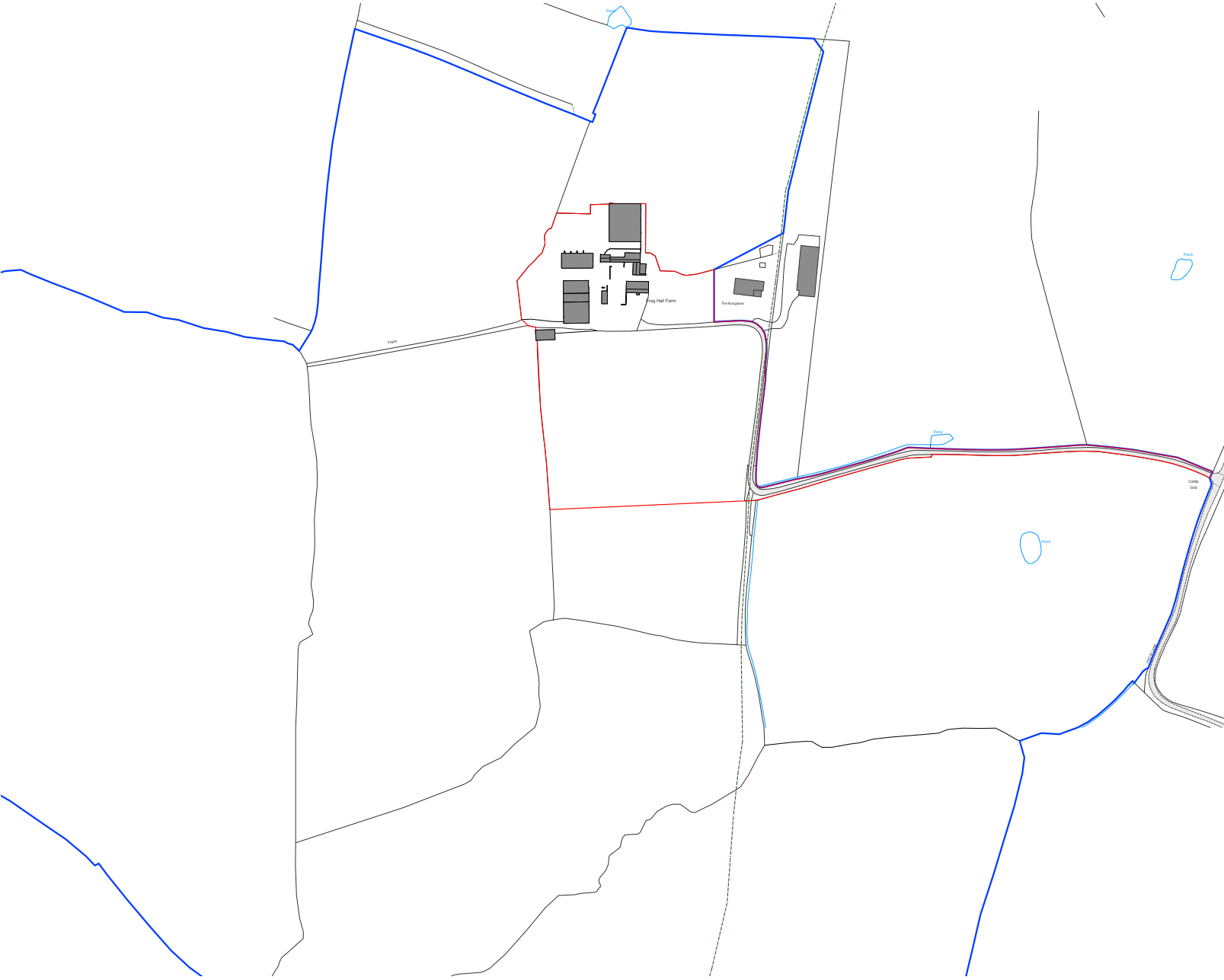




FROG HALL FARM, CROW LANE, SHEEPY MAGNA, ATHERSTONE, CV9 3QX |  
DESIGN AND ACCESS STATEMENT

CONTENTS



EXISTING SITE LOCATION PLAN

KEY:

Application area

Land in ownership

|                                    | PAGE NO. |
|------------------------------------|----------|
| INTRODUCTION                       | 3        |
| SITE DESCRIPTION                   | 4-7      |
| ARCHITECTURAL INTEREST             | 8        |
| SUMMARY OF SITE SIGNIFICANCE       | 9        |
| PRE-APPLICATION RESPONSE           | 10       |
| HERITAGE STATEMENT                 | 11       |
| LANDSCAPE CHARACTER ASSESSMENT     | 12       |
| DESIGN PROPOSALS                   | 13       |
| DESIGN PHILOSOPHY                  | 14       |
| PRECEDENT STUDIES                  | 15       |
| ECOLOGY                            | 16-17    |
| ARBORICULTURE                      | 18       |
| ENERGY, LIGHTING & WATER RESOURCES | 19       |
| WASTE MANAGEMENT                   | 20-21    |
| PROPOSED DRAWINGS                  | 22-26    |
| ACCESS & TRANSPORT                 | 27       |
| CONCLUSION                         | 28       |
| APPENDIX 01                        | 29-32    |
| APPENDIX 02                        | 33-35    |
| APPENDIX 03                        | 36       |

## INTRODUCTION

Yiangou Architects have been appointed by Mr & Mrs Fisher, the owners of Frog hall farm, to seek planning permission for the construction of a single dwelling house on the site.

Currently the site is a derelict farm and has class Q planning permission (Ref no 22/00137/P3CQ) to convert two agricultural buildings into 5 dwellinghouses. Permission was granted for this on the 5th of April 2022.

The revised proposal is to replace the existing buildings with one new single dwellinghouse with landscaping to the surrounding domestic curtilage. This is instead of the previously approved 5 dwellings.



EXISTING SITE PHOTOGRAPH SHOWING EXISTING FARM HOUSE

## SITE DESCRIPTION

Sheepy Magna is a civil parish in the Borough of Hinkley and Bosworth in Leicestershire. It contains the villages of Sheepy Magna, Sheepy Parva, Sibson, Wellsborough, Upton, Pinwall and Cross Hands which collectively are approximately 500 homes.

Sheepy Magna village is situated on the banks of the River Sence, on the old turnpike road between Ashby de la Zouch and Atherstone, the village is a long ribbon development of approximately 1½ miles.

Frog Hall Farm is located approximately two miles to the south west of Sheepy Magna village and has access via Crow Lane onto the B4116 into Atherstone.

### Frog Hall Farm - Origin of farmstead

Frog Hall Farm is not listed and largely sits in the centre of its own land. We don't have exact dates with regard to the extant buildings at Frog Hall, from analysing historic maps Frog Hall farm first appears on a map dated 1885 (see appendix 3). The brickwork and aesthetics of the existing remaining farm complex seems to corroborate that it is a mid to late 19th century farmstead with three agricultural buildings, two outbuildings and a pole barn.



SITE LOCATION PLAN FROG HALL FARM

KEY:

