
HERITAGE STATEMENT

Proposed Single Storey Extension & Associated Alterations at

**The Gatehouse, no. 163, The Park,
Market Bosworth**

**Prepared by Stephen Bradwell, MA MRTPI IHBC
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1.0 INTRODUCTION

- 1.1 This Heritage Statement has been prepared by Stephen Bradwell MA MRTPI IHBC, of Trigpoint Conservation & Planning Ltd on behalf of the owners, Mr & Mrs Brown, to inform proposals for a new extension to the rear of the Grade II listed The Gatehouse at no. 163, The Park in Market Bosworth together with associated internal alterations.
- 1.2 This statement seeks to identify the heritage assets affected by these proposals and to consider their potential impact on these heritage assets having regard to the statutory duties and other relevant national and local planning policies, adopting an approach that is *'proportionate to the assets' importance...sufficient to understand the potential impact of the proposal on their significance'*, as indicated by the policy advice set out in paragraph 194 of the NPPF.
- 1.3 This statement should be read in conjunction with the plans prepared by Hayward Architects Ltd which illustrate the details of the proposed extension and associated alterations.

2.0 SUMMARY OF THE DEVELOPMENT PROPOSALS

- 2.1 In summary this application relates to the removal of the existing lean-to conservatory attached to the rear of The Gatehouse together with the removal of the detached single garage to the rear of the house and proposes the erection of a single storey kitchen and living room extension with a basement garage and guest suite that extends to the rear and side of the existing house.
- 2.2 The above-ground extension has been designed with an articulated ground plan with three component parts having an overall length of some 14m and a general width of some 7.0m max with a flat roof some 3m high. The extension is to be constructed of feature stone and glazed walls. The above-ground extension is separated from the listed building by a glazed link block some 3m wide and 1.6m deep, and it will also make provision for access to the historic enclosed courtyard at the rear of the house.
- 2.3 The basement area has a more rectangular floor plan and it is accessed by means of a spiral staircase from within the upper floor kitchen area, or by double garage doors in its rear wall, and also by a new access into the existing basement beneath the house from the proposed garage. It is also proposed to plant a native species hedge across the front

of the extension within the garden area to the side of the house to soften views of the extension from The Park.

- 2.4 A considered decision has been taken to adopt a contemporary design approach for this extension in order to provide a distinct contrast with the listed building which by virtue of its scale and location is intended to be read as a subservient addition to the principal listed building.
- 2.5 It is also proposed to make some minor internal alterations within the main house, including a replacement for the existing front door with a new door to reflect the original, the re-instatement of an existing door between the study and existing kitchen area and the erection of a stud wall within the proposed utility room to form an internal WC.
- 2.6 Further details of the proposed works can be agreed by conditions attached to any grants of planning permission and LBC.

Pre-application Enquiries

- 2.7 These proposals have been formulated following meetings with and the submission of sketch proposals to the Council's conservation officer (Mr Paul Grundy) and in response to these proposals the conservation officer has indicated:
- the positioning of any development within the north-eastern corner of the site is a sensible approach as this is likely to have the least visual impact from the Conservation Area to the south and the approach to The Park from the east.
 - the contemporary design, form and materials of the extension clearly contrasts with the main building allowing for its significance to still be clearly appreciated.
 - providing car parking (as well as other additional accommodation) in the lower ground floor, avoiding the need for additional structures, is a positive aspect of the proposal and an improvement to the setting of the main house.
 - in terms of design, the flat roof form to provide the ground floor accommodation limits the mass of the extension, but there is an extensive and considerable footprint so consideration should be given to reducing its width so it is no wider than the main building and can therefore demonstrate subservience to it.
 - the projecting feature walls are an interesting element to the design of the extension, but they may highlight the presence of the extension too much, particularly when looking at the front elevation where the purpose should be to

reduce its visual impact alongside the screening effect offered by the new native hedgerow planting.

- no particular concerns with any of the works to the original house (seeking to reinstate the original front door, opening up an old door, and installing panelling) if these works can be justified and evidenced.

