
Heritage Statement

Reading International Logistics Park

December 2019

Heritage Statement
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CONTENTS

- 1.0 Introduction
- 2.0 Site Context
- 3.0 Heritage Decision Making Framework
- 4.0 Statement of Significance
- 5.0 Proposed Development
- 6.0 Heritage Impact Assessment
- 7.0 Conclusions

APPENDICES

Appendix 1: List Descriptions

Appendix 2: Maps and Historic Plans

1.0 INTRODUCTION

- 1.1** Barton Willmore has been appointed by Arlington LP UK Limited to produce a Heritage statement to accompany the planning application for full planning permission to redevelop the current site at Reading International Logistics Park, for the provision of office space, car and cycle parking. A description of the proposed development is set out in the accompanying Planning Statement.
- 1.2** This heritage statement seeks to establish the baseline heritage significance of those assets affected by the proposals. The assessment of significance follows the heritage interest-led approach set out in the NPPF, comprising architectural, artistic, archaeological and historic interest. This has been guided by the definitions provided in the updated Planning Policy Guidance (PPG) (2019). The assessment of the contribution made by the setting of the heritage assets follows the staged assessment approach set out in Historic England's guidance document "Historic Environment Good Practice Advice in Planning Note 3 (Second Edition): The Setting of Heritage Assets" (GPA3) (2017).
- 1.3** Paragraph 189 of the National Planning Policy Framework, 2019 (NPPF) requires applicants to describe the significance of those assets potentially affected by a proposed development. This assessment should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposed development on that significance. That is the purpose of this report.
- 1.4** The site is not a designated heritage asset, nor are there any designated heritage assets within the red line boundary; however, there are a number of heritage assets that have the potential to be affected by the proposed development.

2.0 SITE CONTEXT

The Site

- 2.1** The site is located in South Reading, in a predominantly industrial area. The northern portion of the Application Site features a large concrete surface, which was the site of the former brewery warehouse, now surrounded by car parking and other hardstanding areas. The site features some vegetation, with trees scattered throughout.
- 2.2** There are no existing structures on the site. There is a Tesco Distribution Centre, to the West and, the Reading International Logistics Park offices are located to the East. A hotel and various retail and fast food outlets are located to the North and 'Busy Bees' nursery school to the south. Beyond this, is a small area, designated by the proposals map as a Local Wildlife Site, Local Nature Reserve or an Area of Biodiversity Action Plan Habitat. The M4 motorway runs along this boundary.

Heritage Designations

- 2.3** There are no heritage assets within red line boundary of the site and the site is not located within a conservation area.
- 2.4** The site is potentially located within the setting of a number of designated heritage assets. The heritage assets listed below have been identified through desk-based research as being within a 500m buffer of the red line boundary of the site:
- Little Lea Cottage- Grade II Listed
 - St. Paul's Church Hall- Grade II Listed
 - Hartley Court- Grade II* Listed
 - Milestone at Three Mile Cross- Grade II Listed
- 2.5** It is considered as a result of the intervening built form, infrastructure and landscape features, the impact on St. Paul's Church Hall, Hartley Court and Milestone at Three Mile Cross would be minimal and the proposed development would not affect the special character of these listed buildings. As such, only Little Lea Cottage (Grade II listed), which is located on the southern boundary of the site has been considered in this report.
- 2.6** Listed Buildings are afforded statutory protection through sections 16 and 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990. This requires local planning

authorities to have regard to the desirability of preserving their significance and in the case of listed buildings any contribution made by their setting. Paragraph 189 of the National Planning Policy Framework, 2018 (NPPF) requires applicants to describe the significance of those assets potentially affected by proposed development. This assessment should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposed development on that significance. That is the purpose of this heritage statement.

Brief History and Cartographic Progression of the site

- 2.7** An online search of the Berkshire Historic Environment Record (BHER) record was undertaken and indicate that the earliest settlement in the area was Prehistoric, revealed through an excavation of the nearby M4 Motorway between junctions 12 and 15. Roman, Iron Age, Medieval and Post Medieval features were found nearby in excavations of the surrounding Business Park, Football Club, Retail Park and M4, suggesting the area was continually used from an early date.¹
- 2.8** Prior to the 20th century there is little information available on the history of the site. From the historic map evidence, the site appears to have been enclosed agricultural land with farms characterising the surrounding landscape.
- 2.9** The 1883 OS Map depicts this agricultural landscape. The site is shown as enclosed fields with Little Lea Farm shown to the south of the application site. Directly to the east is a road running north to south, this is the modern B3031. To the west the Great Western Railway runs north to south, this line formed part of the Reading and Basingstoke Branch. To the north is Lower Whitley Farm surrounded by a number of enclosed field systems. The surrounding area is characterised by its agricultural nature with the landscape composed of agricultural fields and farms. An area shown as Whitleywood Common lies to the east.