- Application area
- Land in ownership



EXISTING SITE PLAN FROG HALL FARM



1. FROG HALL ACCESS LOOKING NORTH

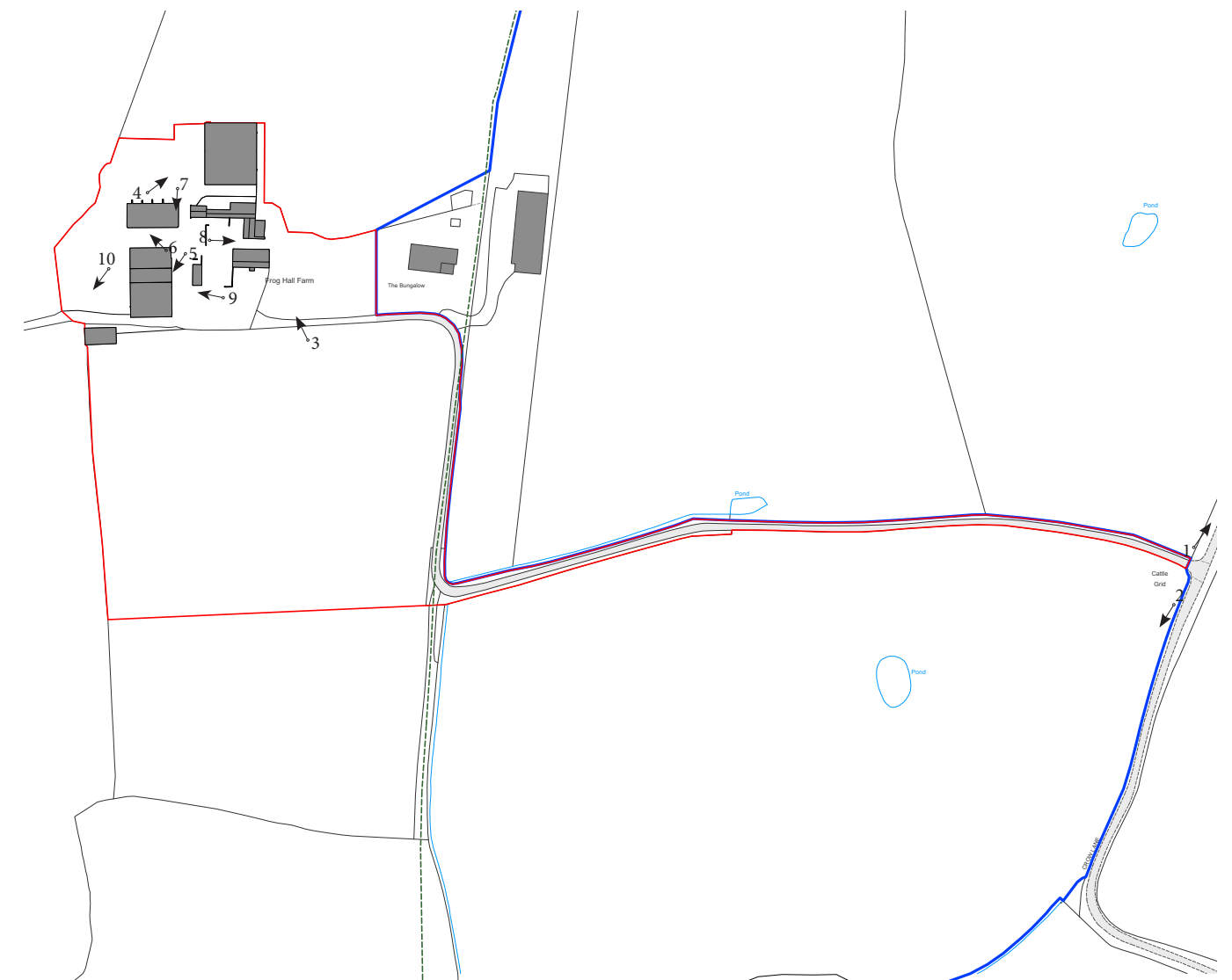


2. FROG HALL ACCESS LOOKING SOUTH

## SITE DESCRIPTION

The application area for the proposed new dwelling and associated landscaping consists of 3.13 ha's within the overall ownership area of 48.9 ha.

The site is accessed from Crow lane via an existing gated vehicle entrance with the driveway being fringed on one side by established hedgerows and mature trees with fenced farmland to the other side. This provides access to the site and a neighbouring bungalow.



EXISTING SITE PLAN FROG HALL FARM

KEY:

- Application area
- Land in ownership
- View Point



3. FROG HALL FARM HOUSE



4. AGRICULTURAL BARN 01



5. AGRICULTURAL BARN 02



6. AGRICULTURAL BARN 03



7. AGRICULTURAL BARNs 02/03 AND OUTBUILDINGS



8. OUTBUILDING 01



9. OUTBUILDING 02



10. POLE BARN

## ARCHITECTURAL INTEREST

The appearance of the farmhouse follows a standard template that is common throughout the area, reflecting a simple Victorian rural vernacular prevalent through the 19th century. It lacks any detailed elaboration and the loss of its original details has diminished its aesthetic qualities along with the deterioration of the original farmstead layout.

The farmhouse has a simple rectangular plan (3 bay single pile, two storeys with an attic) running north-east to south-west with a single storey rear outshot extension. It is constructed in a red brick with a dual pitched tile roof, with an engineering brick plinth. The single pile in plan-form is revealed by the shape of the roof and disposition of the windows and main door is typical in modest farmsteads of the Victorian period. Adjacent to the existing farmhouse are a series of red brick modest, single storey outbuildings which would have been used as farm buildings for hay/straw, animal byres, stables and dry storage. The outbuildings appear to be from the same period as the farmhouse. See appendix 01 for external photos of the various buildings.

### Internal features

The functional/structural elements are of little interest (fireplaces/exposed timber work / roof structure and staircase) which are commonplace. See appendix 02 for the internal photos of the farmhouse.



VIEW OF FROG HALL FARMHOUSE LOOKING NORTH EAST

## SUMMARY OF SITE SIGNIFICANCE

### Summary of significance

- There is physical evidence of the development of the farmstead and the history of change.
- There is limited architectural interest as a mid C19th farmstead.
- An altered aesthetic and a series of C20th and later alterations and adaptations that have undermined its visual qualities.
- The land and new buildings will retain the function and use of a working farm and associated farmhouse.

### Assessment of heritage significance of Frog Hall Farm

Hinckley & Bosworth Borough Council's Heritage Strategy 2018 - 2023 states :  
 "National Planning Policy Framework and Planning Practice Guidance The National Planning Policy Framework (NPPF) (2012) sets out the Government's planning policies and states how the planning system should deliver sustainable development which satisfies three mutually dependant economic, social and environmental roles.

One of the NPPF's 12 core principles is to conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

A heritage asset is defined in the NPPF as "a building, monument, site, place, area or landscape as having a degree of significance meriting consideration in planning decisions, because of its heritage interest" and includes those designated at the national and local level."...



VIEW OF FROG HALL FARM LOOKING NORTH

## PRE-APPLICATION RESPONSE

The pre-application response for this proposal stated that:

*“The scheme represents a replacement dwelling within rural areas, and it is recognised that the replacement dwelling in the rural area can result in significant benefits to the local area. For example, it can lead to improved architectural appeal and modern design and modern construction standards that lead to better energy efficiency. Replacement dwellings can also overcome poor construction techniques employed within the original dwelling and can provide accommodation and facilities which more appropriately accord with modern life.”*

In accordance with Policy DM14 of the SADMP, a proposal for the demolition and rebuild of an existing dwelling, which is outside of any identified settlement boundary will be supported where:

- a) It leads to an enhancement of the immediate setting and general character of the area; and
- b) The new dwelling is proportionate to the size, scale, mass and footprint of the original dwelling and situated within the original curtilage.
- c) The proposed development accords with Policy DM10: Development and Design, DM11: Protecting and Enhancing the Historic Environment and DM12: heritage Assets.

### Addressing Policy’s DM10 and DM14 of the SADMP:

The proposed design has an improved architectural quality, construction and efficiency compared to the existing farmhouse and farm outbuildings which are of low architectural value, poor construction and poor efficiency. We have addressed the following items relating to DM14 of the SADMP as follows:

a) The proposed design sits within the same domestic curtilage as the existing farmhouse and outbuildings. The existing ground is a hard standing concrete finish, the proposed design will replace this with grassland, some permeable paved areas to the house and a stone/hard surface driveway. As the proposed design is increasing the area of permeable surfaces discharging surface water on site will improve. The BNG report outlines the proposed landscape as an enhancement to the immediate setting.

b) Taking into account the previously approved class Q permission (Ref no 22/00137/P3CQ) and the footprint of the remaining buildings (the potential pool building has been removed from the proposal) on site; the proposed design presents a significant decrease in the built footprint within the domestic curtilage.

There is a minimal increase in volume within the proposed design which has been partially mitigated through the proposed finished floor levels; this brings the ridge line of the proposed replacement dwelling to roughly 2.4m above the ridge line of the existing farmhouse.

The approximate height of the existing buildings range from between 8.46m (Farm house ridge height excluding chimneys) to 4m (outbuildings) tall. Agricultural barns 01 and 02 have a significant height of approximately 6m and 7m respectively. The proposed design has a maximum ridge height of 10.9m (excluding chimneys), however, the height across the proposed design varies with the ridge height dropping to 9.71m, 8.86m, 6.6m and 5.3m in places. So although a portion of the house is taller than the existing farm house, a significant amount of the footprint is similar or shorter.

The existing buildings have a visibly wide spread across the site; approximately 81.7m East to West and 98.6m North to South. The proposed replacement dwelling has a spread of 66.7m East to West and 26.4m North to South. The proposed design therefore provides a significant reduction to the visibility of buildings on site.

c) DM10 refers to any adverse impact on neighbouring dwellings, including lighting and noise. The proposed design is sited approximately 60m to the west of the neighbouring bungalow. The existing trees and proposed landscaping screen the proposed dwelling appropriately; ensuring a low impact to the neighbouring bungalow. A land contamination report has been included in the documents submitted. There isn’t an external lighting scheme currently proposed but any external lighting will be minimal with wildlife friendly fittings. The proposed energy source is mentioned on page 19 and a proposed waste management plan has been provided on page 21 of this report.

### Addressing Policy’s DM17 and DM18 of the SADMP:

DM17 refers to a development making the most of public transportation and DM18 refer to a need for adequate off street parking. The public transportation connections are outline on page 28 of this report, although the site has minimal public transport connections as it is a replacement dwelling they are no worse than existing conditions. The proposed design has garage space for 5 cars, which complies with the number of spaces required by the LHDG. The dimensions for these spaces are in accordance with LHDG standards. The LVA submitted with this application addresses any concerns over views of the proposed dwelling from existing footpath T19. As the site has an existing gate at the end of the lane no new gates will be required across T19 during the course of construction.

