doorway through central brick boundary wall which separates the southern gardens

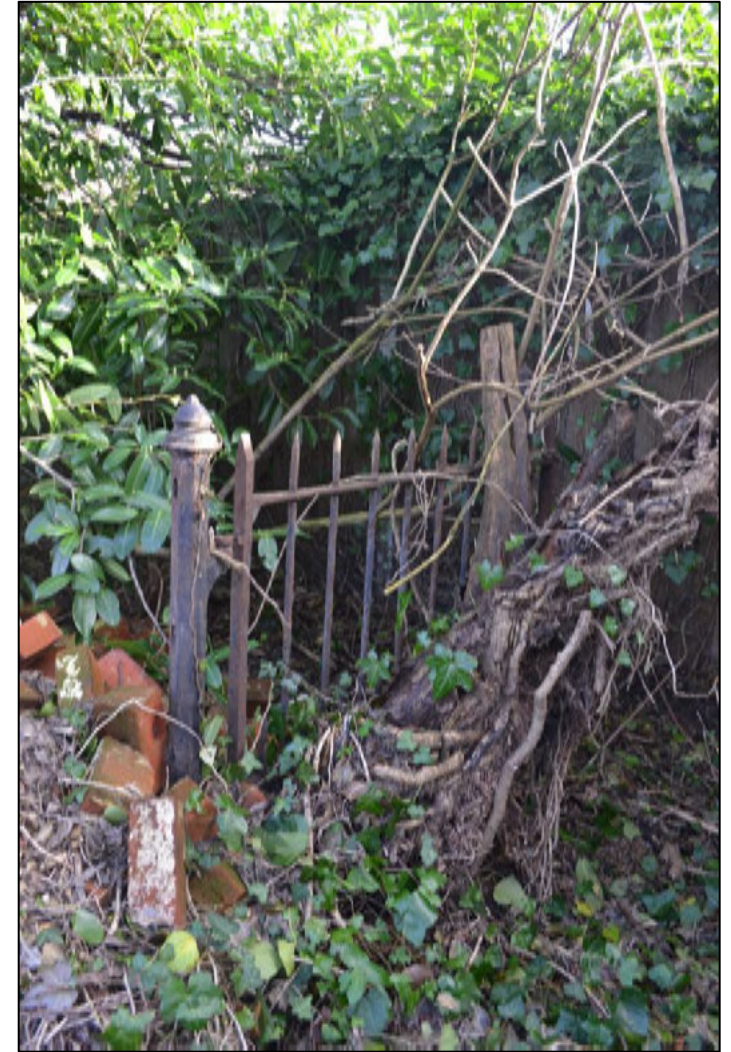


Figure 63: (left) circular former opening within brick boundary wall which would have originally been part of an historic building, (right) wrought iron gate along eastern boundary of garden which would have delineated a break in a path as part of the designed garden



Figure 64: Historic outbuilding in south-west corner of the plot, (left) eastern elevation illustrating the various partitioned stables, (right) example of internal brick and timber partition wall



Figure 65: Further images of internal parts of former agricultural building



Figure 66: (right) internal view of former agricultural building, (left) north elevation of building - note mixture of brick and timber



Figure 67: Modern garage (western projecting) part of the historic outbuilding

Critical Assessment

The assessment of significance is based on the characteristic of heritage values as expressed by Historic England in Conservation Principles (2008 Revised 2017), which defines value as 'an aspect of worth or importance... attached by people to qualities of place'. See Appendix B for criteria.

Heritage Value: Evidential	Rating: Medium
Explanation: Sussex Lodge and attached outbuilding The structure and external fabric of the brick bond of the property have intrinsic evidential value as an example of this vernacular form of construction which dates from the early 19th century. The 19th century attached outbuilding and ancillary outbuilding have intrinsic evidential value as later phase in the morphological development of the property and its change from an agricultural complex to a more residential property, which is still of significant historicity. Whilst elements of the plan form are still legible, the evidential value of remaining architectural features has been diminished through the cumulative impact of the loss of original features successive refurbishment in the 20th Century Gardens and ancillary outbuilding See above	
Heritage Value: Historical	Rating: Sussex Lodge and attached outbuilding-Medium-High Gardens and Ancillary outbuilding- Low-medium
Explanation: Sussex Lodge and attached outbuilding Sussex Lodge has a high historical value as an interesting example of a high-status agricultural Lodge dating from the early 19th that has been subsequently extended to incorporate the adjacent outbuilding. The symmetrical form of the building reflects the social and economic status of the original owners and their position, standing, and occupation within the wider Spencer's Wood Area during the 19th and 20th centuries. The building has medium-high illustrative historic value derived from the surviving historic fabric such as: • Externally- surviving original fenestration, blind windows, traditional means of construction (Flemish bond brick) • Internally- decorative features such as the fireplaces, solid wood floors, solid oak doors from Arborfield Church which could date to the Norman period, and the status division between the 'upstairs/downstairs' parts of the house (attic room and larder/scullery/pantry), although particularly the rooms are not consistent in style– as well as surviving elements of the early 19th century agricultural outbuilding Gardens and Ancillary outbuilding The historical value of the gardens lie in their surviving illustrative value as part of a designed scheme alongside the early 19th century Lodge. Much of what would have been the agricultural yard has been lost and can no longer be read on the landscape save for the surviving ancillary former stable/piggery. The gardens therefore have low/medium historical value.	

Heritage Value: Aesthetic	Rating: Sussex Lodge and attached outbuilding-Medium Gardens and Ancillary outbuilding- Low-Medium
Explanation: Sussex Lodge and attached outbuilding Its significance lies in its principal north and south facades of which there is a symmetry. The remaining facades, whilst not as decorative, demonstrate different phases of building and social taste throughout the 19th and 20th century. This is complimented internally by several principal modest rooms with fireplaces, solid wood floors, and doors from Arborfield Church. Notwithstanding the surviving structural 19th century elements such as the timber roof structure and cellar. Unfortunately, the loss of original windows that have been replaced with inappropriate uPVC ones does impact the overall aesthetic value of the house. Furthermore, the conservatory, whilst there is evidence of a similar structure on site since the early 20th century, in its current form and state of repair, it too detracts from the overall aesthetic value, notwithstanding the current internal decorative scheme which obscures most of the internal surfaces. As such the aesthetic value of Sussex Lodge is considered to be medium. Gardens and Ancillary outbuilding Although not designated separately, the gardens once appeared to combine elements of fashionable landscape design from the 19th century through to the twentieth century with the agricultural requirements of the site. The mature treeline and retaining walls in the gardens are the oldest features. The ancillary outbuilding whilst not listed in its own right does pre-date July 1949 and therefore could be considered to be curtilage listed - this will need to be checked with the LPA. Its traditional means of construction and surviving plan form, which in part illustrates the former agricultural layout of the site has resulted in the gardens and building having an overall low-medium aesthetic value.	
Heritage Value: Communal	Rating: Negligible-Low
Explanation: Since the building/s and gardens were constructed, they have predominantly been in private occupancy as an agricultural residence. The Historic England listing describes the site, particularly the outbuilding as once being used as a classroom, however, little documentary evidence to support this has been found. Therefore, it is presumed that public interaction with the site has been limited. Communal significance may be drawn from the contribution the building makes to the composition of Spencer's Wood area as a whole, forming an illustrative history from where the local population can draw a sense of history and understanding. However, the isolated nature of the building up until the mid-20th century has resulted in the communal significance of the building being considered to be negligible-low.	