¹ Berkshire Historic Environment Record,
https://www.heritagegateway.org.uk/Gateway/Results_Application.aspx?resourceID=1028 (accessed 19.09.19).



Fig. 1 1883 OS Map 1:10,560 Berkshire

- 2.10** The subsequent OS Maps show minimal change to the site and its immediate surroundings until the 1936-7 OS Map. The 1936-7 OS Map depicts more open fields with fewer field boundaries. Many of the farm buildings forming Little Lea Farm are no longer depicted, suggesting the farm has either reduced in size or ceased to function as a farm. To the east of the site, the area previously marked as Whitleywood Common is shown to have developed into an interwar residential development. This forms part of the suburban sprawl of Reading at this time, with further development shown to the south of the site in the area of Great Lea Common.

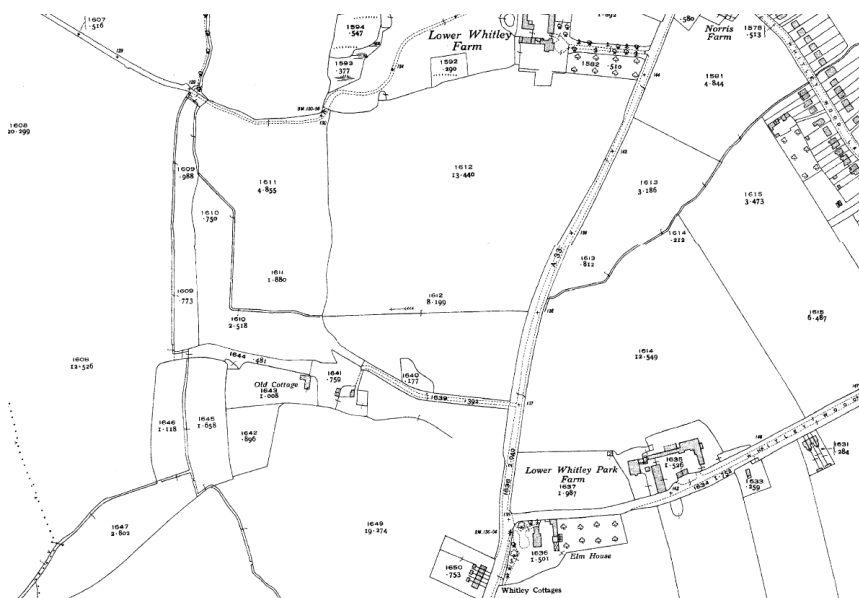


Fig. 2 1936-37 OS Map 1:10,560 Berkshire

- 2.11** The 1961-2 OS Map highlights a similar progression; field boundaries have been further dissolved creating larger open fields in the surrounding landscape. The residential development of Whitleywood Common has been extended westwards towards the site and to the south, Great Lea Common is also shown to have expanded.
- 2.12** The 1976-1995 OS map highlights the continued development of the area. The site now appears as part of the Worton Grange Industrial Estate to the west of the Whitleywood development. A brewery is depicted to the west of the site and the immediate area has been developed as part of the Brewery complex. The residential development of Whitleywood has expanded both westwards towards the site as well as south towards the M4 which has now been constructed.

