

Forward Planning Unit
Development Plan Review
Louth County Council
Town Hall
Crowe Street
Dundalk
Co. Louth
A91 W20C

22nd December 2020

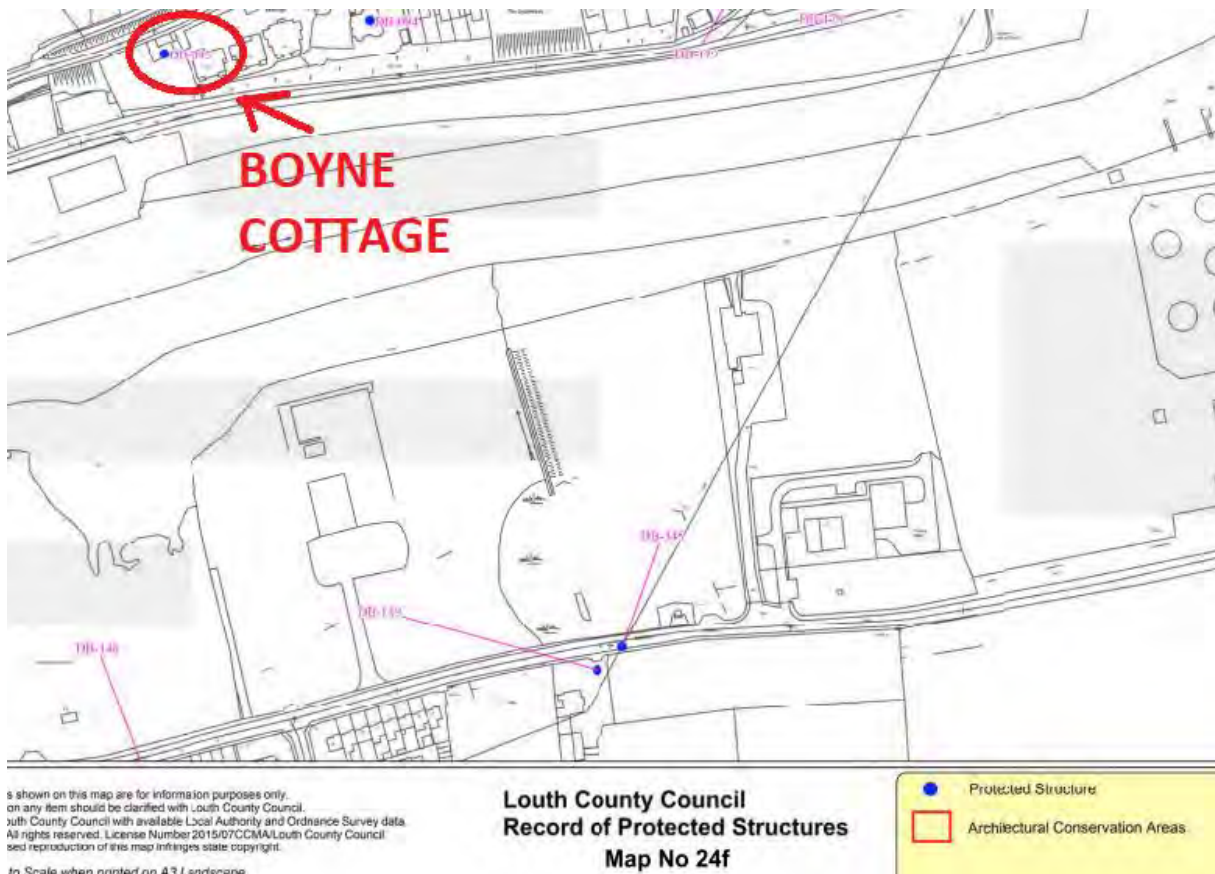
Submission to Draft Louth County Development Plan 2021-2027

Dear Sir/Madam,

We are instructed by our client, Curo Developments Ltd.
to make the following submission to the Draft Louth County Development Plan, 2021-27.

This submission seeks the de-listing from the Record of Protected Structures, of a property known as Boyne Cottage, located on the Cord Road, Drogheda.

Under the current County Development Plan, the property is included on the Record of Protected Structures and numbered DB-095 as per Map No. 24f of Volume 2c Appendix 18.



DB-092	13619068	Fair Street		Shop	24(e)	No 07	Three-bay, three-storey, mid 18thC house, with 19th Century railings and steps.	The stonework along with the cast-iron railings are well executed, further enhancing the importance of the structure within Fair Street.
DB-093	13619067	Fair Street		House	24(e)	No 02	Two-bay, three-storey over basement, red brick house, 1810, round headed doorcase, railings and urns.	The stunning doorcase and railings are clearly the work of skilled craftsmen, with the decorative finials to the railings adding a subtle artistic quality to the structure.
DB-094	13620010	Greenhills Road	The Sycamores	House	24(f)	Sycamore House	Mid 19th Century red brick house with fine roof features c. 1880.	Sycamore House is a beautifully decorative piece of Drogheda's architecture, built by Benjamin Whitworth, who also was the businessman who built Whitworth Hall. The façade is thought to be in the shape of a W to celebrate the owner.
DB-095	13620011	Greenhills Road	Boyne Cottage	House	24(f)	Boyne Cottage	c.1840 Gothic style with decorated eaves	The retention of the window surrounds and vermiculated quoins add to the aesthetic quality of the structure as well as to the architectural interest.
DB-096	13620005	Greenhills Road	Entrance Lodge	Gate Lodge	24(f)	Entrance Lodge	Limestone Italianate entrance lodge with doorcase, mouldings and external details.	This handsome gate lodge once served as the entrance to a cotton weaving mill and later a saw mill.