Summary of Significance

The **evidential, historical, and aesthetic value** of the Lodge is considered to be **medium-high**. The significance of the building is related to its status, plan form, and architectural detailing. The private nature of the property has resulted in its **communal value** being defined as negligible.

Impact Assessment

It is proposed to undertake the following works Sussex Lodge:

1. External works

- **Yellow**- Removal of a small section of the garden wall to allow access to all parts of the garden (**Figure 61**).



Figure 68: (left) Existing Site Plan, (right) Proposed Site Plan

1. Exterior- Front and Rear

- **Windows and doors-** Existing inappropriate double glazed uPVC windows are to be removed and replaced with timber double glazed windows of an appropriate design and style in keeping with the character of the property.
- **Red-** Remove lean-to and rebuild, reusing bricks where possible



Figure 69: (left) Existing front and rear elevations, (right) Proposed front and rear elevations.

2. Exterior- Side Elevations

- **Green**- Insert 4 aluminium casement windows along west elevation of attached outbuilding to correspond with its proposed conversion (see [Attached Outbuilding](#))
- **Blue**- Insert 1 aluminium windows along eastern elevation of attached outbuilding to correspond with its conversion (see [Attached Outbuilding](#)).
- **Red**- Insert 1 full height aluminium double sliding set of doors along eastern elevation of attached outbuilding to correspond with its conversion (see [Attached Outbuilding](#)).

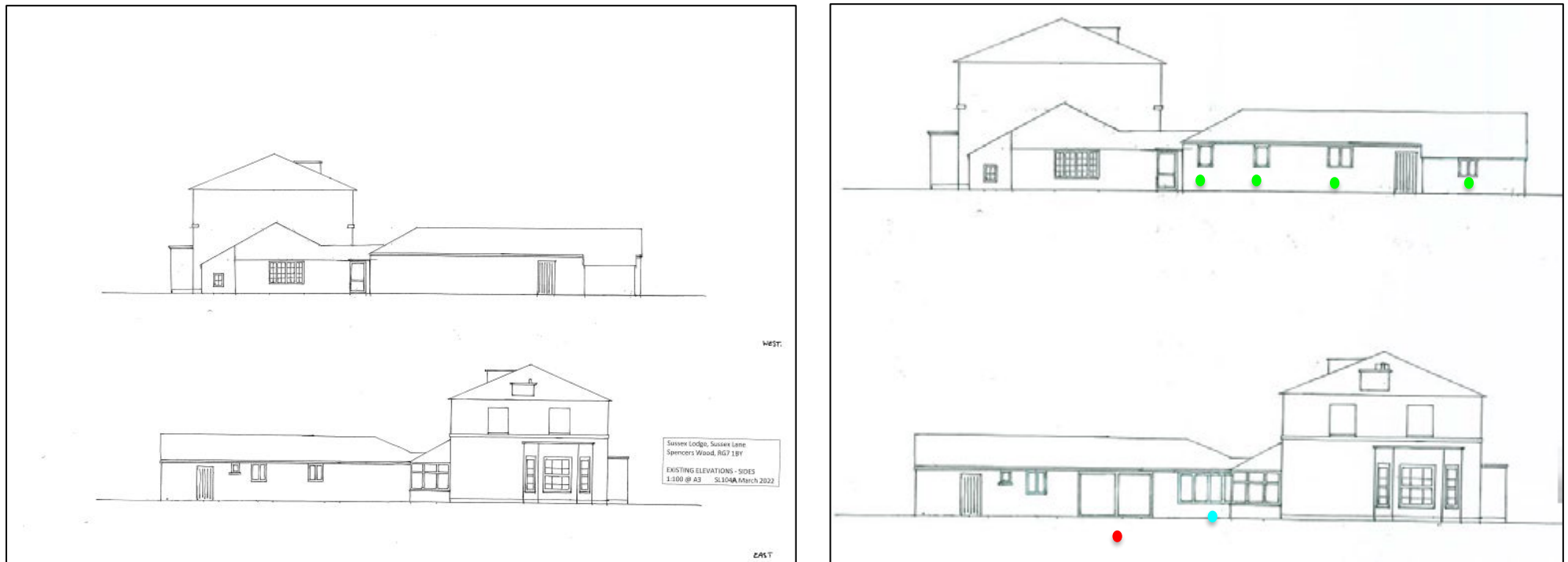


Figure 70: (left) Existing side elevations, (right) Proposed side elevations.

3. Interior- Ground Floor

- **Red-** Reconfigure the attached outbuilding and utility. It is proposed to remove parts of the internal walls between the northern store, coal room and boiler room (see [Attached Outbuilding](#)) to allow the space to be used as an open plan kitchen/diner- nibs of the wall will remain to indicate position of removed walls. The southern store will be reconfigured to allow the space to be used as a bedroom and ensuite. This will require the removal of a small section of wall, the insertion of a door on the western wall, and the re-building of the existing attached outside toilet on the western elevation of the outbuilding. The existing stall divides will be retained in the former stable as well as the wall boarding. Further, the exiting cobbled and brick floors throughout the outbuilding will be retained where possible under a floating floor. All floors are to be insulated and underfloor heating added (see [Section Drawings](#) below). The existing doors into the coal store and boiler room are to be retained and re-used where possible. The tile floor of the store closest to the kitchen and study is to be recorded, removed, and stored. Under floor heating is proposed to be installed and the tiles replaced above in their original order. Finally the entire outbuilding and store area are to be insulated internally across the walls (see [Section Drawings](#) for details). The existing damaged ceilings within the store/boiler room are to be removed and reboarded at rafters with insulation between the boards.
- **Green-** New door opening and stud wall inserted to create cupboard. (**Figure 40**).