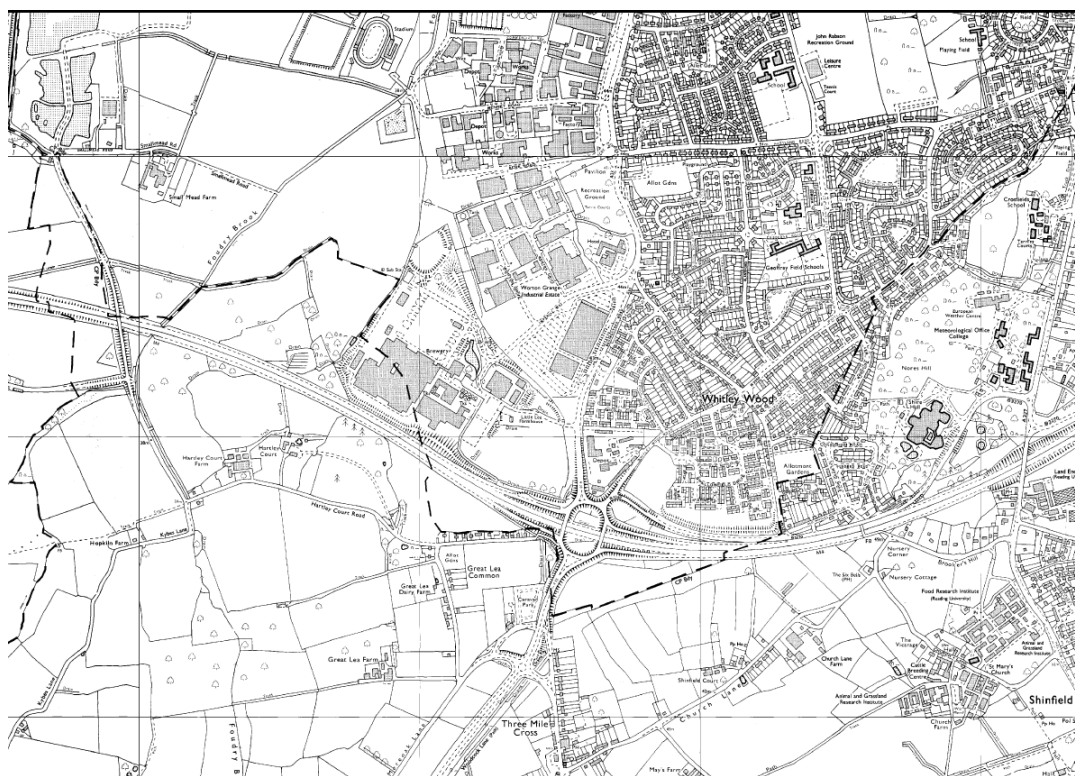


Fig. 3 1976-1995 OS Map 1:10,560 Berkshire

- 2.13** Today, the site forms part of Reading Business Park. The site is currently unused, with the concrete footings of previous development remaining evident on the ground as well as car parking associated with the previous use of the site as a Brewery. The area surrounding the site has largely been developed for industrial uses with large warehouse and office buildings characterising the area. To the south of the M4 the agricultural landscape is largely retained.

Planning History

2.14 Relevant previous planning applications for the site (since 2002) are noted below. These can be viewed on the Reading Borough Council Planning Website alongside further applications related to the Reading International Logistics Park.

2.15 There is an extant consent for a substantial office redevelopment of the site. As part of this application, a heritage report was submitted, addressing how the proposed would impact Little Lea Cottage. The impact was considered acceptable with consent being granted.

Application Number	Application	Decision Date
100091	Request for a Screening Opinion for up to 23,065 square metres of office (B1a) floor space together with associated access, car parking, landscaping and associated works	10 August 2010
090131	Discharge of conditions 3, 4a, 6a, 7a, 8a and 12b of planning consent 09/00685/VARIAT	01 February 2010
090530	Planning permission for the development permitted by Planning Consent 06/00627/VARIAT dated 22/8/06 namely development of offices with associated leisure facilities, landscaping, service roads and 969 car parking spaces for office development, together with retention of 457 existing car parking spaces for brewery use but without complying with Conditions 3, 4, 6, 7, 8, 9, 11, 12, 14, 16, 18, 21, 22, 23, 24, 25, 26 and 27 of that Consent.	27 July 2009
060942	Variation of Condition 1 of Planning Consent 00/01447/FUL to extend the time limit for the commencement of development for a further 3 years	22 August 2006
990690	Development of offices with associated leisure facilities, landscaping, service roads and 969 car parking spaces for office development, together with retention of 457 existing car parking spaces for brewery use.	05 February 2002

3.0 HERITAGE DECISION MAKING FRAMEWORK

Legislation

Planning (Listed Building and Conservation Areas) Act 1990

- 3.1** Listed buildings and conservation areas are protected by the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990. Sections 16 and 66 require that local planning authorities have special regard to the desirability of preserving the heritage significance of listed buildings when determining listed building consent and planning applications respectively.

Local Plan

Reading Local Plan (November 2019)

- 3.2** Reading Borough Council sets out strategic policies to shape the future development of the borough and was adopted on 4th November 2019.
- 3.3** 'Policy EN1 Protection and Enhancement of the Historic Environment' of the local plan states that '*...historic features, areas of historic importance and other elements of the historic environment, including their settings will be protected and where possible enhanced.*' It further states that applications which affect, or have the potential to affect, the significant features of heritage assets should be justified by a Heritage Statement. It additionally stresses that any harm to or loss of a heritage asset should require clear and convincing justification, usually in the form of public benefits.
- 3.4** The Local Plan also identifies the site as an allocation; SR4e Part of the Former Berkshire Brewery Site. It sets out the site as an area for development for employment use and states that the site has an existing permission for 33,910 sq m of offices but would also be suitable for industrial and warehouse development. The policy also states that development *should 'enhance the setting of the listed Little Lea Farmhouse'*.