On the Record it is noted: *“The retention of the window surrounds and vermiculated quoins add to the aesthetic quality of the structure as well as to the architectural interest.”*

Our client is in the process of purchasing the property and adjoining lands which extend down to North Strand Road. A letter of consent to make this submission is include in Appendix A below.

Our client has engaged a full design team, including architect (O’Daly Architects) and conservation architect (John Deaton, Grade 1 Conservation Architect), to progress a redevelopment proposal for the lands including the retention and rehabilitation of the existing house.

John Deaton has carried out a full appraisal of the existing property which concludes that the house is worthy of retention and capable of economic repair and re-use. It forms a part of the built heritage and environment of Drogheda.

However, he is also strongly of the opinion, that the retention, repair and re-use of this house can best be dealt with by the planning control system and without the need to afford protection under 51(1) of the Act.

Maintaining the house, which we note is seriously dilapidated and in disrepair, on the list of Protected Structures would place onerous burdens and duties on the owners which would not be justified by the architectural status or current condition of the house.

Instead it is Mr. Deaton’s contention that the Development Plan can otherwise ensure the retention and re-use of the house can be ensured through the Development Management Process without the need for the property to remain on the Protected Structures record.

For instance, Section 9.9 of the Draft County Development Plan would ensure that this building, as part of the Historic Building Stock of Drogheda, can be maintained, re-used and adapted for contemporary use without the need for it to be listed as a Protected Structure. In this regard we note *“Policy Objective BHC 38 - To encourage the re-use and adaption of existing historic buildings in a manner compatible with their character.”*

We refer to the attached Conservation Appraisal Report (Appendix B below) prepared by Mr. Deaton which sets out the case for omitting this property from the Record of Protected Structures.

We would ask the Council to favourably consider this submission in the final adoption of the next County Development Plan.

APPENDIX A

LETTER OF CONSENT FROM OWNER OF BOYNE COTTAGE

Our Ref: SC/UB

Your Ref:

Date: 21st December 2020

Louth co co
Planning Unit,
Development Plan Review,
Louth County Council,
Town Hall, Crowe Street,
Dundalk,
Co. Louth A91 W20C

Res: - *Draft Louth County Development Plan 2021-2027*

Dear Sirs,

I wish to confirm that

to make a submission on my behalf in relation to the draft Louth county development plan. This submission relates to the Protected Structures Designation of 'Boyne Cottage', Cord Road, Drogheda, Co Louth

Yours sincerely,

APPENDIX B

BOYNE COTTAGE CONSERVATION APPRAISAL

**Conservation Appraisal
in respect of
Protected Structure Designation
of
Boyne Cottage
Cord Road
Drogheda
Co. Louth**

for

Curo Developments Ltd



INTRODUCTION

The Writer was instructed by Ivan O'Daly Architects on behalf of Curo Developments to undertake a Conservation Report in respect of Boyne Cottage and to assess its suitability for inclusion on Louth County Council's List of Protected Structures.

This report is to inform Curo Developments, the owners of Boyne Cottage, in respect of its proposed listing in the Louth Co. Council Development Plan 2021-2026.

METHODOLOGY

This report is based on:

A measured survey of the building prepared by Ivan O'Daly Architects Architects.

Desk top survey of published sources.

Historic maps search.

Physical examination on site.

The building is currently semi-derelict and overgrown with vegetation.

Limited opening up works have been undertaken to date. It is acknowledged that further investigation will be necessary and that certain aspects of the building fabric and site may only be revealed by opening-up.

The purpose of this report is to assess the significance of the place, to identify any vulnerabilities and to assess the suitability for protection as per the criteria set out in 51(1) of the Planning and Development Act 2000 as amended.

This report has been undertaken only in respect of conservation criteria. Any inspection was superficial in nature without opening up or access at height. This report is not a report on the condition or safety of the premises and does not warrant that any part of the premises is free from defect.

DROGHEDA

Drogheda *Droichead Átha* (meaning "bridge at the ford") is one of the oldest towns in Ireland. It is located on the Dublin–Belfast corridor on the east coast of Ireland, mostly in County Louth but with the south fringes of the town in County Meath. It has a population of approximately 41,000 inhabitants (2016), making it the eleventh largest settlement by population in all of Ireland. It is the last bridging point on the River Boyne before it enters the Irish Sea.