3.0 RELEVANT PLANNING HISTORY

3.1 An application by previous owners to erect a new dwelling on the garden area to the side of the house was refused planning permission and the subsequent appeal was dismissed in July 2014 (application ref. no. 13/01027/FUL). In dismissing the appeal, the Inspector acknowledged the contribution of the property's spacious surroundings to its setting and the importance of retaining the space between the house and the neighbouring houses. The Inspector therefore considered that the erection of a two storey dwelling filling the side garden, *'significantly diminishing any sense of separation that this garden area might now provide'* and concealing *'the west elevation of the listed building to a great extent'*, would fail to preserve its setting and cause harm to its significance.

3.2 The proposed development has therefore had regard to the Inspector's assessment of the property's setting such that the extension is set to the rear of the principal house, ensuring that the garden to the side of the house and the views of its side (west) elevation are fully retained as advised by the Planning Inspector.

3.3 More recently planning permission has been granted for the demolition of the existing garage and the erection of a single storey annex to the rear of the house (application ref. no. 18/01157/HOU). The local planning authority clearly considered that the construction of the annex, in materials in keeping with those on the principal dwelling, was sympathetic to the character of the host building and would relate well visually to it and its existing setting.

4.0 THE APPLICATION SITE & SURROUNDING AREA

4.1 The Gatehouse and the neighbouring gate piers form a gateway feature at the entrance to the eastern approach to Market Bosworth (see Photo 1), being the end house of a ribbon of primarily detached houses on the north side of The Park overlooking open parkland on the south side of the road.

- 4.2 The property itself is a detached, two storey Grade II listed dwelling constructed of mellowed orange brickwork, with distinctive crowned Dutch gables and a slate roof. The property has a square floor plan that has been extended by the addition of a lean-to conservatory on the rear elevation (see Photos 4 & 5) and its principal elevation faces south onto The Park (see Photo 2). The property also stands within a large plot, with a relatively wide side garden that separates it from its neighbour at no. 157, The Park (see Photos 2 & 3) and a large rear garden backing onto open countryside.
- 4.3 In determining the previous appeal the Inspector commented that *'the house would originally have been an isolated building and this would have emphasised its status. However, it now stands at the end of a row of over 20 houses and bungalows of individual designs that have been built in the last 60 years or so and line the road running towards Market Bosworth'*.
- 4.4 The list description notes that the property was constructed in the late 19th century as a lodge for Bosworth Park alongside the adjacent 17th century park gate pillars, which mark the entrance to the Market Bosworth Country Park (see paras. 5.4 & 5.5 below).
- 4.5 In addition to its external appearance the internal floor plan and circulation routes are also important in providing an understanding of the factors that contribute to its special architectural and historic interest and its significance. In this case the layout of the ground floor has been determined by its square floor plan and the interconnectivity of the ground floor rooms.

Assessment of Significance

- 4.6 The relative importance of the property has already been established by its designation as a Grade II listed building and the NPPF notes that a heritage asset may derive significance from its archaeological, architectural, artistic or historic interest.
- 4.7 It is evident from the building's historical development and its overall built form that it has archaeological and architectural interest, and its overall design and historic floor plan indicate that the property was designed as gateway feature with views southwards over the open parkland and along The Park to the east and west (see Photos 1 - 3). In addition, its spacious setting also contributes to its significance, and the appeal Inspector acknowledged the contribution made by its spacious surroundings to its setting, noting

that *'the house would originally have been an isolated building and this would have emphasised its status'*. Notwithstanding the nature of the neighbouring ribbon development the property still retains its spacious surroundings with a degree of detachment in the streetscene.

- 4.8 Consequently, to accord with the objectives of the NPPF, any proposals should seek to ensure that any of the elements that contribute to the significance of the property are not harmed or lost, in order to protect the building's special architectural and historic interest.

