

BUILT HERITAGE ASSESSMENT

Manor Farmhouse, Holbeach

JCH01688
V1
October 2022

REPORT

Document status

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1 INTRODUCTION

- 1.1 This Built Heritage Assessment has been researched and prepared by RPS, on behalf of Ashwood Homes in respect of the Manor Farmhouse, Holbeach and its outbuildings (collectively described as the Site within this report). The Farmhouse is a Grade II listed building (NHLE: 1359262).
- 1.2 The farmhouse and outbuildings are to be converted to community uses under consented planning application H09-0521-14. This document assesses the significance of the Site, including the constituent buildings, to inform the emerging proposals.
- 1.3 This report refers to the relevant legislation contained within the Planning (Listed Buildings and Conservation Areas) Act 1990 and both national and local planning policy. In addition, relevant Historic England guidance notably Managing Significance in Decision-Taking in the Historic Environment and The Setting of Heritage Assets has been consulted to inform the judgements made. Relevant information, including the listing citations for the relevant heritage assets have also been consulted in preparing this Built Heritage Statement. The conclusions reached in this report are the result of detailed historic research, a walkover survey of the Site and publicly accessible locations in the surrounding area, map studies and the application of professional judgement.
- 1.4 The findings of this report are based on the known conditions at the time of writing. All maps, plans and photographs are for illustrative purposes only.

2 LEGISLATIVE AND PLANNING POLICY FRAMEWORK

- 2.1 The current national legislative and planning policy system identifies, through the National Planning Policy Framework (NPPF), that applicants should consider the potential impact of development upon 'heritage assets'. This term includes: designated heritage assets which possess a statutory designation (for example listed buildings and conservation areas); and non-designated heritage assets, typically identified by Local Planning Authorities (LPAs) and incorporated into a Local List and/or recorded on the Historic Environment Record.

Legislation

- 2.2 Where any development may affect certain designated heritage assets, there is a legislative framework to ensure proposed works are developed and considered with due regard to their impact on designated heritage assets. This extends from primary legislation under the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2.3 The relevant legislation in this case extends from section 16 and 66 of the 1990 Act which states that special regard must be given by the decision maker, in the exercise of planning functions, to the desirability of preserving or enhancing listed buildings and their setting.
- 2.4 The meaning and effect of these duties have been considered by the courts, including the Court of Appeal's decision in relation to Barnwell Manor Wind Energy Ltd v East Northamptonshire District Council [2014] EWCA Civ 137.
- 2.5 The Court agreed within the High Court's judgement that Parliament's intention in enacting section 66(1) was that decision makers should give '*considerable importance and weight*' to the desirability of preserving (i.e. keeping from harm) the setting of listed buildings.

National Planning Policy

National Planning Policy Framework (Ministry of Housing, Communities and Local Government, July 2021)

- 2.6 The NPPF is the principal document that sets out the Government's planning policies for England and how these are expected to be applied.
- 2.7 It defines a heritage asset as a: '*building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest*'. This includes both designated and non-designated heritage assets.
- 2.8 Section 16: Conserving and Enhancing the Historic Environment relates to the conservation of heritage assets in the production of local plans and decision taking. It emphasises that heritage assets are '*an irreplaceable resource, and should be conserved in a manner appropriate to their significance*'.
- 2.9 For proposals that have the potential to affect the significance of a heritage asset, paragraph 194 requires applicants to identify and describe the significance of any heritage assets that may be affected, including any contribution made by their setting. The level of detail provided should be proportionate to the significance of the heritage assets affected. This is supported by paragraph 195, which requires LPAs to take this assessment into account when considering applications.
- 2.10 Under '*Considering potential impacts*' paragraph 199 states that '*great weight*' should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.
- 2.11 Paragraph 201 states that where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is

necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 202 requires this harm to be weighed against the public benefits of the proposed development.

- 2.12 Paragraph 203 states that where an application will affect the significance of a non-designated heritage asset, a balanced judgement is required, having regard to the scale of harm or loss and the significance of the heritage asset.

National Guidance

Planning Practice Guidance (DCLG)

- 2.13 The Planning Practice Guidance (PPG) has been adopted to aid the application of the NPPF. It reiterates that conservation of heritage assets in a manner appropriate to their significance is a core planning principle.
- 2.14 The PPG defines the different heritage interests as follows:
- 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.
- 2.15 Key elements of the guidance relate to assessing harm. It states that substantial harm is a high bar that may not arise in many cases. It also states that while the level of harm will be at the discretion of the decision maker, generally substantial harm is a high test that will only arise where a development seriously affects a key element of an asset's special interest. It is the degree of harm, rather than the scale of development, that is to be assessed.

Overview: Historic Environment Good Practice Advice in Planning

- 2.16 Historic England have published a series of documents to advise applicants, owners, decision-takers and other stakeholders on managing change within the historic environment. These include Historic Environment Good Practice Advice in Planning (GPAs) documents and Historic England Advice Notes (HEANS).