National Planning Policy Framework (NPPF) 2019

- 3.5** The NPPF sets out government planning policy. Chapter 16 sets out policies for conserving and enhancing the historic environment.

- 3.6** Paragraph 189 requires applicants to describe the heritage significance of heritage assets potentially affected by proposed development. This 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 190 places an onus on local planning authorities to identify and assess the significance on any heritage asset that may be affected, and to take this assessment into account when considering the impact of a proposal.
- 3.7** Paragraph 192 states that local planning authorities, in determining planning applications, 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 making a positive contribution to local character and distinctiveness.
- 3.8** Paragraph 193 advises that great weight should be given to an asset's conservation; the more important the asset, the greater this weight should be. It goes on to state that significance can be harmed or lost through alteration or destruction of the heritage asset, or development within its setting. Any such harm or loss should require clear and convincing justification.
- 3.9** Paragraphs 195 and 196 set out two decision-making tests where proposals would lead to substantial and less than substantial harm respectively. Paragraph 195 guides that substantial harm to or total loss of significance should not be permitted unless that harm is necessary to deliver substantial public benefits that would outweigh that harm or loss, or other criteria are met.
- 3.10** Paragraph 196 guides that where a development proposal would lead to less than substantial harm, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
- 3.11** Paragraph 200 guides local planning authorities to look for opportunities for new development within conservation areas and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.
- 3.12** Implementation of the NPPF is supported by the Planning Practice Guidance (PPG) (2019).

Other Guidance

- 3.13** Good Practice Advice in Planning (GPA) 'Note 2: Managing Significance in Decision-Taking in the Historic Environment' (2015) provides information on good practice to aid decision-makers in the implementation of policy set out in the NPPF and PPG.
- 3.14** GPA 'Note 3: The Setting of Heritage Assets' (2017) sets out advice on managing change within the settings of heritage assets, including archaeological remains and historic buildings, sites, areas, and landscapes. It advocates a staged approach to assessing significance and the impact of development within the setting of heritage assets.

4.0 STATEMENT OF SIGNIFICANCE

Definitions

- 4.1 Heritage significance is defined in Annex 2 of the NPPF as:

"The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting."

- 4.2 Annex 2 goes on to provide a definition of archaeological interest as follows:

"There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point."

- 4.3 The National Planning Policy Framework (2019) definition further states that in the planning context heritage interest may be archaeological, architectural, artistic or historic. The definitions below are provided in the updated Planning Policy Guidance (PPG):

"Archaeological interest: As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point."

Architectural and Artistic interest: These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.

Historic interest: An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity."

- 4.4** The setting of a heritage asset is described in Annex 2 of the NPPF as:

"The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral."

- 4.5** The heritage significance of the assets identified in section 2 is set out below. The assessment of the contribution made by the setting of the heritage assets follows the staged assessment process set out in Historic England's setting guidance document (GPA3).

Little Lea Cottage- Grade II Listed

- 4.6** Little Lea Cottage is an early 17th Century building, first listed in 1957 at Grade II.
- 4.7** The BHER entries reveal that the site of Little Lea Cottage was in use since the prehistoric period (1884929 in the NMR Record Index) meaning that it may have some archaeological potential. Furthermore, the house was formerly part of a wider farm complex dating from the 17th Century. As a result, there building is considered to have some archaeological interest as a surviving element of the 17th Century farm. However, as the area surrounding the cottage has largely been developed, the archaeological potential of the surrounding area is likely to be limited.
- 4.8** The building is considered to be of high architectural interest as an early 17th Century Farmhouse. The farmhouse is two storeys and is constructed of timber frame, with the ground floor featuring a stucco coating with projecting buttresses. The first floor is timber-framed with a stucco coating on the south and east fronts, the brick nogging is exposed on the north and west elevations. There is a projecting lean-to porch and a gable

cross wing on the western elevation. The roof has a plain pantile covering the windows are varied in date, with some examples dating from the early 19th Century. Although unexamined, the list description states that the interior has an inglenook fireplace in the west room on the ground floor. The heritage asset is a good example of a 17th Century Farmhouse. There are no artistic features of note to add.

- 4.9** There is limited historical interest in the building due to its survival within a largely lost agricultural landscape, with the building offering an understanding of the once large farm complex of the 17th Century of which it was part. However, its historic interest has been diminished through the loss of its agricultural context.