## HERITAGE STATEMENT



VIEW OF FROG HALL FARMHOUSE LOOKING SOUTH

The NPPF requires local planning authorities to have a positive strategy for the conservation and enjoyment of the historic environment. The Council doesn't appear to have a planning policy for historic buildings outside conservation areas and which are not listed. In addition it doesn't hold a published register of buildings of local interest. Thus there seems to be no information to suggest that the Council has identified this site as holding any special historic or architectural interest.

From the analysis we have undertaken it is concluded that the farmhouse and outbuildings holds low interest. As a group of buildings they are evidence of post-enclosure farming practices.

Externally, the house is ordinary and there are better examples that have greater architectural and aesthetic appeal in the County. We feel that the heritage significance of Frog Hall Farm is not sufficient to meet the criteria for listing, though, in accordance with the NPPF, the limited interest it does hold merits consideration in the deliberation of any planning application.

## LANDSCAPE CHARACTER ASSESSMENT

As part of the design process we have read and taken into account Hinkley & Bosworth Borough Council's Landscape Character Assessment (2006).

Frog Hall is located in the far reaches of western Leicestershire and in close proximity to the northeast boundary of Warwickshire. The Landscape Character Assessment guide states that it lies within the Mease / Sense lowlands. The landscape character is described as having;

"A gently rolling landform with flat areas along river valleys and open areas of arable cultivation. Rectilinear hedge patterns with limited tree cover in copses, spinneys and intermittent hedgerow trees. Scattered parkland with large mansions and small red-brick village settlements often on hilltops."

This is further broken down into Landscape Character Areas and the proposed site is located within Area G : Fen Lanes Character Area, which settlement pattern is described as:

"Settlements are sparse, with only small villages clustered around crossroads, and isolated farmsteads visible. Sheepy Magna has a locally distinctive linear pattern."

"An undulating landscape of mixed arable and pasture with frequent small valleys and many sites of ecological value. The area has a generally well-treed appearance with frequent hedgerow trees being mainly mature oaks, although little actual woodland. Willows are often associated with streams and field ponds."

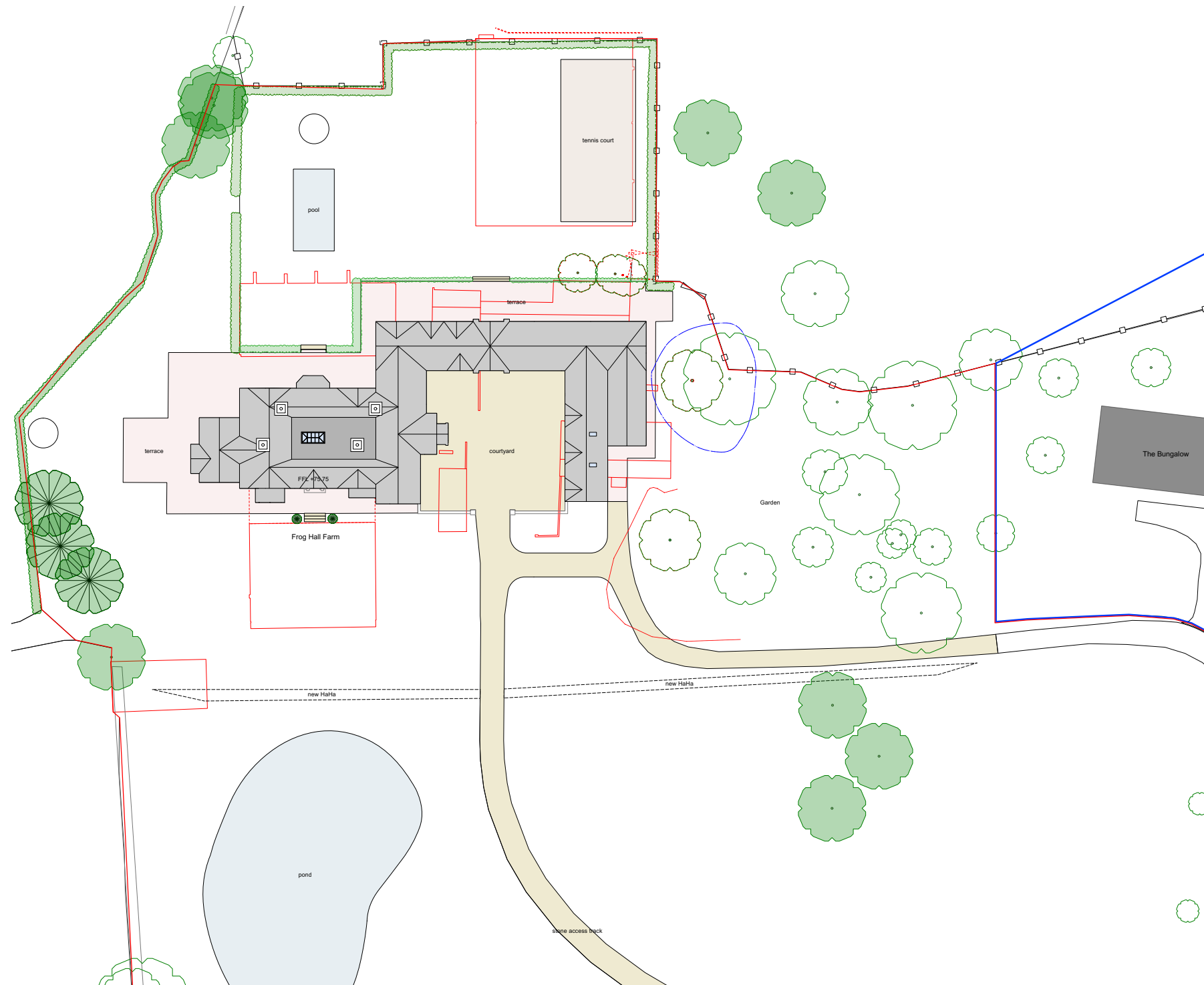
The proposed replacement dwelling and associated domestic curtilage is contained within the existing domestic curtilage and will not adversely affect the wider landscape character of the area.

A new driveway is proposed in the field south of the existing domestic curtilage, to allow the proposed replacement dwelling and adjacent existing single storey dwelling (the bungalow) to have separate domestic vehicular access.

The proposed driveway will be finished in a appropriate material and the existing field will have additional trees planted (species appropriate to the area), along with a small field pond to enhance wildlife diversity.



VIEW THROUGH THE FIELDS OF FROG HALL FARM LOOKING SOUTH WEST



PROPOSED SITE PLAN

## DESIGN PROPOSALS

The proposal is to construct a single family dwelling house (with two floors and a partially habitable attic space). There will be an outbuilding to the east of the house which will comprise of garaging, an office, a loo, garden storage and plant space. There will also be a small two bed annex attached to the garaging. Within the garden and domestic curtilage there is an outdoor swimming pool, a tennis court and other domestic landscape features proposed. Our clients are keen to plant native trees and shrubs to enhance the biodiversity of the site and to reinforce the landscape boundaries to the neighbouring property.

There will be a new driveway / access design proposed to split off from the existing driveway in order to create separate access points for Frog hall farm and the neighbouring bungalow. The proposal for the new driveway would be to add trees to the field to the immediate south of the domestic curtilage in order to create a sweeping drive within a small parkland. This new route will then head towards feature entrance gates with stone detailing into a new yard. See the landscape design for further information on proposed planting.

## DESIGN PHILOSOPHY

As part of the design process we have read and taken into account Hinkley & Bosworth Borough Council's The Good Design Guide (2019), adopted in 2020.

The vernacular style of domestic architecture in Leicestershire and neighbouring Warwickshire include the use of walling materials such as stone, brick, timber framing (with wattle and daub panels) and lime rendering. Whilst the roofing materials include clay tiles, metamorphic roof slates, stone roof slates and thatch. This materiality is similar in both counties and doesn't appear to be constrained by county boundaries.

Although the existing farmhouse is constructed with brick, there is a history and precedent within the area of houses constructed with stone and other materials.

The design brief is to create a new family home and farmhouse, set in its own land with adequate spaces for modern living and sufficient ancillary accommodation to allow home working and running a farming company.

The proposed design is influenced by local vernacular architecture and by the tradition of multi-gabled two storey detached houses with hints of early classical and Serlian motifs, such as stone finials and naïve / simple classically referenced door cases reminiscent of houses of the 16th to early 18th centuries.

The aesthetic plays with a mixture of symmetry and asymmetry to create an overall harmonious effect. The stone walls will be traditionally dressed with lime mortar joints and traditional stone mullion windows and doors, with hood moulds.



THE DEANERY, CHURCH LANE, SHEEPY MAGNA - LEICESTERSHIRE (RIGHTMOVE, 2022)

## PRECEDENT STUDIES

These images are examples of stone buildings within a short distance from Frog Hall Farm.