5.0 SUMMARY OF LOCAL DESIGNATED HERITAGE ASSETS

Methodology

- 5.1 Annex 2 of the NPPF defines a heritage asset as: *'a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest'* and this includes both designated heritage assets and other non-designated assets identified by the local planning authority.
- 5.2 The following sources of information have been used to identify the heritage assets within the locality of the application site:
- relevant designation records were obtained from Historic England's *Heritage List for England*;
 - the Leicestershire Historic Environment Record (HER) was accessed by the Heritage Gateway;
 - information on locally designated heritage assets was obtained from Hinckley & Bosworth Borough Council's web site.
- 5.3 A site visit was undertaken on 22 November 2021 to view the application site and its relationship with the heritage assets identified within the vicinity of the site.

Listed Buildings

- 5.4 The Gatehouse at no. 163, The Park is a Grade II listed building, described by the HER as the lodge to Bosworth Park, built c.1890 in a neo-Dutch style (HER ref. MLE12165). The list description for the property reads as follows:
- House, or lodge to Bosworth Park, circa 1890 in a neo-Dutch style. Brick with stone dressings and slate roof. Square in plan, symmetrical about each axis, each elevation comprising an ornate Dutch gable. Doorway in bolection moulded architrave flanked by*

4-light stone mullioned and transomed window, and capped by one also, above a cartouche of stone with scrolled volutes. Side elevations each also contain 4-light mullioned and transomed windows. Hipped roof rises to central stack with terracotta panels and stone decorative bands. Stone modillion eaves cornice.

- 5.5 The four gate piers to Bosworth Park to the front of no. 163 are also Grade II listed (HER ref. MLE12162). The list description reads as follows:

Four gate piers forming gateway to park. Probably late C19, but in style of C17. Rusticated limestone ashlar. Taller inner piers have fluted applied shafts with scrolled volutes on inner face. Ramified capping urns above cornice. Smaller outer piers are similarly detailed, but with ball finials.

Historic Parks and Gardens & Scheduled Monuments

- 5.6 There are no Registered Historic Parks and Gardens or scheduled monuments within the vicinity of the site.

Market Bosworth Conservation Area

- 5.7 The site lies on the eastern edge of the designated Conservation Area which covers both the historic village centre as well as the parkland to the east. The appraisal map shows the property washed over as a 'key space' as part of the wider parkland, with an identified protected view towards the property from the west.
- 5.8 The published Conservation Area Appraisal (CAA) describes the key elements that contribute to the Area's special architectural and historic interest and its overall significance. The CAA recognises that the development of Market Bosworth has been influenced by its location as a ridge top settlement, its agricultural economy and the strong manorial tradition based on Bosworth Hall within its parkland setting.
- 5.9 The CAA notes that all routes into Market Bosworth converge on the Market Place which is the centre of the Conservation Area, and from the east the Area is entered along The Park at the pillars of the former park gates and the elegant Gate House. In particular the CAA acknowledges that:
- The Gate House itself is a key historic building and there are important views of each elevation which can be seen on both entering and leaving the village. From the west, the view of the Gate House has been carefully preserved by the retention of a large garden at*

the side of the property.

- 5.10 The published Management Plan Long Term Strategy suggests that new development and extensions, should be constructed in natural materials appropriate to the location and should have regard to the scale, siting and detailing of existing surrounding development to promote high standards of design to preserve or enhance the traditional character of the Conservation Area.

6.0 PLANNING POLICY CONTEXT

Planning (Listed Buildings and Conservation Areas) Act 1990

- 6.1 In summary this Act requires Councils when determining applications to have special regard to the desirability of preserving a listed building or its setting (sections 16 & 66)¹ and to pay special regard to the desirability of preserving or enhancing the character or appearance of a conservation area (section 72).

The Development Plan

- 6.2 The Development Plan for this area comprises the adopted Core Strategy (2009) and the adopted Site Allocations and Development Management Policies Development Plan Document (2016) (SADMP).