GPA2: Managing Significance in Decision-Taking in the Historic Environment (March 2015)

- 2.17 This document provides advice on numerous ways in which decision making in the historic environment could be undertaken, emphasising that the first step for all applicants is to understand the significance of any affected heritage asset and the contribution of its setting to that significance. In line with the NPPF and PPG, the document states that early engagement and expert advice in considering and assessing the significance of heritage assets is encouraged. The advice suggests a structured, staged approach to the assembly and analysis of relevant information:

1. Understand the significance of the affected assets;
2. Understand the impact of the proposal on that significance;
3. Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF;
4. Look for opportunities to better reveal or enhance significance;
5. Justify any harmful impacts in terms of the sustainable development objective of conserving significance balanced with the need for change; and
6. Offset negative impacts to significance by enhancing others through recording, disseminating and archiving archaeological and historical interest of the important elements of the heritage assets affected.

GPA3: The Setting of Heritage Assets (Second Edition; December 2017)

- 2.18 This advice note focuses on the management of change within the setting of heritage assets. This document replaces GPA3: The Setting of Heritage Assets (March 2017) and Seeing History in the View (English Heritage, 2011) in order to aid practitioners with the implementation of national legislation, policies and guidance relating to the setting of heritage assets found in the 1990 Act, the NPPF and PPG. The guidance is largely a continuation of the philosophy and approach of the 2011 and 2015 documents and does not present a divergence in either the definition of setting or the way in which it should be assessed.
- 2.19 As with the NPPF the document defines setting 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'*. Setting is also described as being a separate term to curtilage, character and context. The guidance emphasises that setting is not a heritage asset, nor a heritage designation, and that its importance lies in what it contributes to the significance of the heritage asset, or the ability to appreciate that significance. It also states that elements of setting may make a positive, negative or neutral contribution to the significance of the heritage asset.
- 2.20 While setting is largely a visual term, with views considered to be an important consideration in any assessment of the contribution that setting makes to the significance of an asset, and thus the way in which an asset is experienced, setting also encompasses other environmental factors including noise, vibration and odour. Historical and cultural associations may also form part of the asset's setting, which can inform or enhance the significance of a heritage asset.
- 2.21 This document provides guidance on practical and proportionate decision making with regards to the management of change within the setting of heritage assets. It is stated that the protection of the setting of a heritage asset need not prevent change and that decisions relating to such issues need to be based on the nature, extent and level of the significance of a heritage asset, further weighing up the potential public benefits associated with the proposals. It is further stated that changes within the setting of a heritage asset may have positive or neutral effects.
- 2.22 The document also states that the contribution made to the significance of heritage assets by their settings will vary depending on the nature of the heritage asset and its setting, and that different heritage assets may have different abilities to accommodate change without harming their significance. Setting should, therefore, be assessed on a case-by-case basis.
- 2.23 Historic England recommends using a series of detailed steps in order to assess the potential effects of a proposed development on significance of a heritage asset. The 5-step process is as follows:
1. Identify which heritage assets and their settings are affected;
 2. Assess the degree to which these settings and views make a contribution to the significance of a heritage asset(s) or allow significance to be appreciated;

3. Assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it;
4. Explore ways to maximise enhancement and avoid or minimise harm; and
5. Make and document the decision and monitor outcomes.

HEAN12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (October 2019)

- 2.24 This advice note provides information on how to assess the significance of a heritage asset. It also explores how this should be used as part of a staged approach to decision-making in which assessing significance precedes designing the proposal(s).
- 2.25 Historic England notes that the first stage in identifying the significance of a heritage asset is by understanding its form and history. This includes the historical development, an analysis of its surviving fabric and an analysis of the setting, including the contribution setting makes to the significance of a heritage asset.
- 2.26 To assess the significance of the heritage asset, Historic England advise to describe various interests. These follow the heritage interest identified in the NPPF and PPG and are: archaeological interest, architectural interest, artistic interest and historic interest.

Local Planning Policy

- 2.27 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

South East Lincolnshire Local Plan

- 2.28 The South East Lincolnshire Local Plan was prepared jointly between South Holland District Council, Boston Borough Council and Lincolnshire County Council. Below are the relevant policies relating to the historic built environment.

Policy 29: The Historic Environment

Distinctive elements of the South East Lincolnshire historic environment will be conserved and, where appropriate, enhanced. Opportunities to identify a heritage asset's contribution to the economy, tourism, education and the local community will be utilised including:

- *The historic archaeological and drainage landscape of the Fens;*
- *The distinctive character of South East Lincolnshire market towns and villages;*
- *The dominance within the landscape of church towers, spires and historic windmills;*

To respect the historical legacy, varied character and appearance of South East Lincolnshire's historic environment, development proposals will conserve and enhance the character and appearance of designated and non-designated heritage assets, such as important known archaeology or that found during development, historic buildings, conservation areas, scheduled monuments, street patterns, streetscapes, landscapes, parks (including Registered Parks and Gardens), river frontages, structures and their settings through high-quality sensitive design.

A. Listed Buildings

- 1) *Proposals to change the use of a Listed Building or to alter or extend such a building will be granted where the Local Planning Authority is satisfied that the proposal is in the interest of the building's preservation and does not involve activities or alterations*

prejudicial to the special architectural or historic interest of the Listed Building or its setting.