There is a mix of materials and architectural details shown in the examples which are of interest, they are as follows:

- Fine ashlar stone facades
- Slate roofs
- Moulded stone copings
- Stone recessed mullioned windows
- Moulded stone cornices

The proposed design for Frog Hall replacement farmhouse will be constructed in stone and will contain some of these architectural elements.



Copyright 2023. Warwickshire County Record Office

GRENDON HALL, ATHERSTONE 2KM FROM FROG HALL FARM, DISMANTLED 1933



Copyright 2012. Graham Lockley

MEREVALE HALL, MEREVALE - 3.85KM FROM FROG HALL FARM



Copyright 2011. Rob Farrow

GATE HOUSE, MEREVALE 3.85KM - FROM FROG HALL FARM.

## ECOLOGY

Our clients have commissioned an ecological survey which indicates the current ecological condition of the site. There are recommendations within the report that we intend to carry out as part of the development.

Our proposal provides an excellent opportunity to enhance the wildlife on the site by replacing the existing hardstanding material surrounding the farm buildings with grassland, trees and planting, as outlined by the landscape proposal. It has been designed with the objective of significantly enhancing the wider site for wildlife with the introduction of native trees, shrubs and planting to encourage bees, insects, birds and wildlife in general.

The land ownership parcel has an area of approximately 48.9 ha, although the application area is restricted to a smaller area of 4.45 ha in the northern portion of the ownership. Habitats within the curtilage of the site include species-poor hedgerows, fields of improved grassland, areas of amenity grassland, hedgerows with trees and plantation mixed woodland.

The desktop study for bats outlines that the modern agricultural barns and wooden shed have negligible potential for bats with the brick outbuildings and farmhouse have moderate to high potential for bats. A couple of common pipistrelle bats were noted as currently foraging from the farmhouse. There were no badgers, reptiles or amphibians found within 1km of the site including great crested newts. The site is unlikely to support reptiles or great crested newts in the future. A total of 11 species of bird were recorded during the site survey. The proposal would increase the number of trees on site and therefore the number of nesting birds. Any landscape lighting strategy will be sensitive to nesting birds and roosting bats.

In conclusion it is expected that the proposal will have minimal impact on the existing ecology of the site. There is expected to be a small loss to the improved grassland for the proposed driveway and new trees. For the areas of existing hardstanding the proposal will add grassland and shrubs to the site.



EXISTING SITE PLAN FROG HALL FARM

KEY:

- Application area
- Land in ownership
- View Point



1. VIEW FROM EXISTING SITE AND POLE BARN TOWARDS THE WESTERN FIELDS



3. VIEW FROM FIELD SOUTH OF THE SITE



2. VIEW FROM EXISTING SITE TOWARDS FIELDS TO THE SOUTH OF THE SITE



4. VIEW FROM BEHIND AGRICULTURAL BARN 03 OF THE SITE TOWARDS THE WEST

ARBORICULTURE

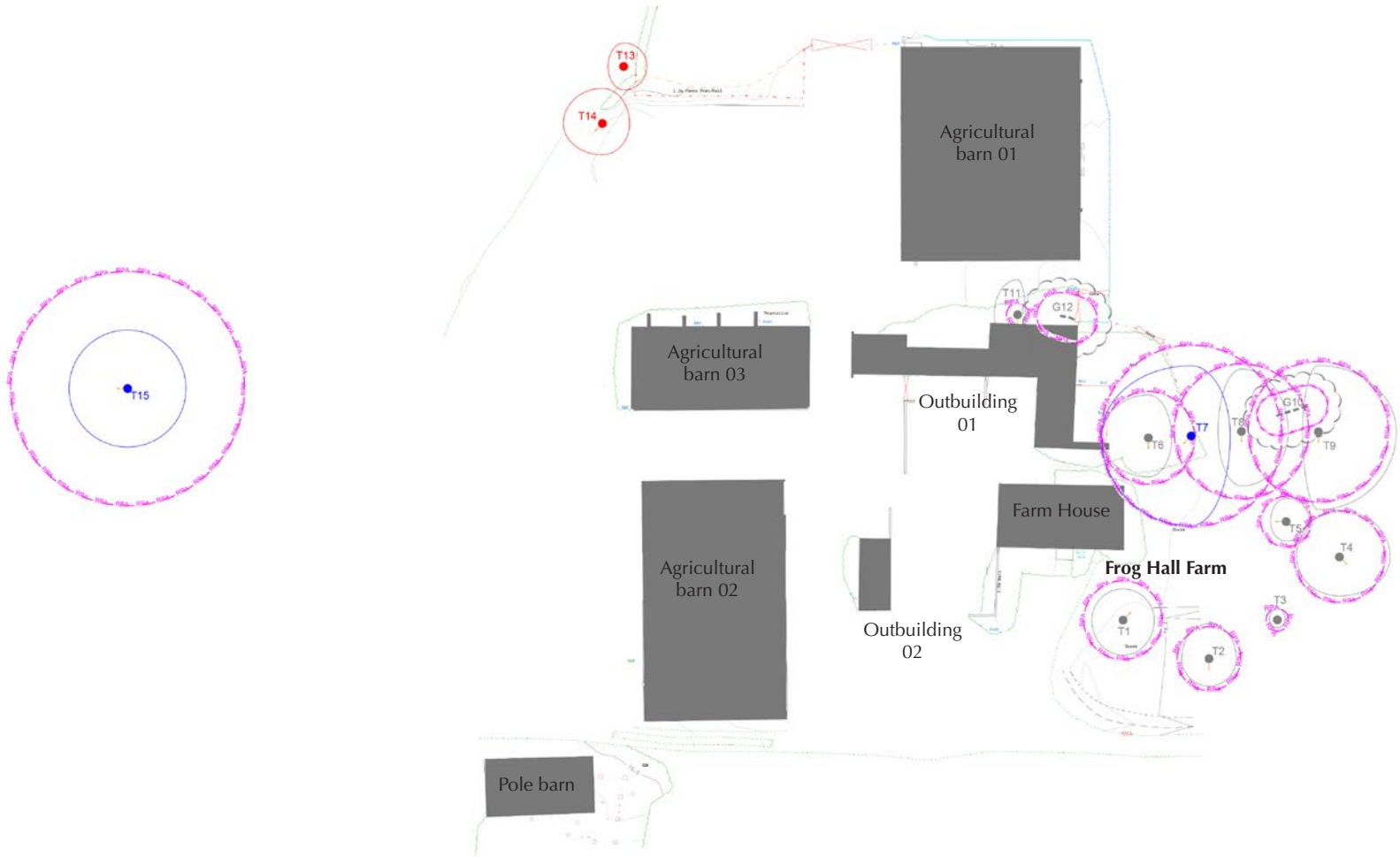
Our client's have commissioned an arboricultural survey and assessment of the existing trees within the application area. The proposed design has taken this information into account to avoid undermining any trees that are to remain and to enhance the tree stock on site.

Fifteen trees and three groups were recorded. The tree survey was carried out in accordance with BS 5837:2012 tree survey schedule terminology. Under this, trees are categorised in relation to design, demolition and construction.

Out of the 15 trees recorded by the survey there are no trees of high quality (category A), three trees are of moderate quality (category B), ten trees are of low quality (category C) and 2 trees are unsuitable for retention (category U). There are no existing trees currently under a tree protection order within the application area. The trees were generally found to be in poor to fair condition and the report has recommended that the category U trees and some of the category C trees be removed due to their failing structure.

The proposed development directly impacts several trees to the north of the existing farmhouse/outbuilding 01. These trees shall require removal due to their close proximity to construction activity. All the trees proposed for removal are considered low quality (category C) specimens. The proposal will include the addition of new trees to mitigate for the loss of existing trees as recommended by the report. The new trees will add to the quality of the area and help integrate the proposed development into the surrounding landscape.

Tree protection measures to category B trees will be implemented, as outlined in the arboricultural report, to protect these trees during construction.



Copyright 2022 permission of Outline Trees

TREE PROTECTION PLAN

KEY:

|  |                      |  |                      |
|--|----------------------|--|----------------------|
|  | Cat B Trees & Groups |  | Cat U Trees & Groups |
|  | Cat C Trees & Groups |  | RPA Extent           |

## ENERGY, LIGHTING & WATER RESOURCES

### Structural thermal efficiency:

The solid masonry construction with a fully insulated ground floor with integrated heating, will allow the thermal mass of the structure to absorb and regulate heat as well as insulate against hot weather. Roofs and walls will be highly insulated. Windows will comprise of double glazing with high specification casement windows which will be weather-sealed. The thermal efficiency of the dwelling will exceed current building regulation standards.

### Building arrangement and energy efficiency:

The orientation of the buildings layout and window design will all serve to take advantage of aspect and solar gain to the principal rooms, with shading where needed to prevent overheating and cross-ventilation to avoid the need for mechanical cooling.