Setting

- 4.10** The setting of the heritage asset has greatly changed over time and the building is no longer a prominent feature within the surrounding landscape. As shown in the historic maps, the site once sat within a wider agricultural landscape that included Little Lea Farm complex and its associated enclosed fields. The asset has now lost its agricultural context as a result of the development around the site combined with the loss of the associated farm buildings. The wider landscape is also now dominated by the M4 and associated infrastructure to the south.
- 4.11** Today, the asset is also located within Reading Business Park. It is situated on a small area of green space opposite a roundabout, with the access road wrapping around the asset on three sides. To the south and east there are a number of large structures associated to the Business Park, with the application site to the north and west. A buffer of trees screens the site from development to the west and across the road to the north. Historically the site would have had an associative connection to Little Lea Cottage, forming part of its wider agricultural setting. However, this has been greatly altered and the previous functional and historical relationships have been lost.
- 4.12** The way the asset is experienced has also largely changed, set c.250m away from the M4 and c.10m away from access road to the Business Park. A once remote and rural farmhouse is now an overlooked element of an urban and industrial setting, the associated noise, smell and traffic movement is considered to detract from the significance of the heritage asset and its setting.
- 4.13** There will be direct views between the proposed development site and Little Lea Farm as the site lies directly to the north and west of the asset. Development on the site will change how the asset is experienced, further exacerbating the industrial and commercial

setting for the asset. However, as noted above, the rural setting of the farmhouse has already been extensively lost and the once isolated context has been compromised as a result of the construction of the M4, Reading Business Park and associated infrastructure.

5.0 PROPOSED DEVELOPMENT

- 5.1** Arlington LP UK Limited is seeking planning permission to create four flexible use warehouse/industrial/storage/light industrial units on the site. The units will be flexible B1(c), B2 or B8 use. Each unit will be two-storeys with ancillary office space, service yards, parking and associated landscaping of the site. Full details of the development proposals are set out in the accompanying Design and Access Statement.
- 5.2** Units 3 (2,244sqm) and 4 (2,793sqm) are the smallest on the site and are located to the south of the site. Unit 4 is the most southerly. There is car parking to the north of each unit.
- 5.3** Unit 2 (6,417sqm) is the largest unit proposed on the site with car parking to the west, dividing the two sections of the site. The unit is set back from the site boundaries, with an existing green buffer and vegetation to the east and service yard to the north.
- 5.4** Unit 1 (3,591sqm) is to the north-east of the site and is set back from the site boundaries. A service yard is proposed to the south with car parking to the east and existing vegetation retained to the north to provide a green buffer.
- 5.5** The proposals seek to reinstate the previous access routes into the site with one from the east and one to the west of the site. To the north of Unit 2, it is proposed to construct a new Gatehouse and barriers.
- 5.6** The proposed works retain much of the existing vegetation and mature trees on the site which create green buffers between the site and existing buildings. The proposals also seek to introduce further vegetation which will create green buffers between the units, service yards and car parking.
- 5.7** The proposed material palette for the units consists of composite cladding and horizontally spanning built up cladding of varying shades of greys and white, becoming lighter in tone from bottom to top. This approach is used to reduce the apparent height of the buildings. The style and materials are intended to be consistent with the surrounding buildings, in particular the Tesco to the north of the application site.

6.0 HERITAGE IMPACT ASSESSMENT

- 6.1** This section sets out the heritage impact assessment of the proposed development on the heritage assets identified previously in the report.

Impacts on Little Lea Cottage- Grade II Listed

- 6.2** As mentioned in Section 4 of this report, Little Lea Cottage has archaeological, architectural and historic interest as an as an example of an early 17th Century Farmhouse. However, it is clear that the setting of the heritage asset has largely been compromised by the construction of Reading Business Park, changing the way it is experienced. The once rural setting is now industrial and commercial in character with the previous agricultural landscape having been substantially eroded.
- 6.3** As Little Lea Cottage is directly adjacent to the site, there will be views between the site and the heritage asset. To mitigate this, the proposed massing and scale of the buildings on the site has been well dispersed. Unit 2, the largest of the site, is set furthest away from the heritage asset. Unit 1 is proposed to be set back from the site boundary with a service yard and green buffer between the site and the heritage asset to limit the impact on the setting of the listed buildings. The proposed buildings are also set back from the site boundaries and the landscaping proposals seek to provide a sufficient green buffer from existing and new trees and vegetation, helping to mitigate the impact of the site on the heritage asset.
- 6.4** Despite the proposed mitigation the development will still be largely visible in views between the site and Little Lea Farm. However, the setting of the heritage asset is already much altered as a result of the development of Reading Business Park. The development of the application site would result in further commercial/industrial development within the wider setting of listed building. However, in light of the existing development within the setting of the asset, it is not considered that the development as proposed on the site would result in a significant change to the setting of the listed building, or on the way in which it currently experienced.
- 6.5** The reinstatement of the access point to the east of the site will increase traffic and the use of the roundabout directly adjacent to the listed building. However, the proposals also include the provision of another alternative access point, helping to disperse the influx of traffic to the site. The access point to the east will only provide access to Unit

1, the other units will be accessed to the west side of the site, thus limiting the impact on Little Lea Farm.