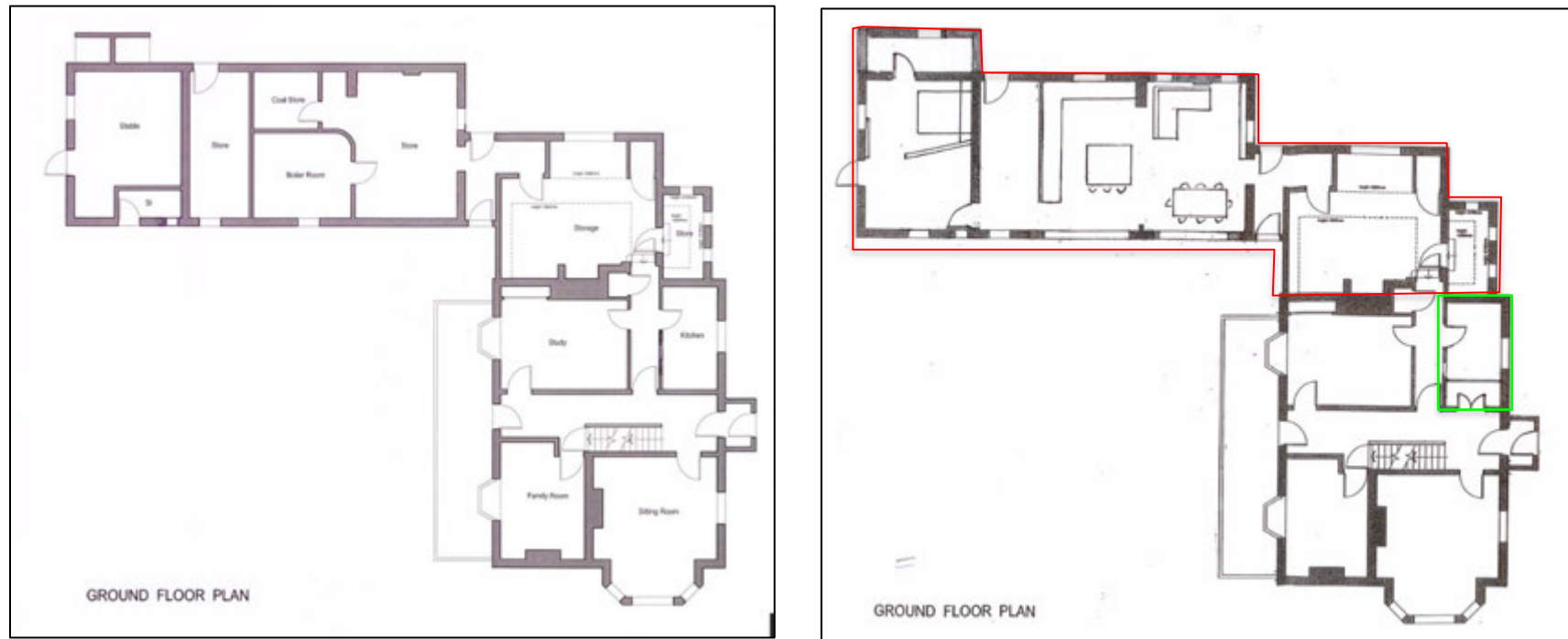


Figure 71: (left) Existing ground floor plan, (right) Proposed ground floor plan.

4. Interior- Second and First Floor

- **Green-** Insertion of door to connect the two rooms (**Figure 31 & Figure 32**).
- **Pink-** Removal of stud walls and replacement of staircase to allow easier access up to the second floor and an increased head height (**Figure 26, Figure 27, & Figure 74**).
- **Blue-** Similar to the above, insertion of stud wall and doorway to create 'Jack and Jill' bathroom between the two rooms (**Figure 28 - Figure 30**).
- **Yellow-** Alteration of stud walls to facilitate alteration of stairwell (**Figure 24 - Figure 26**).

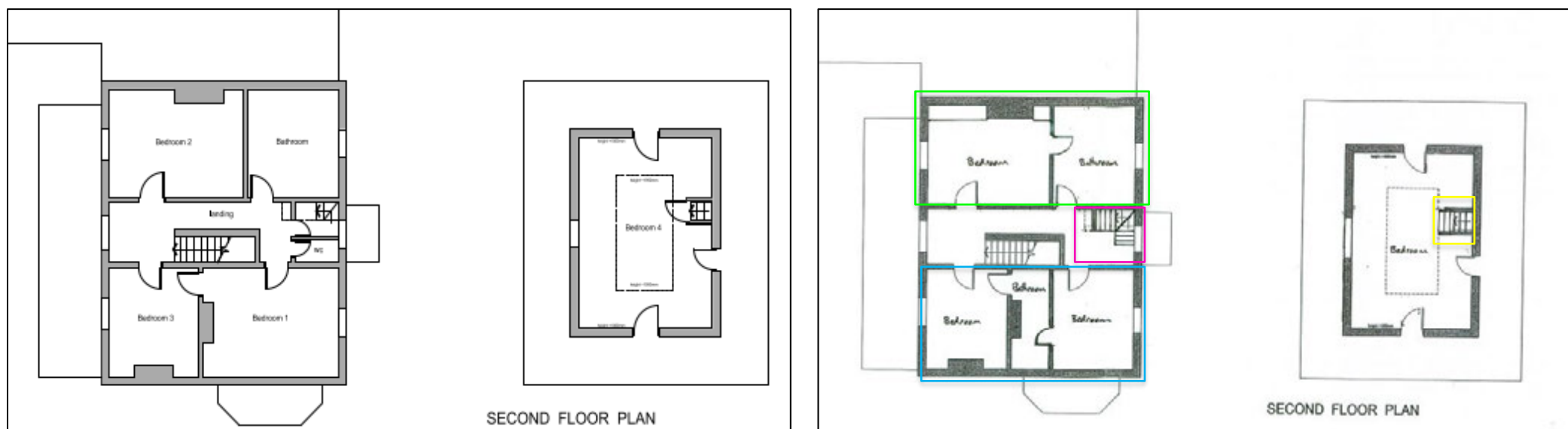


Figure 72: (left) Existing floor plan, (right) Proposed floor plan.