- 2) Proposals involving the demolition of Listed Buildings will not be permitted, unless in an exceptional case, or wholly exceptional case (depending on their grade) where a clear and convincing justification is made in line with national policy.*
- 3) Proposals that affect the setting of a Listed Building will be supported where they preserve or better reveal the significance of the Listed Building.*

2.29 Parts B (Conservation Areas), C (Archaeology and Scheduled Monuments), D (Registered Parks and Gardens) and E (Enabling Development) are not included as they are not relevant to the asset in question.

F. Development Proposals

Where a development proposal would affect the significance of a heritage asset (whether designated or non-designated), including any contribution made to its setting, it should be informed by proportionate historic environment assessments and evaluations (such as heritage impact assessments, desk-based appraisals, field evaluation and historic building reports) that:

- 1) identify all heritage assets likely to be affected by the proposal;*
- 2) explain the nature and degree of any effect on elements that contribute to their significance and demonstrating how, in order of preference, any harm will be avoided, minimised or mitigated;*
- 3) provide a clear explanation and justification for the proposal in order for the harm to be weighed against public benefits; and*
- 4) demonstrate that all reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the harm to the significance of the asset; and whether the works proposed are the minimum required to secure the long term use of the asset.*

3 HISTORIC BUILT ENVIRONMENT APPRAISAL

Introduction

- 3.1 The Site comprises Manor Farmhouse (NHLE: 1359262) a Grade II listed building, and its outbuildings to the rear. It lies within South Holland District. The farmhouse and outbuildings are to be converted to community uses under consented planning application H09-0521-14. This section assesses the significance of the Site to inform the emerging proposals.

Historic Development

- 3.2 The town of Holbeach was awarded its market charter in 1252. All Saints Church was constructed in the 14th century. Until the beginning of the 17th century, the sea came within 2 miles of the town. The proximity of the water resulted in severe flooding recorded in both the 13th and 16th centuries. A series of land drainage programmes followed which moved the coastline to The Wash, some 9 miles away. This left Holbeach surrounded by more than 23,000 acres of reclaimed agricultural land.
- 3.3 The Spalding and Norwich Railway (later incorporated into the Midland and Great Northern railway) opened Holbeach railway station in 1862. It closed to passengers in 1959 and the line closed entirely in 1965.

Map Progression

- 3.4 Manor Farm can be seen on the 1812 Ordnance Survey (OS) Drawing of Holbeach. The map does not show great detail but the farmhouse can be seen with outbuildings to the north and west. To the south/south-east, a productive garden can be seen (fig. 1).

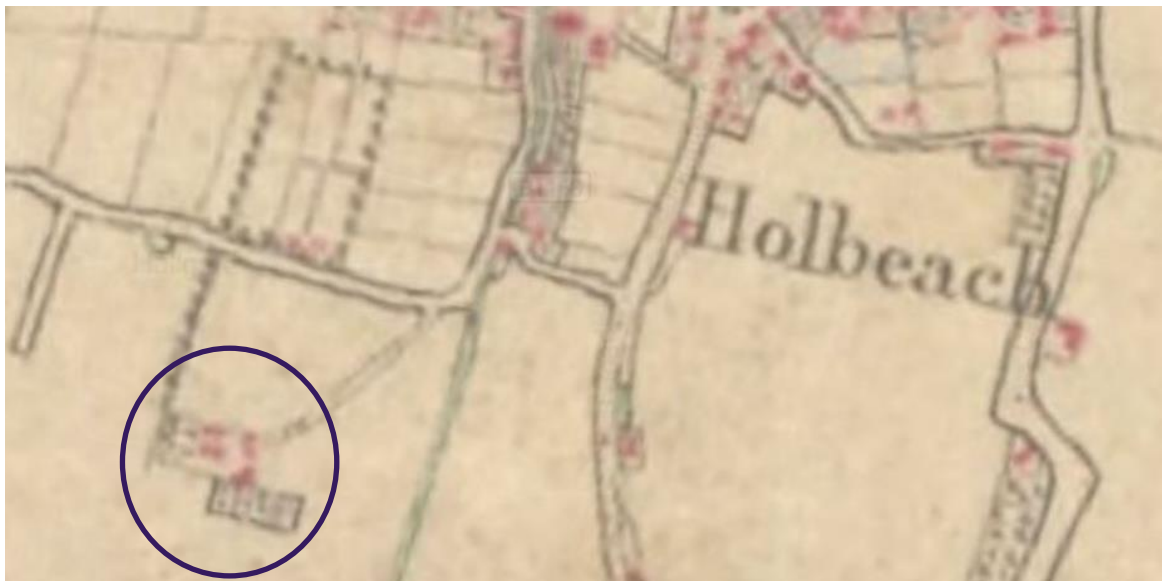


Figure 1 - 1812 OS Drawing.

- 3.5 Manor Farm is shown on the 1886 OS map as a dwelling which is orientated on a north-south axis with the principal façade facing east. On the west elevation a rear outshot is shown. An open courtyard of barns is positioned north of the farmhouse, with the land immediately east, south and west remaining open at this time. The farmhouse is accessed by a track from the north-east, and there are ponds located to the north-east, south and north-west (fig. 2).