7.0 CONCLUSIONS

- 7.1** This Heritage Statement has sought to demonstrate that the design proposals for the site will preserve and enhance the significance and setting of the Grade II listed Little Lea Cottage. Whilst it is accepted that the development on the site will result in a change to the setting of the heritage asset, the design has successfully mitigated the impacts such that it is not considered to result in a material adverse impact.
- 7.2** It should be noted that when considering the proposed development, there is precedent for development on the site, with previous brewery and car park, now demolished. The redevelopment of the application site would result in the site being brought back into active use. The development and associated landscaping proposals would result in an overall enhancement to the currently derelict and vacant site which is considered to have a negative impact on the setting of the adjacent listed building.
- 7.3** Additionally, there are a series of extant planning permissions on the site. In 2002, planning permission was granted (00/01447/FUL) for office development comprising of approx. 34,000sqm, in a six-storey circular building. Subsequent applications were approved for a series of variations to the consent (06/00627/VARIAT & 09/00685/VARIAT).
- 7.4** The 2006 application included the demolition of the original warehouse and the subsequent application in 2009 accepted that since demolition had previously taken place that the 2009 permission is therefore extant. It is this extant permission that is the baseline against which the current application should also be considered.
- 7.5** The 2009 approved planning application sets out the construction of office buildings and large-scale car parking. The current application seeks to amend the multi-storey car park to the south to provide two warehouse units with associated service yards and car parking. Although there are changes to the scheme, as mentioned above, the changes between the approved application and this application are not considered to alter the impact on the heritage asset. It is ergo seen that this application should warrant approval having considered these changes in light of the new planning policy context.
- 7.6** The proposals are therefore considered to satisfy the statutory test set out at Sections 16 and 66 of the 1990 Act which requires special attention to be paid to the desirability of preserving the special architectural or historic interest of listed buildings and their setting.

- 7.7** The proposals are also considered to be in accordance with 'Policy EN6: 'New Development in Historic Context'. This requires that historic features and areas of historic importance and other elements, including their settings, will be protected and where appropriate enhanced.
- 7.8** Should any harm be considered to result by virtue of the development, this would certainly fall within the bracket of less than substantial harm and would need to be balanced against the resulting public benefits in line with paragraph 195 of the NPPF. This assessment is undertaken in the accompanying Planning Statement and demonstrates that the planning balance required under paragraph 195 falls in favour of the proposed development.
- 7.9** The proposals are further in accordance with the objectives of Chapter 16 of the NPPF, specifically paragraph 200 which guides local planning authorities to look for opportunities for new development within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.
- 7.10** For the reasons set out in this report, the development proposals are therefore considered to be in accordance with the local and national heritage planning and legislative framework.