### Proposed energy source:

These passive elements will be supported by a suitable power source which will feed the underfloor heating on each floor. Potential power source to be Geothermal heat pumps (GTHP) to a neighbouring field within the ownership boundary. The proposed power source plant will be contained to an internal insulated plant room to avoid any plant noise impacting the neighbouring bungalow.

### External lighting:

The external lighting will be designed to minimise light spill and will be further shielded via soft landscaping and placement of light fittings.

### Water supply:

All appliances requiring a water feed will be efficient and in line with Government policy the proposal will incorporate sustainable urban drainage measures.

### Drainage:

The drainage proposal will include soakaways to ensure surface water drains sufficiently. The proposed foul water drainage would be via package treatment plant to be discharged into a local water course.



VIEW THROUGH EXISTING SITE SHOWING THE AGRICULTURAL BARN 02/03 AND OUTBUILDINGS



VIEW THROUGH EXISTING SITE SHOWING THE AGRICULTURAL BARN 01 AND OUTBUILDINGS

## WASTE MANAGEMENT

The waste management strategy currently requires the owners to take the bins to the end of the access track. The bins are currently stored next to one of the existing outbuildings. The neighbouring bungalow also store their bins by the house and move them to the end of the lane for collection.



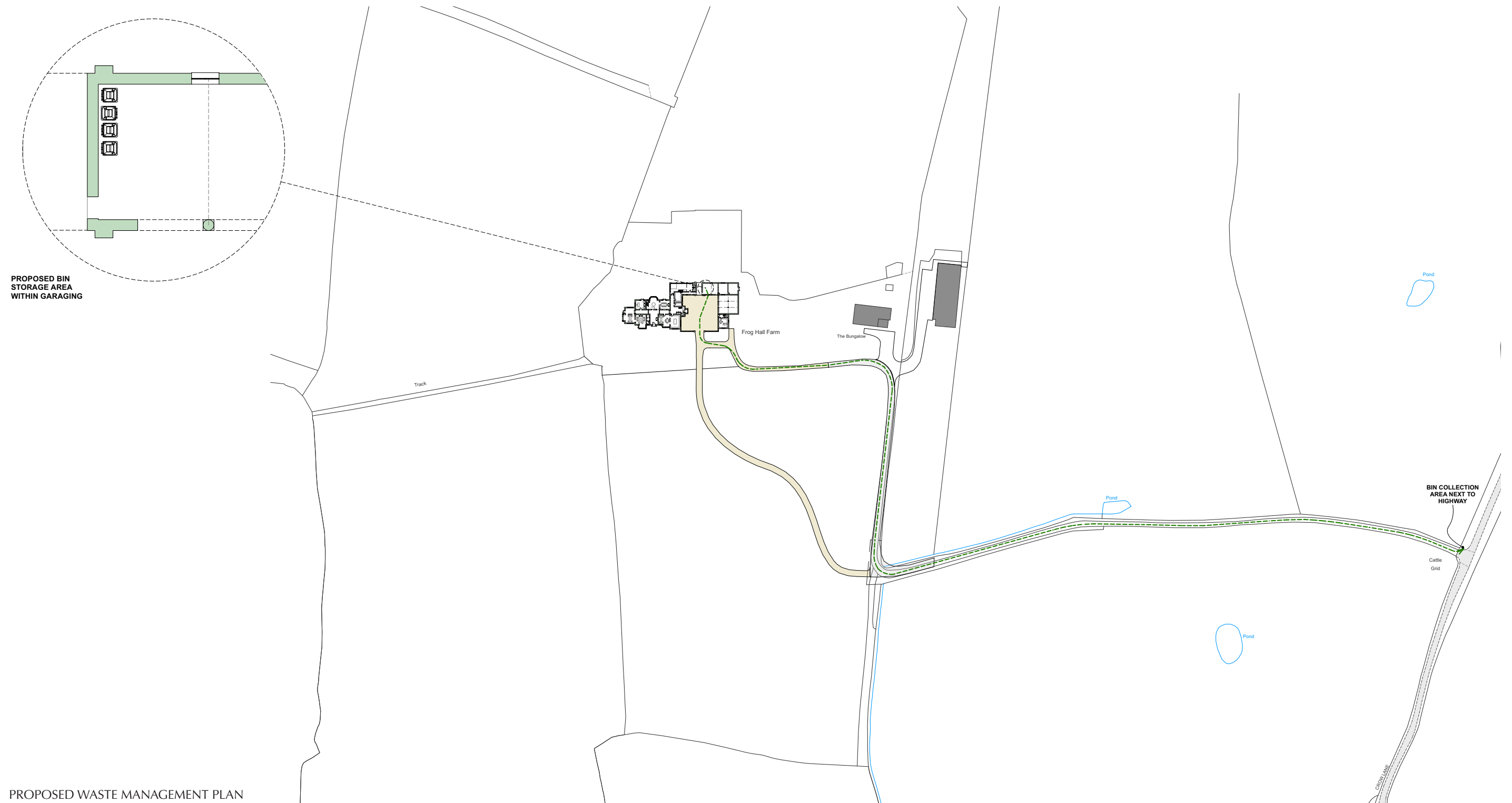
EXISTING WASTE MANAGEMENT PLAN

KEY:

 BIN ROUTE

## WASTE MANAGEMENT

The client will continue to move the bins to the collection point on Crow Lane from the proposed garage as outlined below.

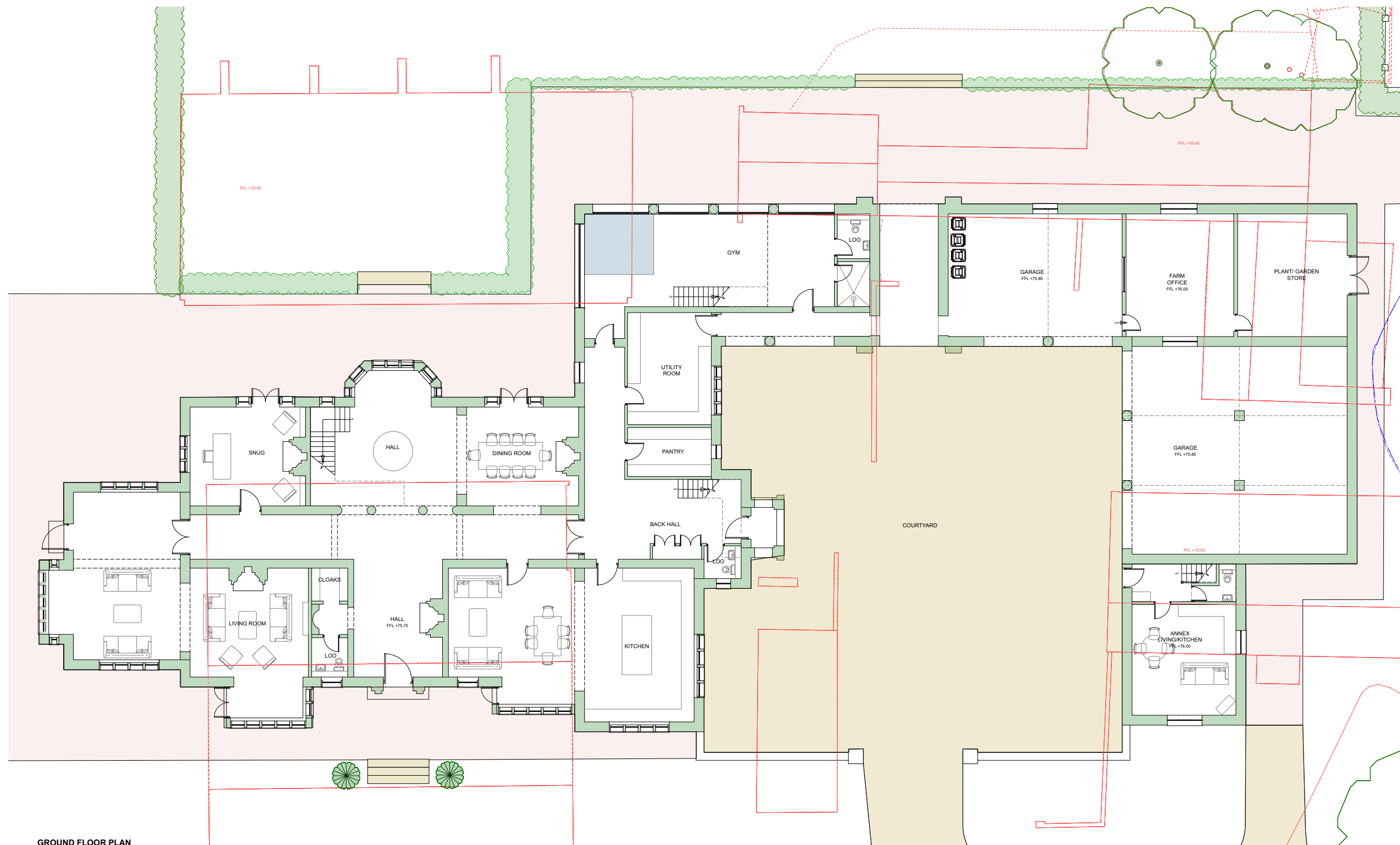


PROPOSED WASTE MANAGEMENT PLAN

KEY:

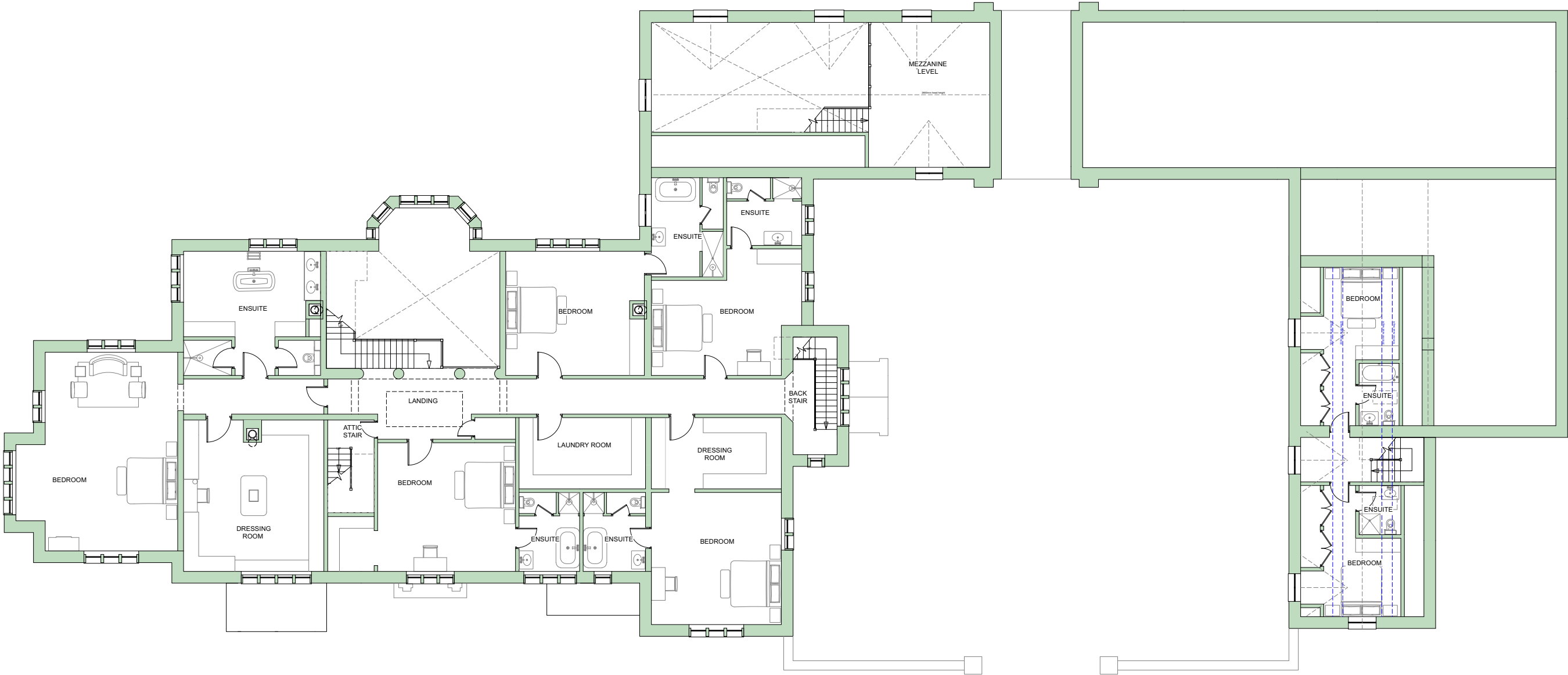


# PROPOSED GROUND FLOOR PLAN

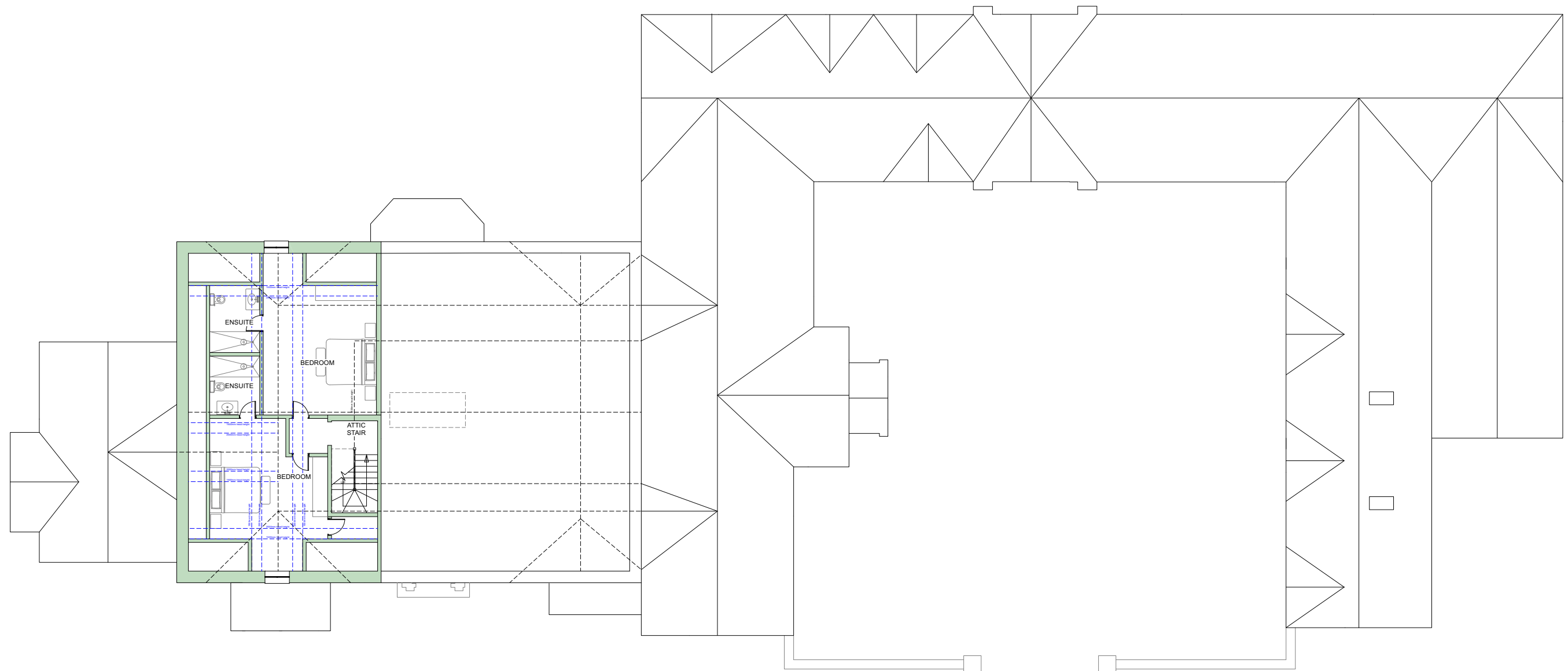


GROUND FLOOR PLAN

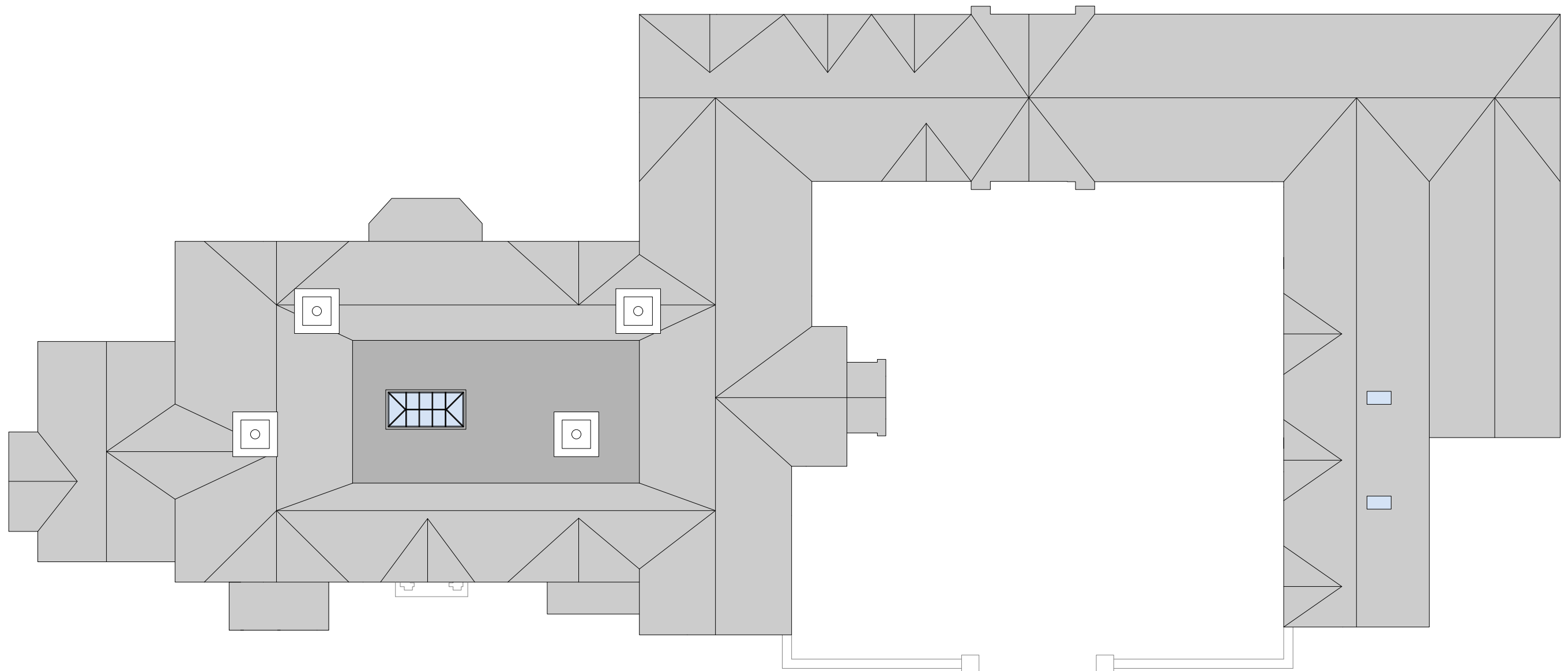
PROPOSED FIRST FLOOR PLAN



PROPOSED ATTIC FLOOR PLAN



PROPOSED ROOF PLAN



## PROPOSED ELEVATIONS



PROPOSED SOUTH ELEVATION



PROPOSED EAST ELEVATION

PROPOSED ELEVATIONS



PROPOSED NORTH ELEVATION



PROPOSED WEST ELEVATION

## ACCESS, TRANSPORT AND CONCLUSION



The site is located about two miles to the south west of Sheepy Magna village. Despite the rural nature of the site, access to public transportation is relatively easy.

### Public transport

The railway station of Atherstone is 3 miles away and the station of Tamworth is 8 miles away by car. These routes connect the site to Birmingham and beyond. The nearest bus stop is a 10 minute walk next to the Red lion pub in Pinwall. This route connects the site to Twycross, Atherstone, Fenny Drayton and beyond.

The local town of Atherstone is well equipped with local shops for everyday amenities.

There are a number of primary and secondary schools in neighbouring Atherstone and Twycross. Schools included are Twycross House preparatory school and Twycross House school.