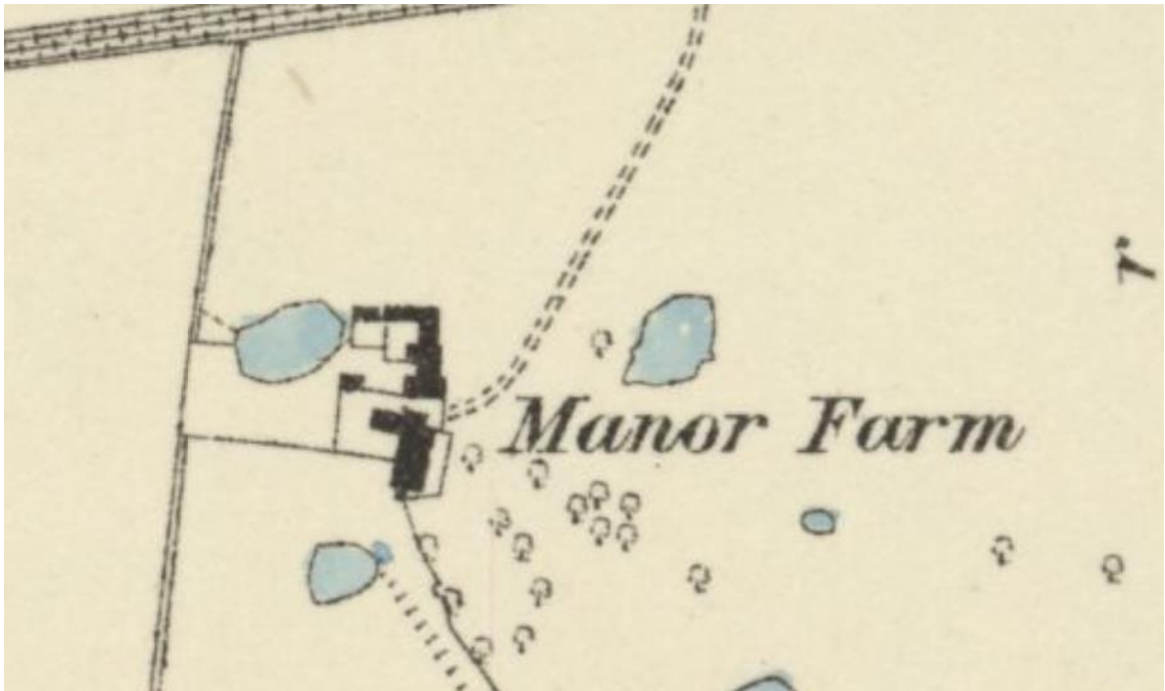


Figure 2 - 1886 OS map.

- 3.6 The 1903 OS map shows no change to the farmhouse itself, but additional outbuildings have been built to the rear (west) of the house. The barns to the north remain intact (fig. 3).

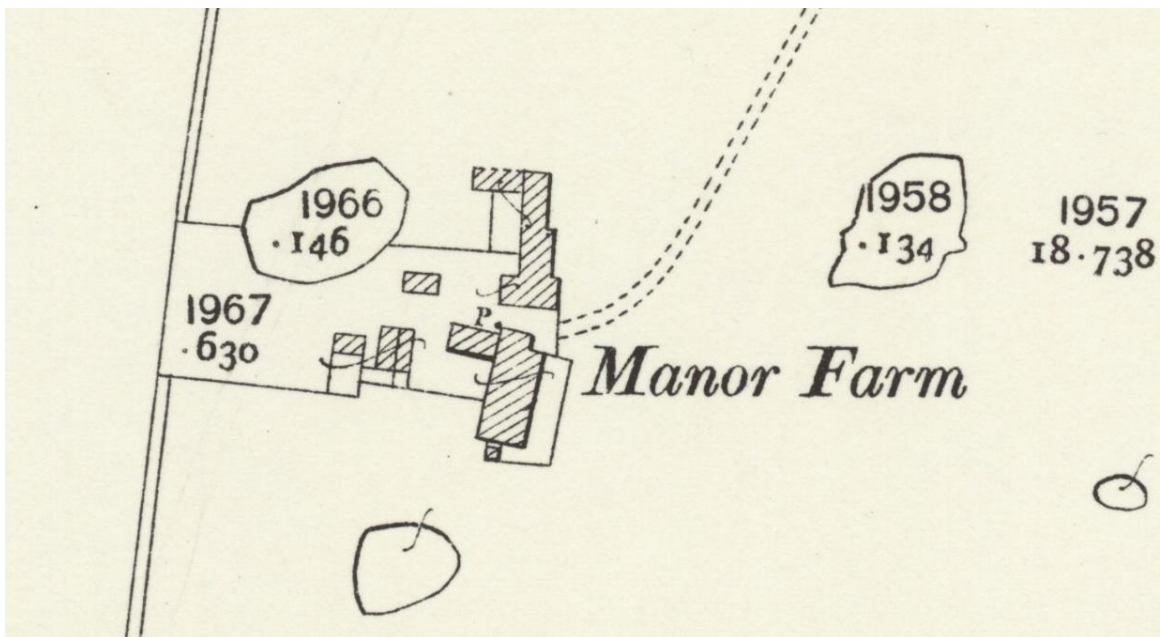


Figure 3 - 1903 OS map.