- 6.3 The most relevant SADMP policies are considered to be:

- Policy DM11: *Protecting and Enhancing the Historic Environment*

The introduction to this policy sets out the Council's objectives to protect, conserve and enhance the Borough's historic environment '*through the careful management of development that might adversely impact both designated and non-designated heritage assets*'.

The policy then goes on to state that:

All development proposals which have the potential to affect a heritage asset or its

¹ It is important to note, as clarified in the Court of Appeal (Palmer v Herefordshire Council & Anor [2016] EWCA Civ 1061 (4th November 2016)), that whilst the statutory duty requires that special regard should be paid to the desirability of not harming the setting of a listed building, that cannot mean that any harm, however minor, would necessarily require planning permission to be refused (para. 34). Para. 34 of the judgment also accepted that '*it is for the decision taker to assess the nature and degree of harm caused, and in the case of harm to setting rather than directly to a listed building itself, **the degree to which the impact on the setting affects the reasons why it is listed***' (our emphasis).

setting will be required to demonstrate:

(a) an understanding of the significance of the heritage asset and its setting; and

(b) the impact of the proposal on the significance of the asset and its setting, including measures to minimise or avoid these impacts;

(c) how the benefits of the proposal will outweigh any harm caused; and

(d) any impact on archaeology in line with Policy DM13.

- **Policy DM12: Heritage Assets**

The introduction to this policy makes a broad statement that all development proposals affecting heritage assets will be expected to secure their continued protection or enhancement, contribute to the distinctiveness of the areas in which they are located and contribute to the wider vibrancy of the Borough. More specifically proposals for the extension and alteration of listed buildings are expected to be compatible with the significance of the building and its setting; and development within Conservation Areas is expected, amongst other things, to preserve and enhance key views and/or vistas in and out of the Conservation Area and retain key spaces within the Conservation Area.

- More generally Policy DM10: *Development & Design* expects new development to complement or enhance the character of the surrounding area, and to use building materials that respect the materials of existing, adjoining/neighbouring buildings and the local area generally.

Other Material Policy Considerations

National Planning Policy Framework

- 6.4 The NPPF is also a material consideration in the determination of this planning application and it recognises that good design is a key aspect of sustainable development [para. 126] and consequently new development is expected to be visually attractive and sympathetic to local character and history, including the surrounding built environment and landscape setting [para. 130].
- 6.5 In considering the potential impact of a development on the significance of a designated heritage asset the NPPF expects heritage assets to be conserved in a manner appropriate to their significance [para. 194]. Annex 2 of the NPPF notes that the ‘significance’ of a heritage asset may be derived from its archaeological, architectural, artistic or historic interest and also from its setting.

- 6.6 Paragraph 199 notes that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation and it recognises that the significance of a designated heritage asset (such as a listed building or a conservation area) can be harmed or lost through alteration or destruction of the asset or by development within its setting [para. 200].
- 6.7 It has been acknowledged that in addition to 'no harm', the NPPF distinguishes between two levels of harm to designated heritage assets, namely 'substantial' and 'less than substantial'² and paragraph 200 makes clear that any harm to the significance of a designated heritage asset requires a clear and convincing justification, further advising that substantial harm to the significance of a Grade II listed building should be considered exceptional. Although if it is considered that a development proposal will lead to less than substantial harm, this harm should be weighed against the public benefits of the proposal [para. 201].
- 6.8 The NPPF also encourages local planning authorities to look for development opportunities in conservation areas [para. 206], accepting that not all elements of a conservation area will necessarily contribute to its significance [para. 207]. However, the NPPF also advises that the loss of a building or other element which makes a positive contribution to the significance of a conservation area should be treated either as substantial harm or less than substantial harm, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the conservation area [para. 207].

Other Policy Guidance

Historic England Good Practice Advice in Planning Note 2:

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

- 6.9 GPA2, which is consistent with the objectives of the NPPF, recognises the importance of understanding the nature, extent and level of significance of any affected heritage asset providing the essential guide as to how policies should be applied. Importantly, it acknowledges with reference to the listed building consent regime that '***change to heritage assets is inevitable but it is only harmful when significance is damaged***. The nature and importance of the significance that is affected will dictate the proportionate

² *James Hall and Company v. City of Bradford* [2019] EWHC 2899 (Admin) (para. 34)

response to assessing that change...' (para. 29) (*my emphasis*).