### Conclusion

In our opinion, the proposed design is of a high quality and has a respect for the surrounding context as is required by the council's planning policies. The proposal aims to replace the existing class Q application for 5 dwellinghouses with a single dwellinghouse.

APPENDIX 01  
FARMHOUSE AND OUTBUILDINGS: EXTERNAL PHOTOGRAPHS



VIEW OF THE FRONT OF FROG HALL FARMHOUSE LOOKING NORTH EAST



VIEW OF THE FRONT OF FROG HALL FARMHOUSE LOOKING NORTH

APPENDIX 01  
FARMHOUSE AND OUTBUILDINGS: EXTERNAL PHOTOGRAPHS



VIEW OF THE REAR OF FROG HALL FARMHOUSE LOOKING SOUTH



VIEW OF THE REAR OF FROG HALL FARMHOUSE LOOKING SOUTH



VIEW OF THE GABLE END OF FROG HALL FARMHOUSE LOOKING EAST

APPENDIX 01  
FARMHOUSE AND OUTBUILDINGS: EXTERNAL PHOTOGRAPHS



VIEW OF THE FRONT OF ONE OF THE OUTBUILDINGS LOOKING EAST



VIEW OF THE FRONT OF ONE OF THE OUTBUILDINGS  
LOOKING NORTH WEST



VIEW OF THE REAR OF ONE OF THE OUTBUILDINGS LOOKING  
EAST

APPENDIX 01  
FARMHOUSE AND OUTBUILDINGS: EXTERNAL PHOTOGRAPHS



VIEW OF THE FRONT OF ONE OF THE AGRICULTURAL BARNs LOOKING SOUTH EAST



VIEW OF THE FRONT OF ONE OF THE AGRICULTURAL BARNs LOOKING NORTH EAST



VIEW OF THE FRONT OF ONE OF THE AGRICULTURAL BARNs LOOKING SOUTH WEST

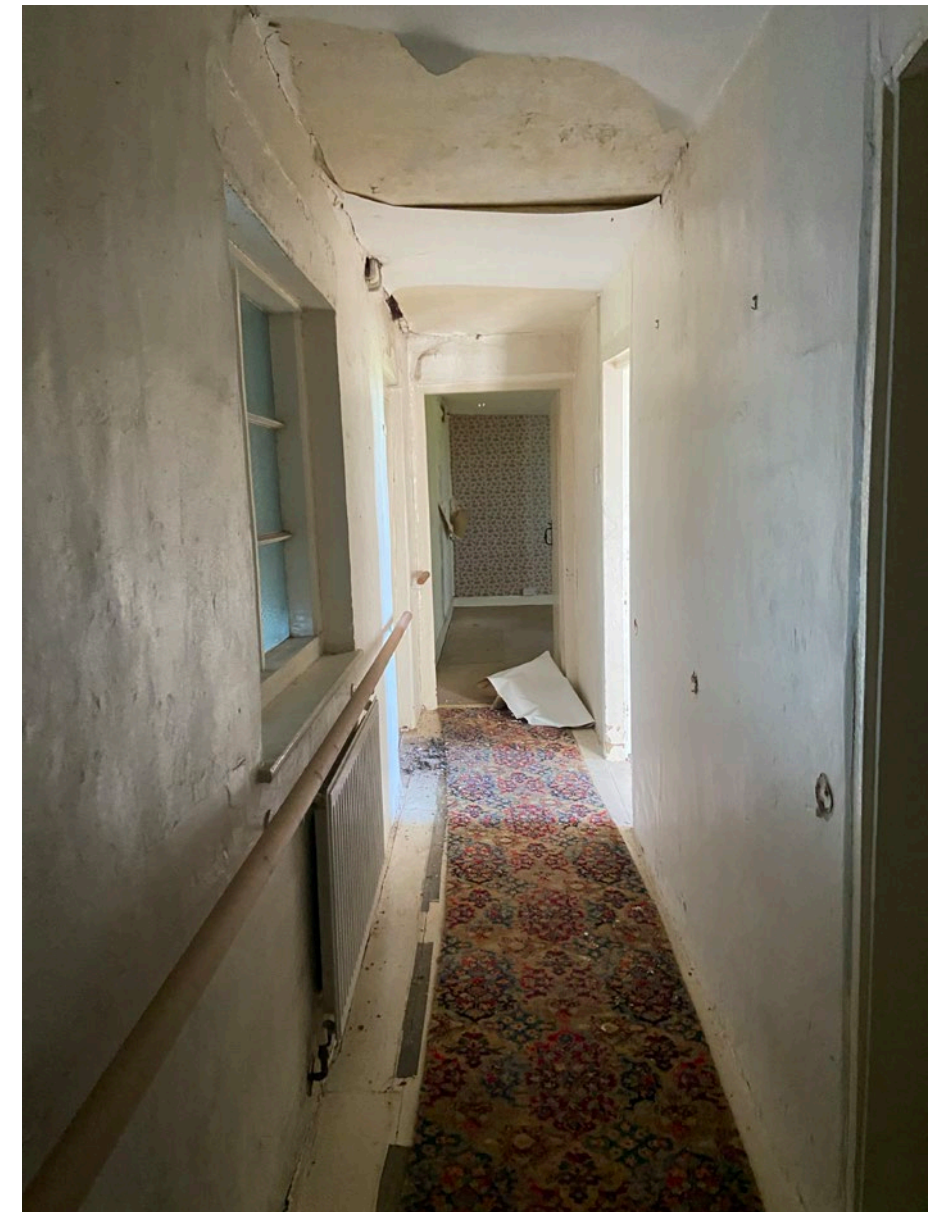
APPENDIX 02 - FARMHOUSE: INTERNAL PHOTOGRAPHS