- 3.7 By 1929, however, the OS map shows that the barns north of the house have been demolished, and replaced by a range of outbuildings to the rear (west) of the farmhouse, with the outbuildings previously behind the house demolished. The new barns have an 'F' plan. An additional outshot is shown on the west elevation of the farmhouse.

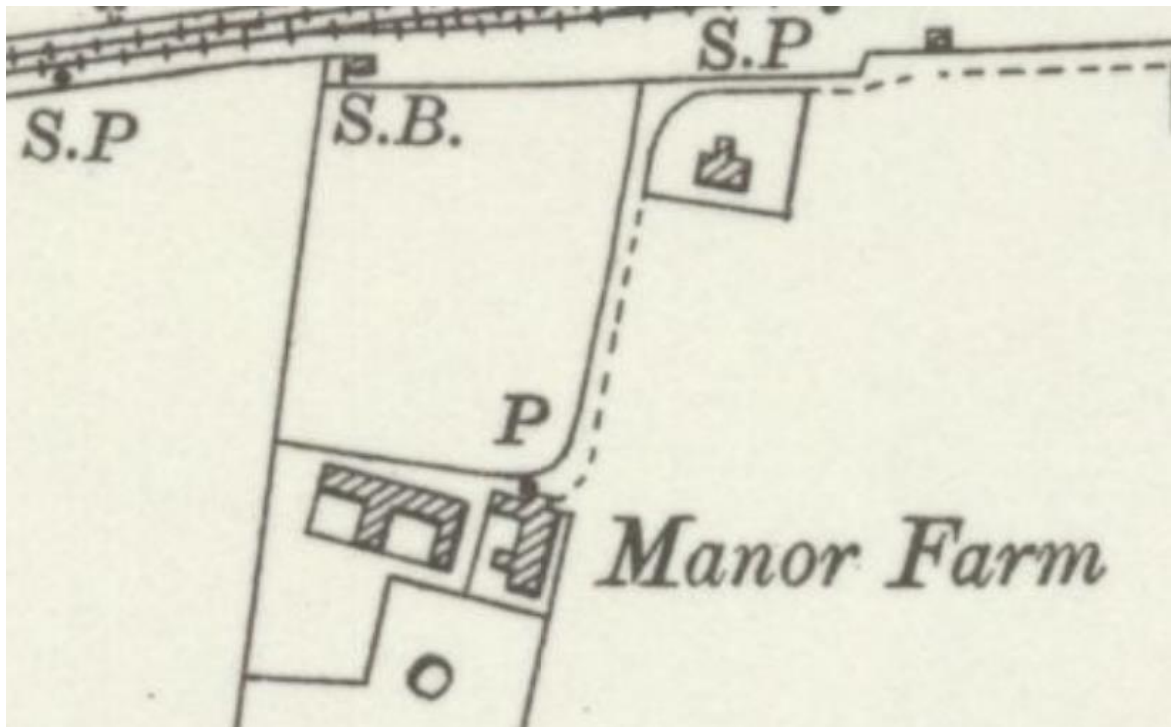


Figure 4 - 1921 OS map.

- 3.8 The 1949 aerial photograph of the Site shows two additional buildings south of the outbuildings, however, as these are not shown on the 1950 OS map (not shown) these structures may have been of temporary construction (see fig. 5). The rear outshots to the house cannot be seen due to the long shadows on the photograph, suggesting that at this time they were both single storey structures.



Figure 5 - 1949 Aerial Photograph.

- 3.9 The 1988 aerial photograph shows the southern outshot to the farmhouse has now been raised to two storeys with a flat roof. Additionally, one range of the outbuildings has been demolished to form the current 'U' plan. A pole-barn has been constructed further west of the outbuildings (see fig. 6).



Figure 6 - 1988 Aerial Photograph.

- 3.10 There are no changes to the Site shown on the 1999 aerial photograph (not shown), but the 2005 aerial photograph shows the pole barn and range of buildings to the south having been demolished. There are no further changes evident to the outbuildings and farmhouse (fig. 7).



Figure 7 - 2005 Aerial Photograph.

- 3.11 The latest aerial photograph is from 2021. No direct changes are shown to the farmhouse and barns, however the surrounding land to the north and west is now being developed for residential use (fig. 8).



Figure 8 - 2021 Aerial Photograph.