7.0 ASSESSMENT OF THE POTENTIAL IMPACT ON THE LOCAL DESIGNATED HERITAGE ASSETS

- 7.1 The proposed alterations and extensions are intended to extend and adapt the existing house whilst retaining its existing character and appearance and its overall setting, which has also been identified as contributing to the significance of this listed building.

Internal Alterations

- 7.2 The pre-application response raised no particular concerns in respect of the proposed internal alterations which primarily consist of the following principal alterations:

Basement:

- 7.3 The proposals seek to form a new doorway from the proposed sunken courtyard into the basement where there is already a small access door (see Photo 7). The basement has no architectural features of any particular interest and it is perhaps an area of the building that is of lesser significance. The proposed alterations, which utilise an existing doorway but which also include the removal of a small section of the rear basement wall to form the doorway, will result in some loss of historic fabric but will have no material impact on the overall character or significance of the building.

Reinstatement of the Door between the Study and the Kitchen

- 7.4 It is proposed to reinstate the existing door that leads from the study into the kitchen, which is to become the new utility room. This doorway was previously closed off following installation of the existing kitchen, but the position of the door is clearly in evidence within the existing study (see Photo 8). The reinstatement of this door, which can be undertaken without any loss of historic fabric, will restore the historic floor plan and circulation route within the listed building, and consequently will enhance its overall significance.

Erection of a Stud wall within the New Utility Room

- 7.5 The existing kitchen is to be replaced with a new utility room, and it is proposed to insert a new stud-wall across this room to form a new WC. These alterations can be considered as neutral, with no loss of historic fabric and no material impact on the floor plan of the house.

The Replacement of the Front Door

- 7.6 It is also proposed to replace the existing front door (see Photo 9), which appears to be a relatively modern addition, with a new front door and consequently these works provide the opportunity to improve the appearance of the listed building without any loss of any historic fabric.
- 7.7 It is clearly difficult to know the style of the original door, particularly as the Gatehouse was built as a relatively functional house but with some architectural pretensions. It is however considered that the replacement door should be of a relatively simple design and appearance in order to focus attention on the stone surround. Whilst the details of the new front door can be further agreed by condition, a timber four panel door typical of the Victorian period, or, a simpler framed and battened door would be more sympathetic to the listed building, particularly given its relative prominence within the street scene.

Other Internal Works

- 7.8 More minor alterations include the installation of timber panelling (wainscoting) to the internal walls of the ground floor living rooms and the installation of timber shutters and secondary glazing to the windows within the existing window reveals to improve the energy efficiency of the house. These minor alterations will not result in the loss of any historic fabric and will not harm the overall character of the listed building, and again the details of these alterations can be further agreed by condition.

Proposed Extension:

- 7.9 It is proposed to erect a single storey extension with a basement at the rear of the listed building with a glazed link block connecting the two, which requires the removal of the existing conservatory (see Photos 4 – 6) along with the detached garage. The removal of these two buildings, which are unsympathetic additions to the listed building, will not harm any elements of the original house that contribute to its significance.

Glazed Link Block

- 7.10 To provide a link between the existing house and the proposed extension it is proposed to erect a glazed link some 1.6m deep and 3m wide, of relatively lightweight construction as an extension to the existing house. The link block is a relatively modest structure that will not affect any historic fabric or architectural features, and will not materially harm the character or appearance of the existing house.