Section Drawings

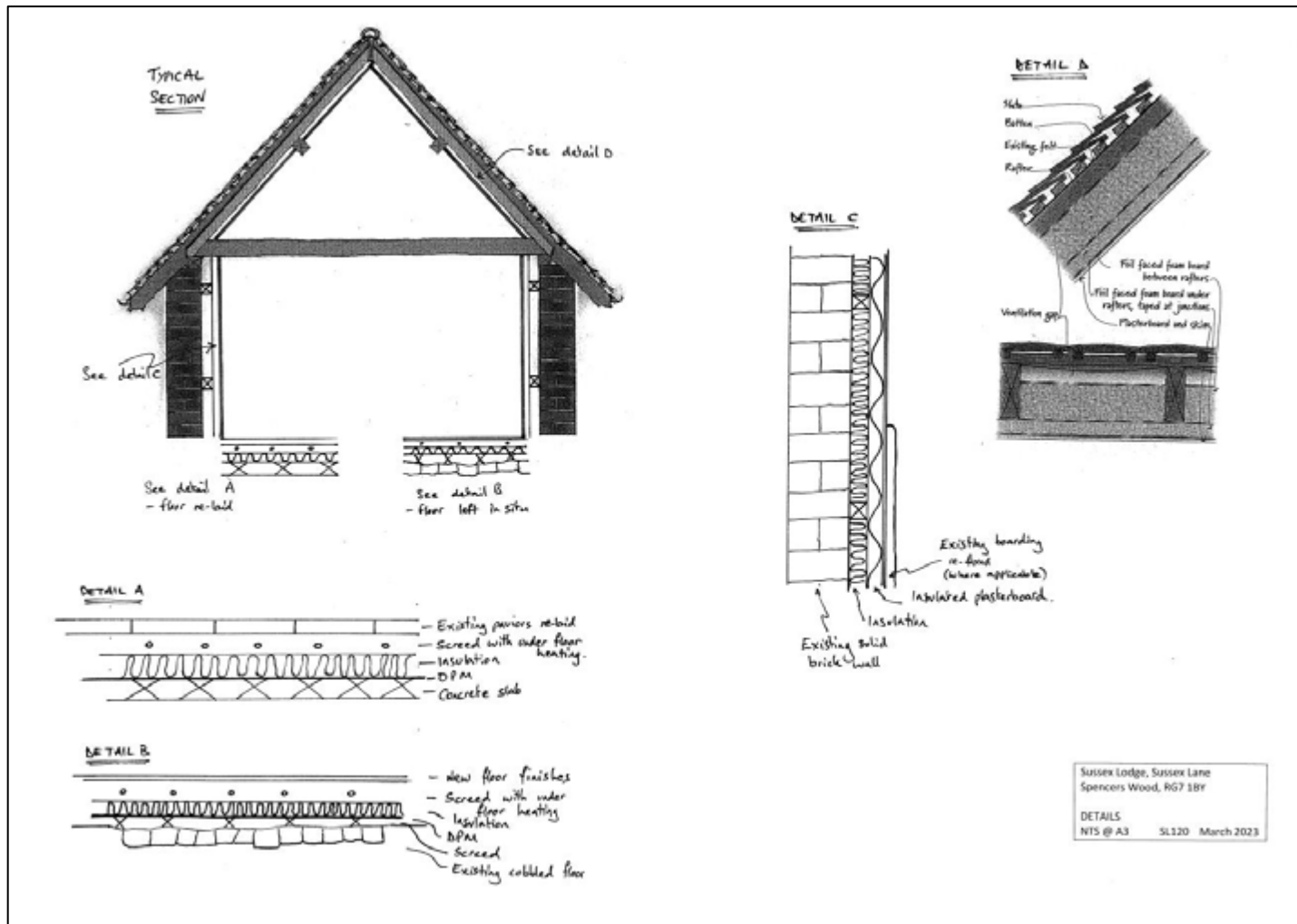


Figure 73: Section drawings and detail of materials for proposed underfloor heating and internal insulation



Impact Table

This impact assessment deals with the impact of proposed change across the site on the heritage value of Sussex Lodge and its wider historical context in both direct and indirect terms. Both adverse and beneficial impacts are assessed.

The impact assessment adopts ICOMOS assessment criteria to provide a logical assessment of the proposed changes to help inform the planning decision.

See [Appendix C](#) for further details and criteria.

Proposed Works and Area of Impact	Heritage Value	Level of Change	Overall Impact
Insertion of solar panels on ancillary outbuilding (Figure 68)	Aesthetic- Low-Medium Historic- Low-Medium Evidential- Medium Communal- Negligible/Low	Minor Change	Neutral/Slight Impact - The solar panels are located on the southern and western slopes of the ancillary building and as such are not visible from the principal listed building nor the public streetscape. As such their installation is considered to have a neutral/slight impact on the significance of the structure.
The opening up of the central garden wall in the southern garden (Figure 68)	Aesthetic- Low-Medium Historic- Low-Medium Evidential- Medium Communal- Negligible/Low	Minor Change	Neutral/Slight Impact - As is evident from the images above (Figure 61), to access to the southern parts of the garden is through a gate to the east. The wall needs some repair and as such the insertion of a small opening in the central section along with the rest of the walls upkeep is considered to results in a neutral/slight impact .
External alterations to the attached outbuilding (Figure 69 - Figure 71)	Aesthetic- Medium Historic- Medium/High Evidential- Medium Communal- Negligible/Low	Minor/Moderate Change	Slight Impact/ Slight Adverse Impact The outbuilding is proposed to be converted into a kitchen/diner, spare bedroom, and utility space for the principal house. To facilitate this the proposals seek to install a number of windows and a set of double doors within the external fabric of the building. The fenestration is to be aluminium which is in keeping with the 'functional' use of the building and not considered to cause harm to the significance of the asset.

			The insertion of aluminium framed windows on the western and eastern elevations of the building, whilst again will result in a small loss of historic fabric, are traditional in style and design (casement and material which is not out of place on an outbuilding) and will complement the proposed fenestration changes to the principal house and allow the outbuilding to be read as a continuation of the domestic space resulting in a slight impact (not adverse) on the significance of the building. Overall however, as is evident on the pictures above the building is in a state of disrepair internally and works are required to ensure its longevity. The change of use to a domestic part of the house will allow the building to be retained and looked after for future generations.
External alterations to the principal building	Aesthetic- Medium Historic- Medium/High Evidential- Medium Communal- Negligible/Low	Minor/Moderate Change	Beneficial Impact - The proposals seek to reinstate original/more appropriate features (i.e. Timber framed fenestration and brick chimney stacks) and remove current inappropriate fabric (uPVC windows). These works are considered to result in a beneficial impact to the significance of the heritage asset.
Internal alterations to the attached outbuilding and utility room	Aesthetic- Medium Historic- Medium/High Evidential- Medium Communal- Negligible/Low	Minor/Moderate Change	Slight Beneficial Impact The outbuilding is proposed to be converted into a kitchen/diner, spare bedroom, and utility space for the principal house. As stated above, as is evident on the pictures of the building it is in a state of disrepair internally and works are required to ensure its longevity. The change of use to a domestic part of the house will allow the building to be retained and looked after for future generations. The removal of the internal partition walls, whilst resulting in a loss of historic fabric, it is evident that these partitions are later 19th/ early 20th century additions as the majority do not tie into the original external walls of the building. Where they do tie in, elements of those walls will be retained to

			allow their former existence to be interpreted on the built fabric- nibs of the original walls will be visible within the space. Furthermore, the insertion of internal insulation and underfloor heating will bring the building up to 21st century living standards. The retention of the floors, doors, stable partitions and wall panelling will retain characteristics of the building that positively contribute to its significance. On balance the loss of historic fabric (walls only) is out-weighed by the benefit of bringing the building and space back into use to ensure its future retention and longevity alongside the retention of many other original features. As such overall, the proposals are considered to result in a slight beneficial (on balance) impact on the significance of the building.
Internal alterations to the principal building	Aesthetic- Medium Historic- Medium/High Evidential- Medium Communal- Negligible/Low	Minor Change	Slight Impact The internal alterations to the principal building primarily centre around the insertion of stud partition walls to facilitate the addition of en-suites/storage space. Whilst it is appreciated that on the first floor in particular this will slightly interrupt the historic plan form it is felt that the reversibility of the stud wall helps to balance out any potential harm. Furthermore, there will be a retention of symmetry provided by the doors on the landing. The reconfiguration of the stairs up to the attic room is a necessity as the current access is limited and precarious. The stairs are thought to be a later insertion and therefore of limited heritage significance. The proposals will results in a slight impact on the overall significance of the designated heritage asset.