Assessment of Significance

Manor Farmhouse (NHLE: 1359262)

Description

External

- 3.12 This description of the farmhouse and the assessment of significance provided below is based on the current condition of the building (as viewed on Site in September 2022). At the time of the Site visit it was evident that works have been carried out to the building since it was last occupied some 40 years ago. However, this assessment is based on the current condition of the building and does not consider any features that may have been removed or lost.
- 3.13 The farmhouse dates to circa 1800 with alterations from the late 19th century. It is constructed in red brick with a slate roof featuring two ridge stacks. The building is two storeys in height with a four-bay front featuring a first-floor band and eaves band rising over the first floor windows. Pattress plates are visible along the first-floor band.
- 3.14 The principal elevation faces east. This is asymmetrical, with three evenly spaced sash windows to the first floor. At ground floor level the principal door is set right of centre, with the central window comprising two paired sashes. The windows either end of the elevation replicate the single sashes above. It is evident from the brick work on the principal elevation that there were additional window openings at one point, which have been bricked up. Changes in the colour of the brickwork also

suggest that the southern bay of the building may have been a historic extension. The principal door is a timber four-panel door with rectangular fanlight above.

- 3.15 The building was extended to the rear through the use of a catslide roof before the first detailed mapping of the building was completed. Therefore, the original rear wall of the farmhouse is now an internal wall. This internal wall forms the rear, western wall of the principal rooms to the front of the house. The corridor and smaller rooms west of this wall form the latter addition.
- 3.16 The original rear wall can be appreciated from within the property and extends into the catslide roof structure. The pargett plates on this wall can be seen within the roof space and some of the interior rooms. The part of the wall within the roof space also appears to show earlier window openings, suggesting the building originally had dormer windows to the rear or that the building extended up another storey earlier in its history.
- 3.17 Due to the catslide extension to the rear, the rear rooms at first floor do not have the same floor-to-ceiling height as the rooms within the original part of the house, with the first-floor rooms featuring sloping ceilings. This is evidenced externally on the north and south elevations, where the rear windows sit between the ground and first floor windows of the original part of the house. The windows on these elevations are timber casements.
- 3.18 Subsequent to the rear extension, a side extension was added to the northern elevation. This is a single-storey lean-to extension with a ridge stack at its western end. On its eastern elevation the extension has an external door, accessed by two stone steps. The extension also has a Crittall window in the northern elevation.
- 3.19 Additionally, a further single storey brick structure was constructed to the rear of the northern extension. This was evidently last used as garaging, with the garage doors located on the northern elevation of the extension.
- 3.20 The flat-roofed rear extension was constructed between 1903 and 1921. It comprises a separate access and bathroom for the southern part of the building, which appears to have been divided from the rest of the house to form a separate dwelling.

Internal

- 3.21 Internally, the building is much altered as a result of the historical extensions to the building. These extensions occurred in a piecemeal fashion and have led to internal changes to the plan form of the building. As noted at 3.20, the southern bay of the original house and its rear extensions were separated into a second dwelling with a separate access to the rear. A secondary stair was constructed to facilitate this and the rear corridor through the house walled up to create a party wall.
- 3.22 The plan form of the original, front part of the house remains legible. This includes the spacing and proportions of the principal rooms, where the original corridor would have run along the back of these rooms – the internal walls which would have formed this corridor were lost when the building was extended to the rear. The plan form of the rear part of the house under the catslide roof is much later and comprises smaller spaces, typical of their era of construction.
- 3.23 The house has not been occupied for the last 40 years and was completely overgrown by vegetation. This has now been cleared and access to the building obtained for the first time this century. This revealed that some of the building's historic fabric has, at some point in the past, been removed from the property. The fireplaces and chimney stacks remain, however all the original joinery has been removed from the property. The structural integrity of the property has been secured through internal scaffolding. There is no evidence for any Listed Building Consent applications related to these works, although the date of these alterations is unknown.

Assessment of Significance

- 3.24 The significance of the building lies in its historic interest as a fenland farmhouse which sits within the farmed landscape. The building also retains some architectural interest due to its age and method of construction, and the evolution of its planform as it was adapted over time.

Setting

- 3.25 The farmhouse would historically have sat within an arable landscape, surrounded by historically associated land. However, planning permission has been granted for the surrounding land to be developed for residential use. This will terminate this historic association and result in the farmhouse being surrounded by built form, whereas it is currently open. The relationship of the farmhouse with the outbuildings to the rear contributes to its significance and understanding as part of a farm group. Although these outbuildings are not the original buildings associated with the farm, the farmhouse does derive some group value from their relationship. There is also a raised terrace to the front of the farmhouse which provides separation from the land beyond.
- 3.26 Consequently, the immediate setting of the farmhouse makes a moderate contribution towards its significance as indicative of its historic use and interest. However, the extended setting of the farmhouse is consented to be altered to a degree which will result in it making no contribution to the significance of the farmhouse.

Outbuildings to Manor Farm

Description

- 3.27 The outbuildings comprise a U-plan single storey building, constructed of red brick with corrugated sheet roofing. Historic mapping indicates the range was constructed between 1903-1921, with the western-most range demolished between 1949-1988, resulting in the current U-plan with an internal courtyard.
- 3.28 The internal and external doors are panel doors. Within the courtyard space there is a larger cart-style opening and a round arched opening.
- 3.29 The building appears to have been livestock accommodation, with fittings for troughs evident and the original block floors.