VIEW OF A GROUND ROOM



VIEW OF A FIRST FLOOR BEDROOM



VIEW OF A FIRST FLOOR CORRIDOR

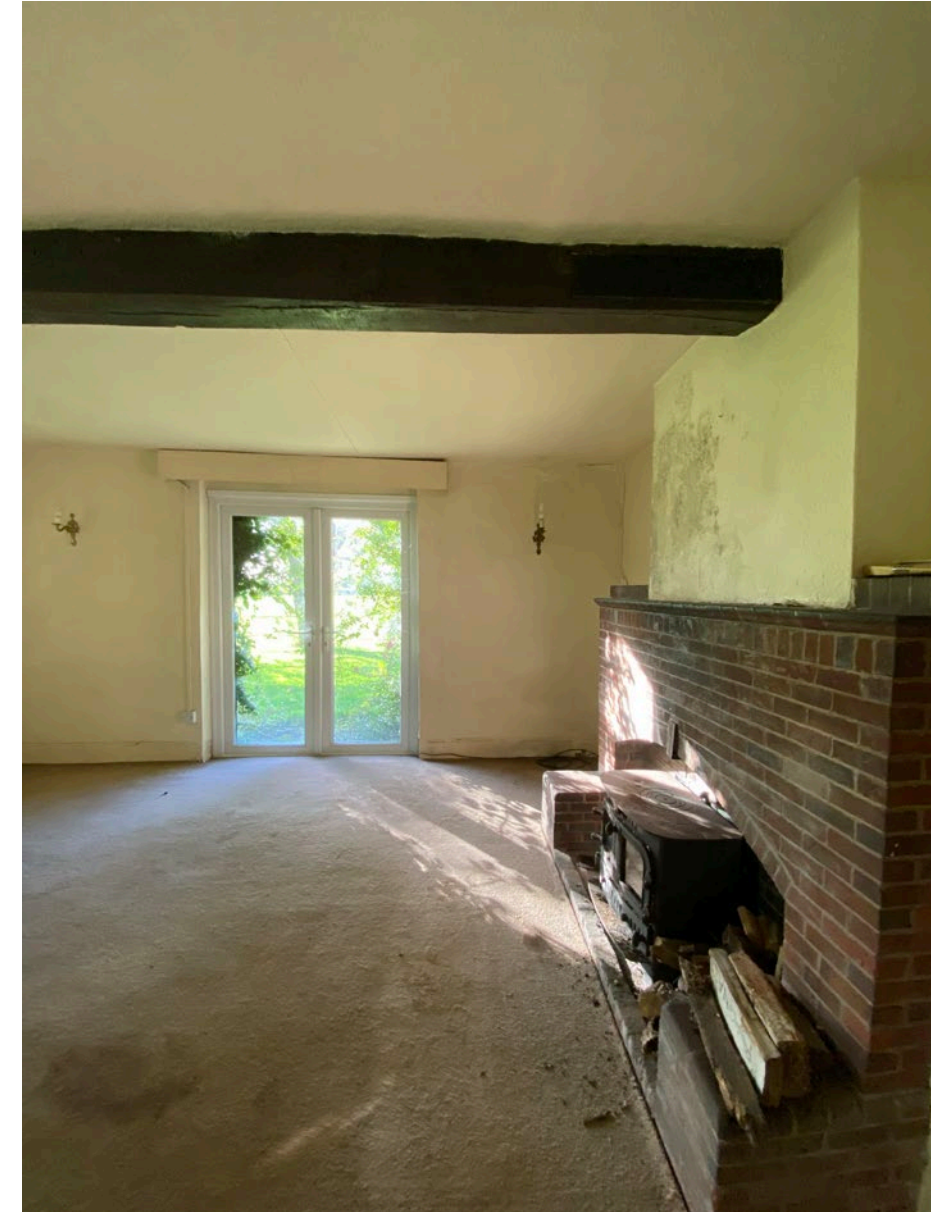
APPENDIX 02 - FARMHOUSE: INTERNAL PHOTOGRAPHS



VIEW OF A FIRST FLOOR ROOM



VIEW OF A GROUND FLOOR ROOM



VIEW OF A GROUND FLOOR ROOM

APPENDIX 02 - FARMHOUSE: INTERNAL PHOTOGRAPHS



FIRST FLOOR SHOWER ROOM

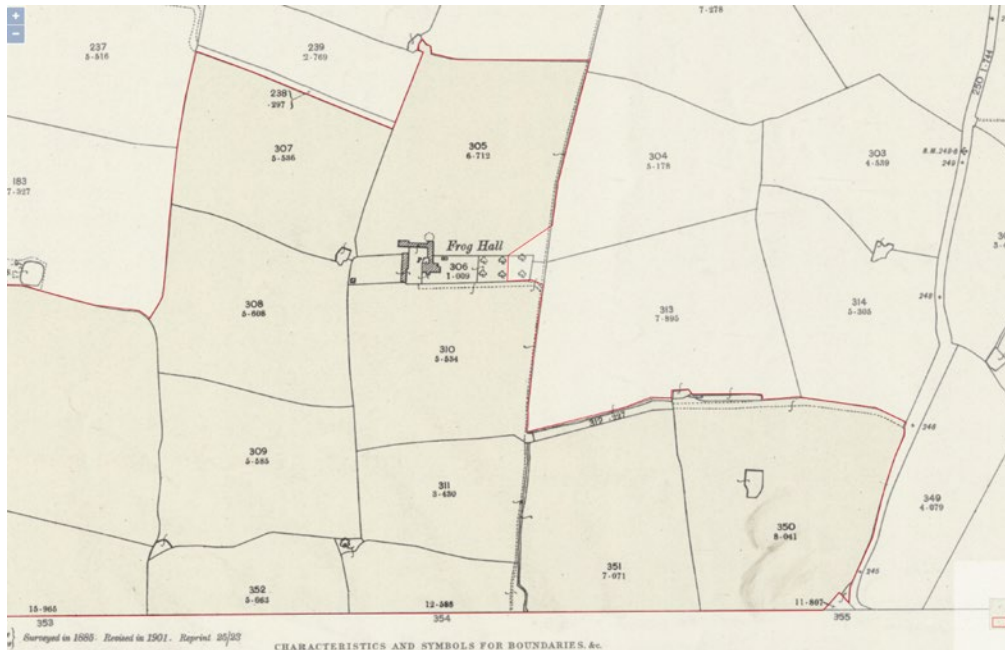


VIEW OF AN ATTIC ROOM



VIEW OF A FIRST FLOOR ROOM

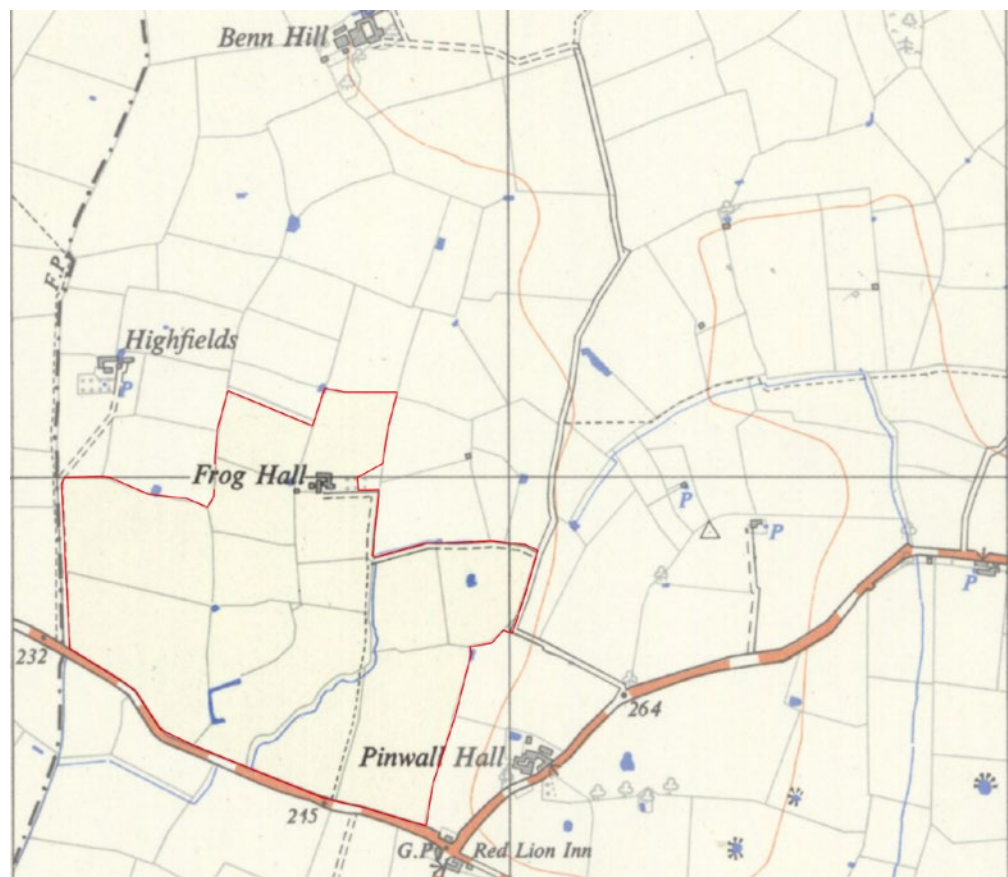
## APPENDIX 03 - HISTORIC MAPS



SURVEYED 1885, REPRINTED 1901



PRINTED 1924



PRINTED 1951