Conclusion

Through the process of impact-assessment, we have found that the majority of the proposals would have a **slight impact (more on the beneficial side)** on the character and appearance of the setting of the listed building and its setting.

Of the proposals that would result in a slight adverse impact (proposed fenestration to outbuilding) the overall restoration of the building AND the retention/restoration of numerous features of significance (tile flooring, cobble flooring, brick flooring, 2 x doors, stable partitions, wall panelling) is considered to outweigh this harm by bringing the building back into use without compromising its character ensuring its longevity for future generations.

Of the proposals that would result in a slight beneficial impact (repairs to chimneys, renovation of attached outbuilding) these would help to bring the building back to its original form and appearance and better reveal historic fabric and elevations.

Furthermore the replacement of windows throughout, which are at present double glazed uPVC, with timber double glazed windows in a more appropriate style that are in keeping with the age of the property would not only restore the original appearance of the building but would also go some way towards balancing out any harm potentially caused by other proposals on the site. Therefore balancing out and mitigating any adverse impacts (which, where present, are considered to be minor). Whilst it is appreciated that single-glazed units might have been in originally it is felt that the proposed double glazed timber units both sustain (match the thickness of the glazing in at present) and enhance (improve the design of the windows to a more appropriate style) as per para 197 of the NPPF.

In terms of Paragraph 202 of the NPPF, whilst it is considered that certain elements of the proposals may result in a level of harm (considered to be at the lower end of less than substantial) **it is felt that where there are beneficial impacts these assist in balancing out this less than substantial harm (at the very lower end) through the retention and reinstatement of original features.** In regard to Local Plan Policies the proposals would be in line with the following (see Appendix for further details):

Managing Development Delivery

- *Policy TB24-Designated Heritage Assets (Listed Buildings, Historic Parks and Gardens, Scheduled Ancient Monuments and Conservation Areas) Historic Parks and Gardens, Scheduled Monuments and;*
- *Policy TB26: Buildings of Traditional Local Character and Areas of Special Character.*

Appendix A: Historic England List Descriptions



SUSSEX LODGE

Listed on the National Heritage List for England.

[Search over 400,000 listed places](https://historicengland.org.uk/listing/the-list/) (<https://historicengland.org.uk/listing/the-list/>)

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1319125**

Date first listed: **01-Sep-1972**

Statutory Address 1: **SUSSEX LODGE, 203, HYDE END ROAD**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/)
(<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **SUSSEX LODGE, 203, HYDE END ROAD**

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

District: **Wokingham (Unitary Authority)**

Parish: **Shinfield**

National Grid Reference: **SU7253366449**

Details

SHINFIELD HYDE END ROAD (south side) SU 76 NW 8/28 No.203 (Sussex Lodge) 1.9.72 II

House. Early C19. Brick with steeply pitched, hipped slate roof. Rectangular plan. 2 storeys and attic. Flanking chimneys, brick painted string at first floor level, flat eaves. 3 bays sash windows with glazing bars and flat segmental heads, the windows on ground floor taller; half glazed centre door in solid sided painted porch, rectangular opening and cornice capping. String course, 2 wooden cross windows with leaded lights; a clock in the gable and an arched bellcote above with pedimented top, housing 3 bells. Between the string course and the clock there is a stone panel with inscription and 1860 date. To the right of this, is a single storey classroom with 3 bays of 2-light windows with stone mullions and dressings and leaded lights. V.C.H. Vol.3. p.261. B.O.E. (Berkshire) p.216.