Proposed Extension

- 7.11 The principal works involve the construction of a single storey extension with basement to the rear of the listed building. The conservation officer's pre-application comments indicate that the position of the extension illustrates a sensible approach that is likely to have the least visual impact from the Conservation Area to the south and the approach to The Park from the east, and the provision of basement car parking was a positive aspect of the proposal, avoiding the need for additional structures.
- 7.12 To minimise the visual impact of the proposed extension, careful consideration has been given to its siting and overall design. The extension is offset from the rear elevation of the listed building and extends to the side of the building, and in this position the extension retains the important uninterrupted views of the building's principal and side elevations from The Park that are acknowledged as contributing to the significance of the listed building. Furthermore, a considered decision has been taken to adopt a contemporary approach to the overall design and appearance of the extension, and the pre-application response raised no objection in principle to this stylistic approach. The resulting design provides a low profile building with a simplicity of design and appearance that makes use of feature stone and glazed walling that together provide a distinct contrast with the listed building that does not compete with the architectural style of the principal listed building.
- 7.13 The pre-application response did however note that extension should be seen as a subservient element to the principal listed building, commenting on the width of the extension in comparison to the listed building. It is considered that whilst the extension has a larger ground plan than the listed building, its relative scale (only the single storey ground floor is seen in the context with the listed building) and its comparatively narrow width and staggered floor plan (which helps to visually and physically break up the built volume of the extension) will ensure that the extension will sit comfortably alongside the principal listed building as a subservient addition to the listed building.
- 7.14 Furthermore, by setting the extension back from the rear elevation of the principal building, together with the screening that will be afforded by a new hedge to be planted to the front of the extension, the proposed extension will have a largely neutral effect on the listed building's general surroundings. In particular the proposed extension will retain the side garden and views of the west elevation of the listed building that were considered so important to the setting of the listed building by the Inspector, and will not

affect the views or relative prominence of the listed building on the approach into Market Bosworth from the east (see Photos 2 & 1 respectively). It is therefore considered that the proposed development will preserve the key elements of the building's spacious surroundings that contribute to its setting.

- 7.15 For these reason it is considered that the proposed development will accord with the objectives of SADMP Policies DM11 & DM12 that seek to protect heritage assets and ensure that extensions and alterations to listed buildings are compatible with the significance of the building and its setting and Policy DM10 that expects new development to complement or enhance the character of the surrounding area. Objectives that are reiterated by the NPPF.

Potential Impact on the Market Bosworth Conservation Area

- 7.16 The proposals to extend The Gatehouse have also had regard to the advice in the NPPF which recognises that there may be opportunities for new development within conservation areas subject to their impact on any elements that make a positive contribution to the significance of a conservation area, and to the Conservation Area Management Plan Long Term Strategy that seeks to promote high standards of design by supporting extensions that are of an appropriate scale, siting and detailing and constructed in natural materials appropriate to the location. Furthermore, the pre-application response has accepted that the proposal would preserve the Area's character and appearance.
- 7.17 In determining the 2014 appeal the Inspector clearly recognised the importance of the property's spacious surroundings and these surroundings and the views towards The Gatehouse along The Park are identified in the CAA as making a positive contribution to the character and appearance of the Conservation Area. Therefore to preserve these aspects of the Area's character and appearance the extension has been set behind the existing property, to ensure that it is not seen as an overly prominent building in the Conservation Area and does not encroach into the garden area at the side of the building (identified as a 'key space' by the CAA map). The location of the proposed extension also preserves the views of The Gatehouse along The Park on both entering and leaving the village, and the protected view identified by the CAA map over the side garden from the west is also retained.

- 7.18 For these reasons it is considered that the proposed development will satisfy the statutory requirements to preserve the character or appearance of the Conservation Area and also accord with the objectives of SADMP Policies DM11 & DM12, which amongst other things expect new developments to preserve key views in and out of the Conservation Area and to retain key spaces within the Conservation Area, and the NPPF, which seeks to promote development opportunities within conservation areas.