Significance

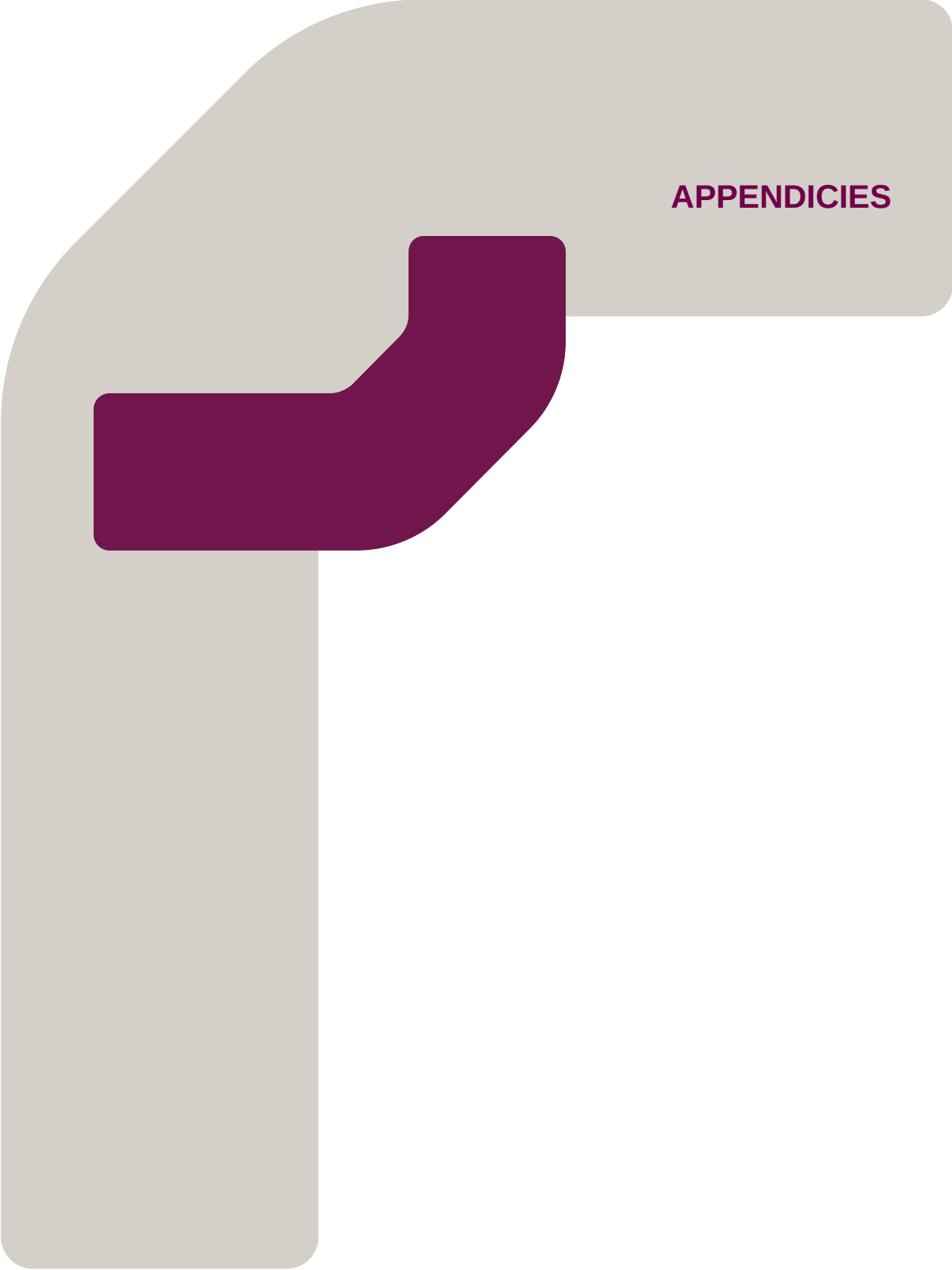
- 3.30 The outbuildings possess a limited level of historical interest due to their relatively late date of construction. The architectural interest of the buildings lies in their design as purpose-built livestock shelters from the early 20th century.

Setting

- 3.31 As with the farmhouse, the outbuildings previously lay within the arable landscape associated with the farmhouse, however, this land is consented for residential development. The relationship of the outbuildings to the farmhouse contributes towards their significance, as the outbuildings were constructed to support the operation of the farm. They therefore derive some group value from this association. Therefore, while the extended setting of the outbuildings is consented to be altered to a degree which will result in it making no contribution to their significance, the immediate setting of the outbuildings, principally formed by their relationship with the farmhouse, does make a positive contribution towards their significance.

4 CONCLUSION

- 4.1 This Built Heritage Assessment has been prepared to assess the significance of Manor Farmhouse and its associated outbuildings.
- 4.2 This Built Heritage Assessment meets the requirements of NPPF paragraph 194, which requires an applicant to describe the significance of any heritage assets which may be affected by the proposals.
- 4.3 Manor Farmhouse is a Grade II listed building which has fallen into disrepair. The farmhouse nevertheless retains historic and architectural interest which should be conserved as part of any forthcoming proposals.
- 4.4 The outbuildings west of the farmhouse date to the early 20th century and are of considerably lesser significance. However, their relationship with the farmhouse and their purpose-built design for livestock results in them retaining a limited levels of historic and architectural interest.