Listing NGR: SU7253366449

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **41465**

Legacy System: **LBS**

Sources

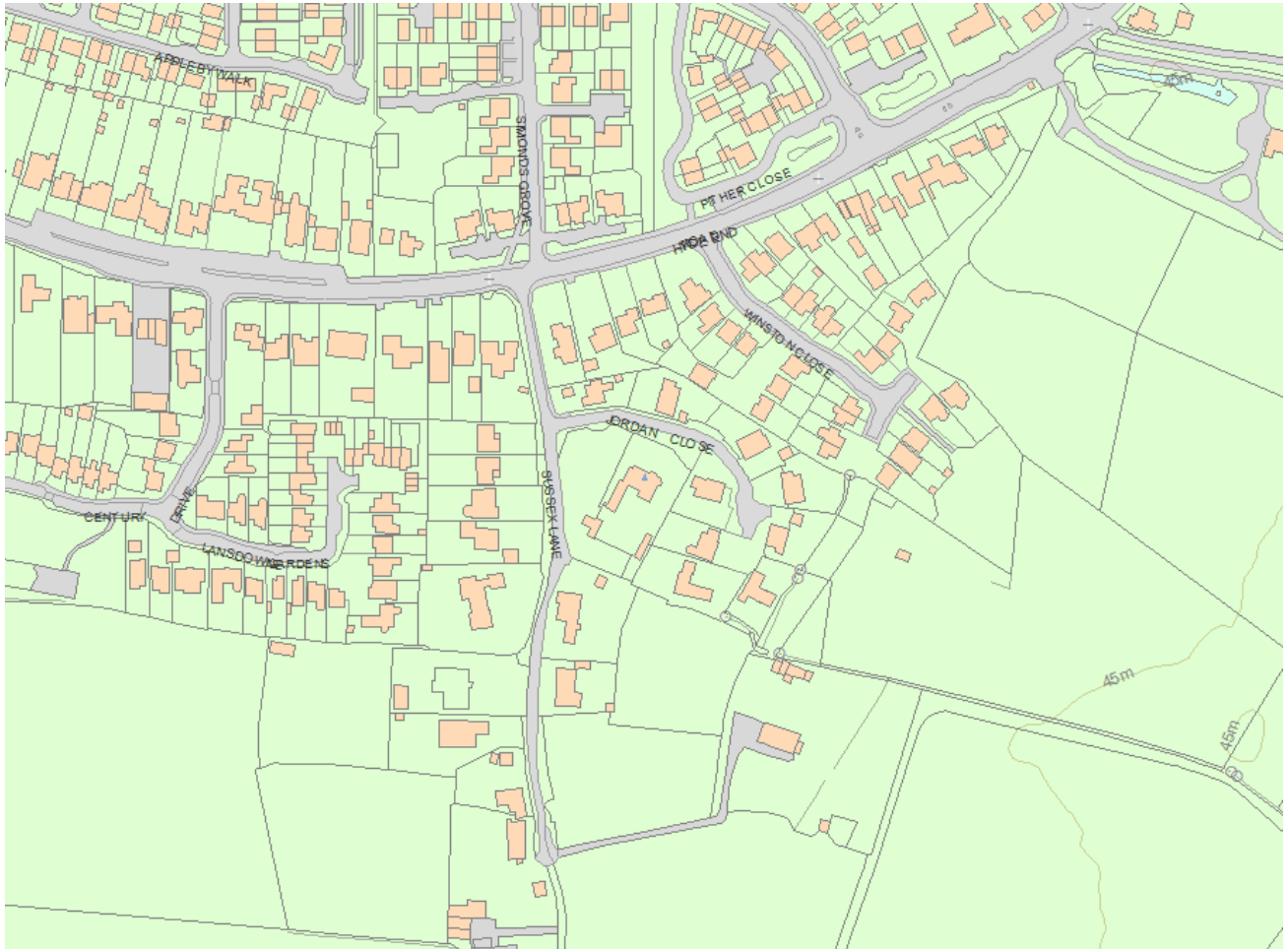
Books and journals

Ditchfield, P H, Page, W, The Victoria History of the County of Berkshire, (1906), 261

Pevsner, N, The Buildings of England: Berkshire, (1966), 216

Legal

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



Map

This map is for quick reference purposes only and may not be to scale.
This copy shows the entry on 18-Jan-2022 at 13:31:14.

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End of official list entry

← [Previous](#) - **Overview**

Appendix B: Significance Assessment Criteria

Historic England in Conservation Principles, Policies and Guidance (2008 revised 2017) identify four principal heritage values:

Value	Description
Evidential	Deriving from the potential of a place to yield evidence about past human activity.
Historical	Deriving from the ways in which past people, events and aspects of life can be connected through a place to the present.
Aesthetic	Deriving from the ways in which people draw sensory and intellectual stimulation from a place.
Communal	Deriving from the meaning of a place for the people who relate to it, or for whom it figures in their collective experience and memory.

The National Policy Planning Framework (NPPF) Updated 2021) suggests that for planning purposes, the significance of heritage assets should be assessed under the headings of archaeological, architectural, artistic, or historic which are essentially the same as the Historic England values. The NPPF also points out that significance derives not only from a heritage asset's physical presence, but also from its setting, being the surroundings in which it is experienced.

Assessing the significance of heritage assets is to a great extent based on knowledge of the asset type, a comparison with what exists elsewhere, and the extent to which it may be distinctive or have special meaning for different groups of people. The incorporation of a values-based benchmark within the assessment helps to ensure a consistency of approach when determining significance in the context of managing change to significant places.

Value / Criteria	Description
Very High Building/site/area of international significance.	Sites, buildings, monuments, or landscapes of international significance and listed on the World Heritage Site List, or other sites, buildings, monuments, or landscapes of comparable quality.
High Building/site/area of national significance.	Listed Buildings Grade I, Grade II*, Conservation Areas (containing very important buildings) Scheduled Monuments, non-designated sites or assets of comparable quality, Registered battlefields, Registered Parks and Gardens Grade I and Grade II*. An aspect (e.g., structure or feature) that strongly contributes to significance.
Medium Building/site/area of national significance.	Listed Buildings Grade II, Conservation Areas, Historic Townscapes, Registered Parks and Gardens Grade II. An aspect (e.g., structure or feature) that makes a moderate contribution to significance.
Low Buildings/sites/areas of regional / local significance.	Buildings and areas of local interest, sites and archaeological remains which are not of national importance, historic landscapes of regional/county importance. An aspect (e.g., structure or feature) that makes a lesser contribution to significance.
Negligible Buildings /Sites / Areas of little or no significance.	Buildings/sites/areas of little or no significance. An aspect (e.g., structure or feature) that has little or no value and therefore does not impact significance, either positively or negatively.
Negative	An aspect (structure or feature) that detracts from the significance of the building.

Appendix C: Impact Assessment Criteria

Changes that may affect these heritage assets (both negatively and positively) as a result of development include:

- Alterations to the external appearance of the property
- Internal alterations to the property

To fully understand the effect of the impact of the proposed changes on the heritage value of the properties, we have used criteria based on that recommended by ICOMOS. This defines:

- Level of Change proposed
- Effect of Overall Impact

This latter is in the form of a matrix setting the “Level of Change” against “Heritage Value” to determine the subsequent “Effect of Overall Impact”, which ranges from “Neutral” to “Very Large”, and on a scale of beneficial or adverse.

The table below clarifies what is meant by ‘Level of Change’ and is adapted from guidance set out by ICOMOS.

Level of Change	Description
Major Change	Substantial visual or physical change (i.e. loss of historic fabric) to the form, appearance or context of a heritage asset
Moderate Change	Significant visual or physical change (i.e. loss of historic fabric) to the form, appearance or context of a heritage asset.
Minor Change	Some visual or physical change (i.e. loss of historic fabric) to the form, appearance or context of a heritage asset.
Negligible Change	Negligible visual or physical change to the form, appearance or context of a heritage asset.
No Change	No change to the visual or physical elements of the heritage asset

By establishing the heritage value (significance) of a heritage asset and the Level of Change as a result of proposed development; the two can be combined to reach an overall impact.

Heritage Value + Level of Change = Overall Impact
(Significance)

Effect of Overall Impact (Adverse or Beneficial)					
Significance/ Heritage Value	Level of Change				
	No Change	Negligible Change	Minor Change	Moderate Change	Major Change
Very High Value	Neutral Impact	Slight Impact	Moderate/Large Impact	Large/Very Large Impact	Very Large Impact
High Value	Neutral Impact	Slight Impact	Moderate/Slight Impact	Moderate/Large Impact	Large/Very Large Impact
Medium Value	Neutral Impact	Neutral/Slight Impact	Slight Impact	Moderate Impact	Moderate/Large Impact
Low Value	Neutral Impact	Neutral/Slight Impact	Neutral/ Slight Impact	Slight Impact	Slight/Moderate Impact
Negligible Value	Neutral Impact	Neutral Impact	Neutral/Slight Impact	Neutral/Slight Impact	Slight Impact

Appendix C: Local and National Relevant Planning Policies & Legislation

The Planning (Listed Buildings and Conservation Areas) Act (1990) ("the Act") contains legislation relating to listed buildings and conservation areas. The Act sets out the legislative framework within which development affecting listed buildings and conservation areas must be considered by local planning authorities, upon which it imposes a general duty in the exercise of planning functions. Sections 16(2) and 66(1) direct the local planning authority when considering whether to grant consent for any works or development to a listed building or its setting 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. Section 72(1) imposes the same duty in respect of a conservation area and directs that special attention should be paid to the desirability of preserving or enhancing the character or appearance of that area.