8.0 CONCLUSIONS

- 8.1 The Gatehouse is a Grade II listed building located within the Market Bosworth Conservation Area, and other than the addition of the conservatory on the rear elevation its external appearance and general plan form has changed little since it was first built. These proposals seek to extend and to a lesser degree alter the existing living accommodation whilst preserving the listed building's overall character and significance.
- 8.2 This assessment has shown that by taking a considered and sensitive approach to the scale, design and siting of the proposed extension and the associated internal alterations, these proposals promote a high quality of design that has had due regard to the special architectural and historic features of the house and also to its setting, all of which contribute to its significance.
- 8.3 The proposed alterations within the house are relatively minor in scope and will not materially harm any historic fabric, rather the changes will serve to reinstate the historic floor plans, and as GPA2 notes, *'change to heritage assets is inevitable but it is only harmful when significance is damaged'*. It is our view that the proposed internal alterations can be undertaken without materially harming the special architectural or historic interest of this listed building, or its overall significance.
- 8.4 The proposals also seek permission for the erection of a single storey extension with basement to the rear and side of the existing house that has been designed in a contemporary style to be seen as a contrasting addition to the listed building, and of a scale that is subservient to the principal listed building. Furthermore, the location of the extension respects and preserves the listed building's surroundings that have been recognised as making a positive contribution to both its setting and significance and the character and appearance of the Conservation Area.

- 8.5 For the reasons set out above it is my considered opinion that these proposals accord with the objectives of the NPPF, that seek to ensure that heritage assets are conserved in a manner appropriate to their significance, and SADMP Policies DM10, DM11 & DM12, which together seek to promote good design in new developments that is compatible with the significance and setting of a listed building and the character and appearance of the Conservation Area.

STEPHEN BRADWELL, MA MRTPI IHBC

11 January 2022

Photo 1:

East facing elevation of The Gatehouse on the approach into Market Bosworth



Photo 2:

View of the front elevation of The Gatehouse and the side garden from The Park



Photo 3:

View looking west along The Park across the garden to the side of The Gatehouse towards its side elevation

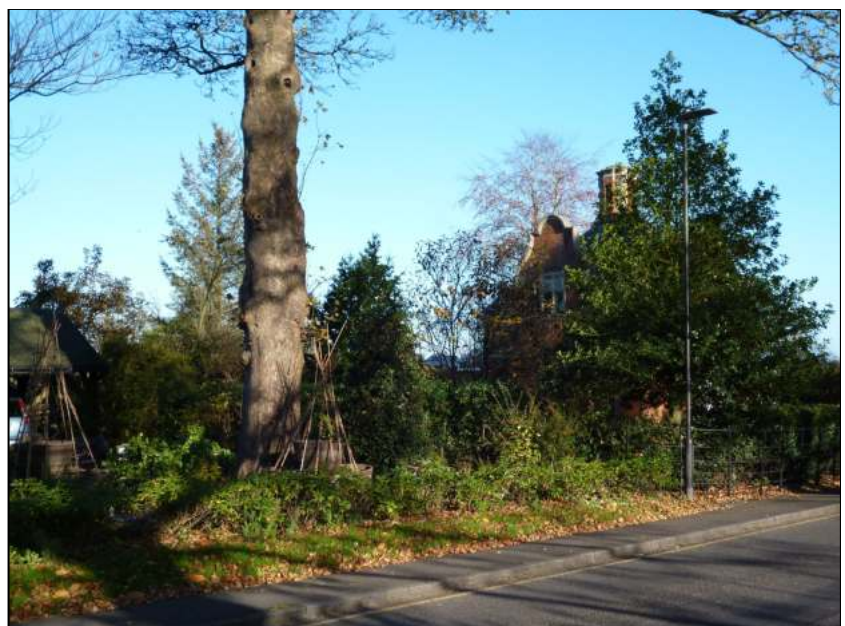


Photo 4:

View the rear elevation of The Gatehouse and its rear conservatory extension



Photo 5:

View of the side (west) elevation of The Gatehouse and the side wall of the rear conservatory extension



Photo 6:

View of the rear wall of conservatory extension



Photo 7:

View of the existing doorway in the rear wall of the basement

Photo 8:

View of the existing internal door between the study and the existing kitchen



Photo 9:

View of the existing front door to The Gatehouse