APPENDIX 1

List Descriptions

Little Lea Cottage

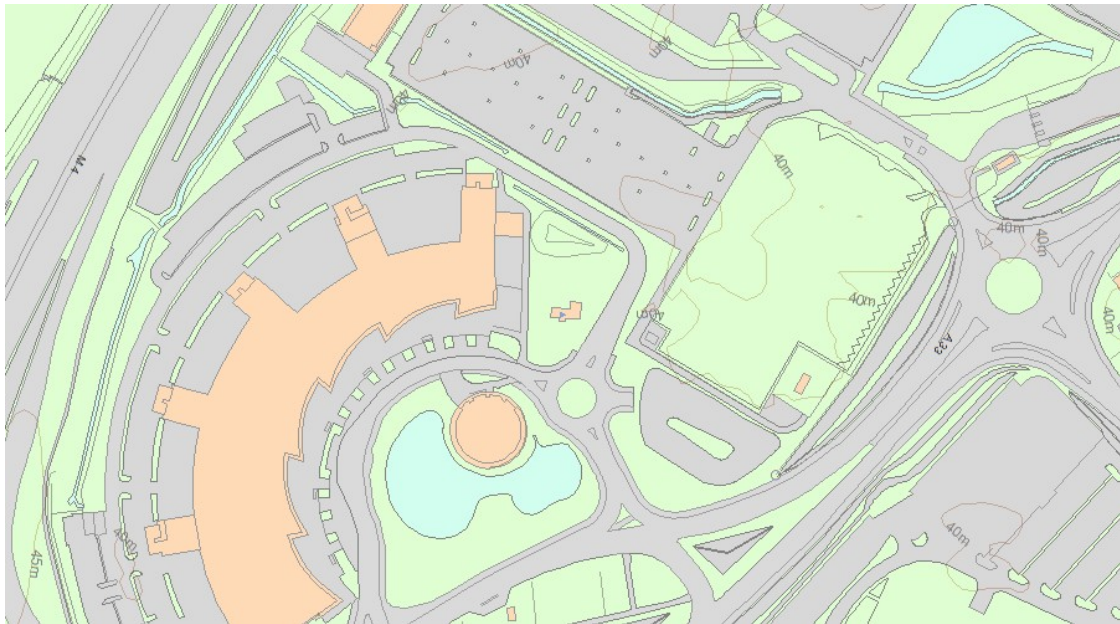
Grade II Listed

List Entry Number: 1303791

Date first listed: 22-Mar-1957

Date of most recent amendment: 14-Dec-1978

National Grid Reference: SU 71325 69059



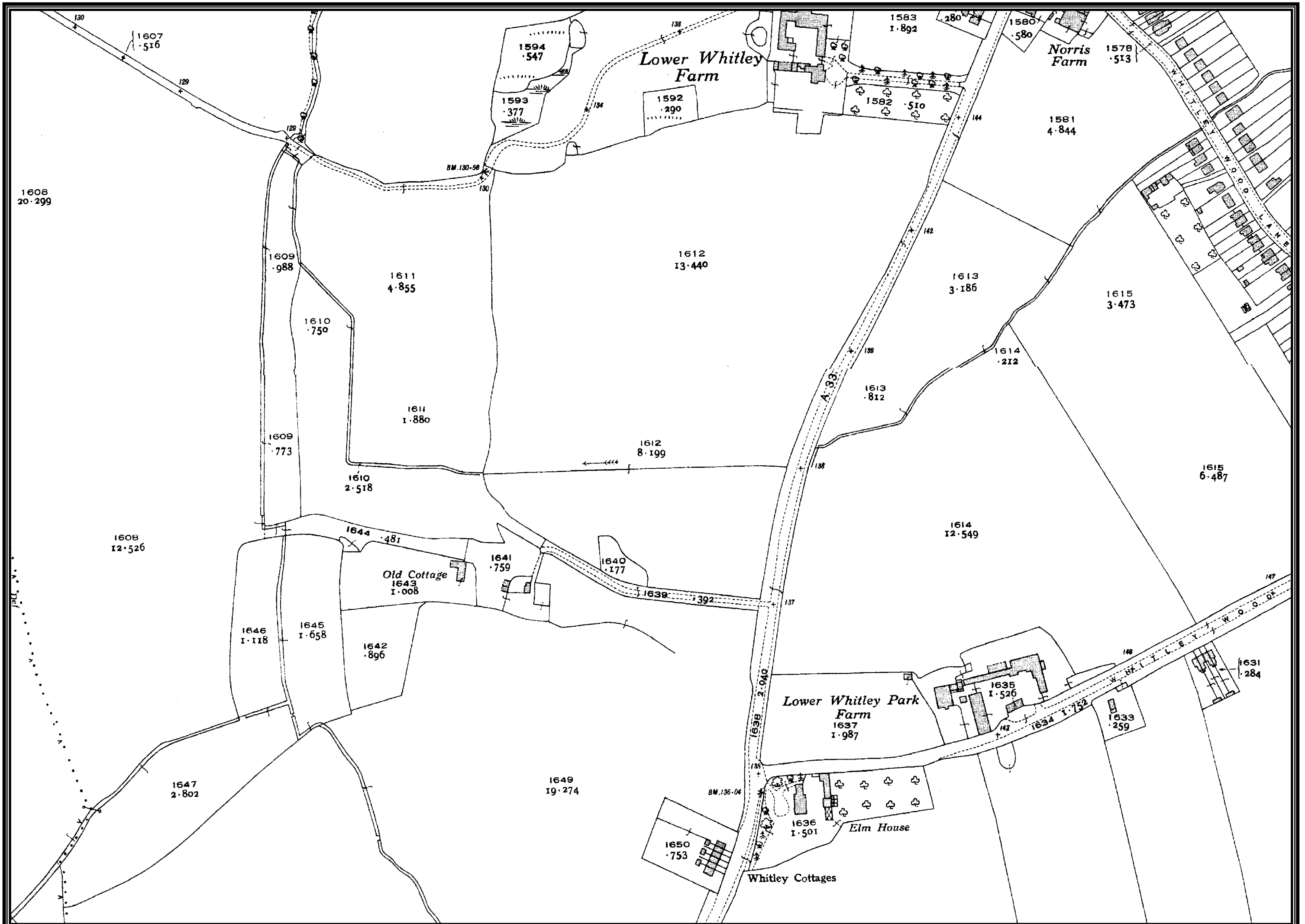
BASINGSTOKE ROAD 1. 5128 (West Side) Little Lea Cottage (Formerly listed as Little Lea Farmhouse under Whitley) SU 76 NW 18/301 22.3.57. II 2. Early C17. 2 storeys, ground floor stucco with buttresses. Timber-framer with brick nogging (stucco to south). Gable to left. 3 ranges of leaded 3 light casements (early C19 on 1st floor to right). Projecting lean-to porch off-centre left. Tiled roof. External chimney to right hand gable end. Interior has inglenook fireplace to ground floor, west room.