National Planning Policy

The National Planning Policy Framework 2021 (NPPF), the Historic England 'Planning for the Historic Environment Practice Guide' and the Historic England Good Practice Advice documents (advice notes 2 and 3) are relevant to the content of this report and the consideration of any application. The government objective is that heritage assets (which includes listed buildings and their settings) should be conserved in a manner appropriate to their significance, so they can be enjoyed for their contribution to the quality of life of this and future generations.

National Planning Policy Framework

Chapter 16 'Conserving and Enhancing the Historic Environment'. This states that heritage assets 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 194 states that when 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 that significance.

Paragraph 195 identifies that 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 197 sets out that in determining applications, local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development makes a positive contribution to local character and distinctiveness.

Paragraph 199 states that 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 201 states that where a proposal will lead to less than substantial harm to the significance of a designated asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Planning for the Historic Environment Practice Guide (English Heritage, 2010)

Although the NPPF superseded Planning Policy Statement 5: Planning for the Historic Environment (PPS5) as Government Policy, the policies in the NPPF are very similar and the

intent is the same, so the Practice Guide remains almost entirely relevant and useful in the application of the NPPF.

Paragraph 58 of the Practice Guide and the Historic England Good Practice Notes 2 and 3 advocate the methods of investigating the significance of a heritage asset. In particular it advocates that three steps should be carried out when preparing an assessment including:

- Check the development plan, main local and national records including the relevant Historic Environment Record, statutory and local lists, the Heritage Gateway, the NMR, and other relevant statutory sources of information that would provide an understanding of the history of the place and the value the asset holds for society.
- Examine the asset and its setting.
- Consider whether the nature of the affected significance requires an expert assessment to gain the necessary level of understanding.

A number of other steps are suggested as appropriate, subject to the nature of the asset and the proposed works.

In the case of this application the records which have been investigated include:

- The Heritage Gateway.
- The planning records and planning policy Documents held by Westminster Council
- Historic England Website

Historic England Good Practice Advice Notes and Guidance Notes

Advice Note 2 titled 'Managing Significance in Decision-Taking in the Historic Environment' and Advice Note 3 titled 'The Setting of Heritage Assets' are relevant to the consideration of this application.

Advice Note 2 highlights that there are 4 types of Conservation Principles that an asset may hold, which are aesthetic, communal, historic, and evidential value. The Assessment of Significance at Section 5.0 identifies the value attached to the setting and significance of the surrounding heritage assets.

Advice Note 3 in relation to the impact of development on the setting of listed buildings, highlights the steps which should be taken when assessing the significance of heritage assets. The curtilage, character and context of a heritage asset must be taken into consideration during assessment. This has been carefully considered as part of the assessment provided.

Wokingham Core Strategy and Managing Development Deliver Local Plan

It should be noted that whilst there isn't currently an adopted Local Plan, there is work ongoing to produce one which will refine the current Core Strategy from 2006 to 2026 to provide the strategy for the Borough from April 2013 to March 2036. Preparation of evidence to inform the document is underway.

Core Strategy Adopted January 2010

CP1 – Sustainable development

Planning permission will be granted for development proposals that:

- j) Maintain or enhance the high quality of the environment;
- 2) Minimise the emission of pollutants into the wider environment;
- 3) Limit any adverse effects on water quality (including ground water);
- 4) Ensure the provision of adequate drainage;
- 5) Minimise the consumption and use of resources and provide for recycling;
- 6) Incorporate facilities for recycling of water and waste to help reduce per capita water consumption;

- 7) Avoid areas of best and most versatile agricultural land;
- 8) Avoid areas where pollution (including noise) may impact upon the amenity of future occupiers;
- 9) Avoid increasing (and where possible reduce) risks of or from all forms of flooding (including from groundwater);
- 10) Provide attractive, functional, accessible, safe, secure, and adaptable schemes;
- 11) Demonstrate how they support opportunities for reducing the need to travel, particularly by private car in line with CP6; and
- 12) Contribute towards the goal of reaching zero-carbon developments⁴¹ as soon as possible by:
 - a) Including appropriate on-site renewable energy features;
 - j) Minimising energy and water consumption by measures including the use of appropriate layout and orientation, building form, design and construction, and design to take account of microclimate so as to minimise carbon dioxide emissions through giving careful consideration to how all aspects of development form.

CP3 – General Principles for development

Planning permission will be granted for proposals that:

- j) Are of an appropriate scale of activity, mass, layout, built form, height, materials, and character to the area together with a high quality of design without detriment to the amenities of adjoining land users including open spaces or occupiers and their quality of life;
- j) Provide a functional, accessible, safe, secure, and adaptable scheme;
- j) Have no detrimental impact upon important ecological, heritage, landscape (including river valleys) or geological features or water courses.
- d) Maintain or enhance the ability of the site to support fauna and flora including protected species;
- e) Use the full potential of the site and contribute to the support for suitable complementary facilities and uses;
- f) Contribute to a sense of place in the buildings and spaces themselves and in the way they integrate with their surroundings (especially existing dwellings) including the use of appropriate landscaping;
- g) Provide for a framework of open space in secure community use achieving at least 4.65 ha/1,000 population provision together with recreational/sporting facilities in addition to private amenity space;
- h) Contribute towards the provision of an appropriate sustainable network of community facilities;
- j) Do not lead to a net loss of dwellings and other residential accommodation or land;
- j) Do not lead to a loss of community or recreational facilities/land or infrastructure unless suitable alternative provision is available.

Development proposals will be required to demonstrate how they have responded to the above criteria through the submission of Design and Access Statements, clear and informative plans, elevations and street-scenes and where required Masterplans, Development Briefs, Concept Statements and Design Codes.

Managing Development Delivery Adopted 21st February 2014

Policy CC03: Green Infrastructure, Trees and Landscaping

1. Green Routes and Green Route Enhancement Areas are defined on the Policies Map.
2. Development proposals should demonstrate how they have considered and achieved the following criteria within scheme proposals:
 - a) Provide new or protect and enhance the Borough's Green Infrastructure networks, including the need to mitigate potential impacts of new development
 - b) Promote accessibility, linkages, and permeability between and within existing green corridors including public rights of way such as footpaths, cycleways, and bridleways
 - c) Promote the integration of the scheme with any adjoining public open space or countryside
 - d) Protect and retain existing trees, hedges, and other landscape features
 - e) Incorporate high quality, ideally, native planting and landscaping as an integral part of the scheme.
3. Development proposals which would result in the loss, fragmentation or isolation of areas of green infrastructure will not be acceptable.
4. Development proposals within the River Valley areas shall improve or contribute toward:
 - a) The establishment of a Loddon/ Blackwater riverside footpath and bridleway, as defined on the Policies Map, to accommodate dual use
 - b) The establishment of a riverside footpath and cycleway to accommodate dual use along the Emm Brook
 - c) Opportunities for improvements to green infrastructure to help minimise flood risk

Policy TB21: Landscape Character

1. Proposals must demonstrate how they have addressed the requirements of the Council's Landscape Character Assessment, including the landscape quality; landscape strategy; landscape sensitivity and key issues.
2. Proposals shall retain or enhance the condition, character and features that contribute to the landscape.