APPENDICIES

Appendix A

List Description



THE MANOR FARMHOUSE

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: **1359262**

Date first listed: **07-Dec-1987**

Statutory Address 1: **THE MANOR FARMHOUSE, HALL GATE**

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: **THE MANOR FARMHOUSE, HALL GATE**

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

County: **Lincolnshire**

District: **South Holland (District Authority)**

Parish: **Holbeach**

National Grid Reference: **TF 35531 24154**

Details

HOLBEACH off HALL GATE TF 3424-3524 (south side)

15/62 The Manor Farmhouse

II

Farmhouse. c.1800, late C19. Red brick. Slate roof with 2 ridge stacks. 2 storeys, 4 bay front with first floor band and eaves band rising over first floor windows. Doorway to right with overlight and plank door. Single glazing bar sash to right. Paired later C19 glazing bar sashes to left, with plain head. Single glazing bar sashes. 3 glazing bar sashes above. All the openings, except for the paired sashes, with flush wedge lintels.

Listing NGR: TF3553124154

Legacy

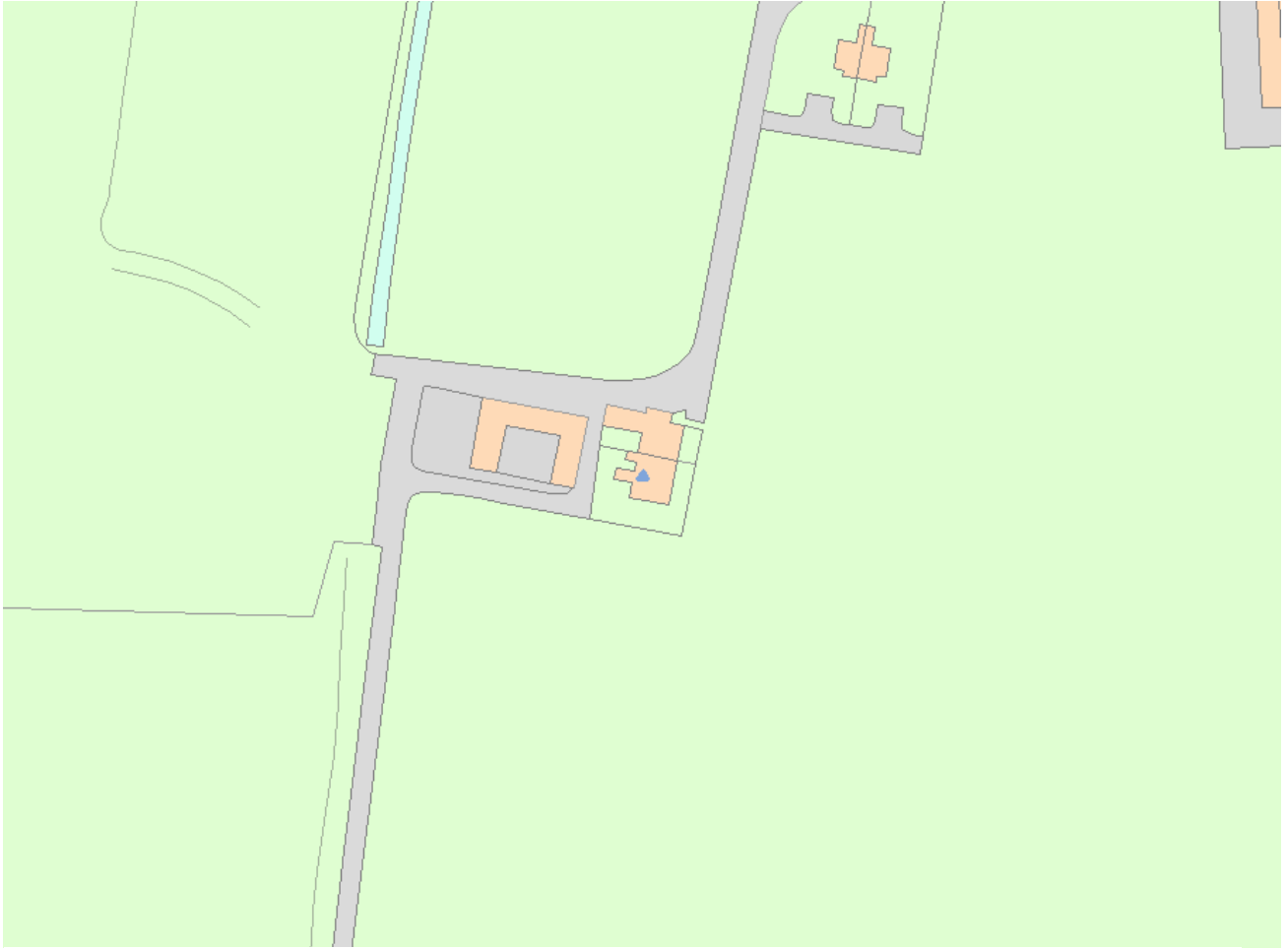
The contents of this record have been generated from a legacy data system.

Legacy System number: **198024**

Legacy System: **LBS**

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 14-Oct-2022 at 11:24:09.

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End of official list entry

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