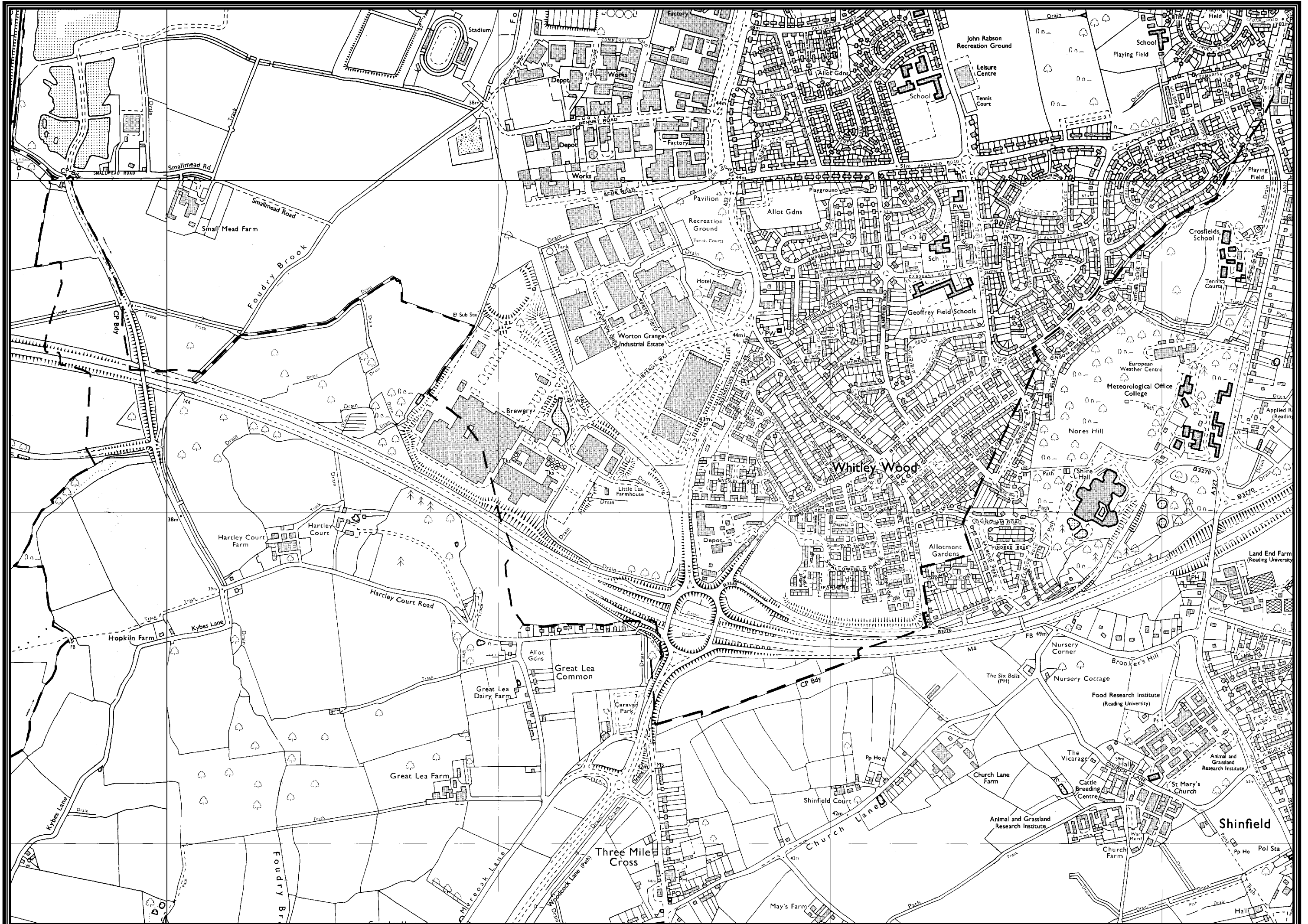
Listing NGR: SU7132569059

APPENDIX 2

Maps and Historic Plans







bartonwillmore.co.uk

TOWN PLANNING
MASTERPLANNING & URBAN DESIGN
ARCHITECTURE
LANDSCAPE PLANNING & DESIGN
ENVIRONMENTAL PLANNING
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