Policy TB24: Designated Heritage Assets (Listed Buildings, Historic Parks and Gardens, Scheduled Ancient Monuments and Conservation Areas)

1. Historic Parks and Gardens, Scheduled Monuments and Conservation Areas are shown on the Policies Map.
2. The Borough Council will conserve and seek the enhancement of designated heritage assets in the Borough and their settings by:
 - a. Requiring works to or affecting heritage assets or their setting to demonstrate that the proposals would at least conserve and, where possible enhance the important character and special architectural or historic interest of the building, Conservation Area, monument or park and garden including its setting and views.
 - b. Supporting development proposals or other initiatives that will conserve and, where possible, enhance the local character, setting, management and historic significance of designated heritage assets, with particular support for initiatives that would improve any assets that are recognised as being in poor condition or at risk.
3. Proposals for building works shall retain or incorporate existing features or details of historic or architectural significance or design quality into the scheme.

Policy TB25: Archaeology

1. Areas of high archaeological potential are shown on the Policies Map.

2. In areas of high archaeological potential, applicants will need to provide a detailed assessment of the impact on archaeological remains.

3. Where development is likely to affect an area of high archaeological potential or an area which is likely to contain archaeological remains, the presumption is that appropriate measures shall be taken to protect remains by preservation in situ. Where this is not practical, applicants shall provide for excavation, recording and archiving of the remains.

Policy TB26: Buildings of Traditional Local Character and Areas of Special Character

1. Areas of Special Character are shown on the Policies Map.

2. Planning permission will only be granted for proposals to or affecting Buildings of Traditional Local Character and Areas of Special Character where they demonstrate that they retain and enhance the traditional, historical, local, and special character of the building or area and its setting.

3. Proposals that involve the demolition of a Building of Traditional Local Character will require strong justification.

Appendix D: Planning History

Apart from a handful of TPO applications on the site there does not seem to be any readily available planning history to the property on the Wokingham Borough Website.

I would advise contacting the LPA and requesting further information to ascertain whether planning information for the property is yet to be digitised.

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Appendix F: 1921 Sales Catalogue

SHINFIELD.

Half-a-mile from Motor Bus Route,
and 5 miles from Reading Station.
45 minutes' of London.

Particulars and Conditions of Sale

OF THAT OLD-WORLD FREEHOLD

COUNTRY RESIDENCE

"SUSSEX LODGE,"

:: HYDE END. ::

STABLING. GARAGE. AMPLE BUILDINGS.

OLD GROUNDS AND ORCHARD

the whole comprising—

over 3 acres.

VACANT POSSESSION ON COMPLETION.

MESSRS.

NICHOLAS

(E. DUNCAN FRASER

C. H. RUSSELL)

will (unless an acceptable offer be made meanwhile) Sell the above at

The Chamber of Commerce, 156, Friar Street, Reading,

On SATURDAY, 12th MARCH, 1921,

at THREE o'clock precisely.

Particulars and Conditions of Sale may be obtained of ARTHUR H. SHERWOOD, Esq., Solicitor,
16, Friar Street, Reading, or at the Auctioneers' Offices, 1, STATION ROAD, READING,
and 4, ALBANY COURT YARD, PICCADILLY, LONDON, W.1.

BRADLEY & SON, LTD., PRINTERS, READING

D/ENS 83/7

PARTICULARS.
 THAT PICTURESQUE, OLD-FASHIONED
 RECENTLY MODERNISED
Country Freehold Residence

KNOWN AS

"SUSSEX LODGE,"
 HYDE END, SHINFIELD, Nr. READING,

situated in a delightful and good social district within half-mile of the village of Spencer's Wood with Church, Telegraph Office, &c., and about a mile from Shinfield Church.

An excellent hourly motor bus service between Reading and Risleigh Common runs within half-mile of the property. Reading Station (45 minutes of London) is 5 miles distant.

The Residence, which is brick-built and partly covered with creepers, is approached by a long carriage drive, and contains:

ON THE GROUND FLOOR—

ENTRANCE HALL, going through to small heated CONSERVATORY.

OLD-FASHIONED DINING ROOM, with West aspect, about 17ft. 6in. x 14ft. with open brick fireplace, china dresser and cupboards.

DRAWING ROOM, about 17ft. 9in. x 13ft.

MORNING ROOM, about 14ft. 10in. x 10ft. 6in., with S.W. aspect and containing cupboard with oak door.

STUDY or BEDROOM, with S.W. aspect.

The doors of 3 of the above rooms are of oak originally in Arborfield Church.

THE DOMESTIC OFFICES comprise:

Good PANTRY containing counter, cupboards and shelves; LARGE SCULLERY, with sink, water supply tap and pump; LARDER with tiled shelves; another PANTRY; STORE ROOM and COAL HOUSE.

ON THE FIRST FLOOR—

LANDING.

No. 1 BEDROOM containing wardrobe cupboard with oak doors.

No. 2 BEDROOM, about 14ft. 10in. x 12ft. 3in., containing hob grate and cupboard.

LARGE BATHROOM, with recently-fitted bath.

No. 3 BEDROOM, about 13ft. x 12ft. 3in.

W.C. off Landing.

ON THE SECOND FLOOR—

No. 4, a large half-attic BEDROOM, about 21ft. 4in. x 13ft.

IN THE BASEMENT—

TWO CELLARS.

OUTSIDE—

Large SOFT WATER TANK and 2 E.C.'s for Servants.

The Stabling and Buildings

comprise:

HARNESS ROOM, LOOSE BOX, 1 STALL, COACH HOUSE, DOG KENNEL, PONY BOX, POULTRY HOUSES, GOOD BARN, 4 LARGE LOOSE BOXES for horses or cattle, LOFT, STORES, TOOL AND POTTING HOUSE, FODDER HOUSE, FIGGERIES, &c. COLD GREENHOUSE. The above are mostly ranged round Yard.

DELIGHTFUL
 OLD-FASHIONED GROUNDS

A row of Scotch firs borders the carriage drive; there are some large elms, walnut, limes, chestnut and other trees and numerous ornamental shrubs.

PRODUCTIVE KITCHEN GARDEN with box edges and intersected by herbaceous borders and rambler-covered arches. The same is well-stocked with Standard and Bush fruit, Asparagus and Strawberry beds, &c.

SUMMER HOUSE and small heated GREENHOUSE.