Drogheda was founded as two separately administered towns in two different territories: Drogheda-in-Meath (i.e. the Lordship and Liberty of Meath, from which a charter was granted in 1194) and Drogheda-in-Oriel (or 'Uriel', as County Louth was then known). The division came from the twelfth-century boundary between two Irish kingdoms, colonised by different Norman interests, just as the River Boyne continues to divide the town between the dioceses of Armagh and Meath. In 1412 these two towns were united, and Drogheda became a 'County Corporate', styled as 'the County of the Town of Drogheda'. Drogheda continued as a County Borough until the setting up of County Councils through the enactment of the Local Government (Ireland) Act 1898, which saw all of Drogheda, including a large area south of the Boyne, become part of an extended County Louth. With the passing of the County of Louth and Borough of Drogheda (Boundaries) Provisional Order, 1976, County Louth again grew larger at the expense of County Meath. The boundary was further altered in 1994 by the Local Government (Boundaries) (Town Elections) Regulations 1994. The 2007–2013 Meath County Development Plan recognises the Meath environs of Drogheda as a primary growth centre on a par with Navan.

YELLOWBATTER

The site is situated in the townland of Yellowbatter (area: 238 hA) which is on the north bank of the River Boyne in the parish of St Peter's in the Diocese of Armagh.

Batter is an Anglicisation of the Irish word *bothar* meaning "road". The name Yellowbatter means "yellow road" therefore.

Yellowbatter was bounded to the east in part by the Glen Stream which rises near Killineer House and turned the wheels of five mills in its course towards the Boyne at Greenhills and included a flax mill and a mill at Yellowbatter. (Louthiana 1977).

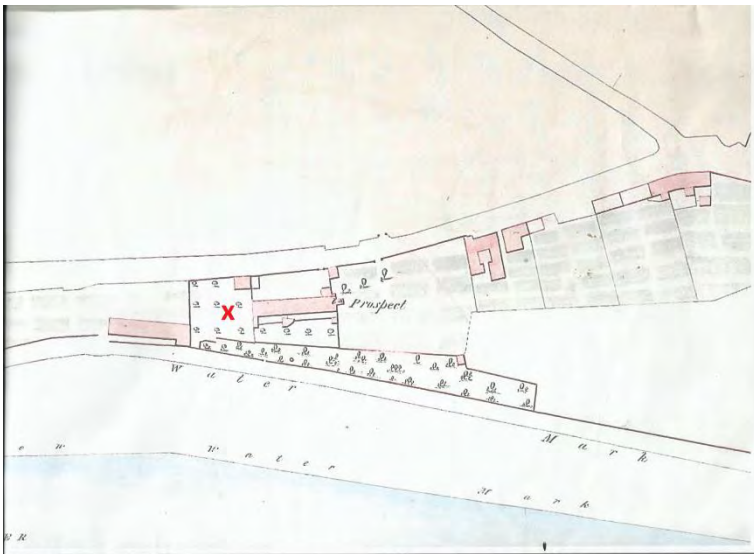
The Sienna convent (Monastery of St Catherine of Sienna) was established on Cord Road in 1796 until destroyed by fire in 1994.

CARTOGRAPHIC RESEARCH**Taylor and Skinner 1778**

The site is partly wooded and extends from the Chord Road to a pathway along the Boyne. The Glen stream and water mill at Greenhills the north.



Ordnance Survey 1835

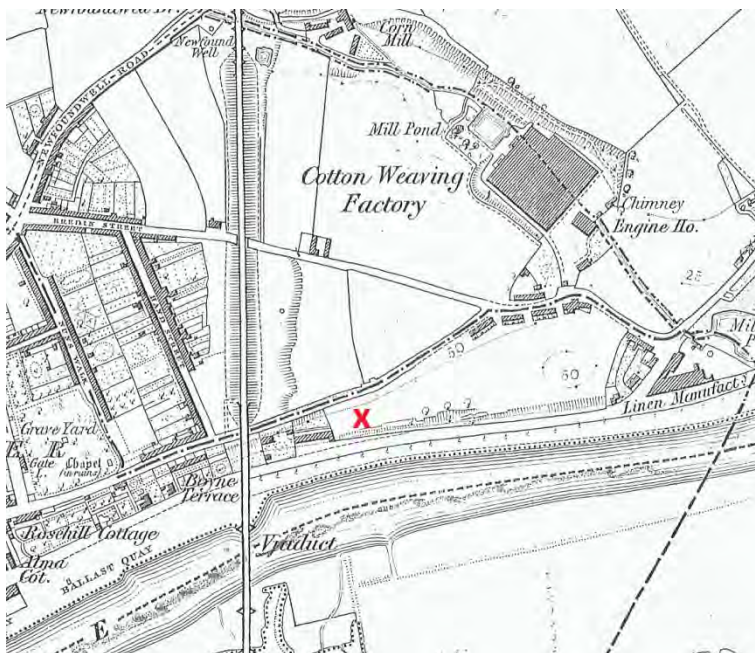


Drogheda Town Plan (Extract) 1835

These maps show a large house "Prospect" and a terrace of houses to the east. The roadway to the river has been widened and regularised.



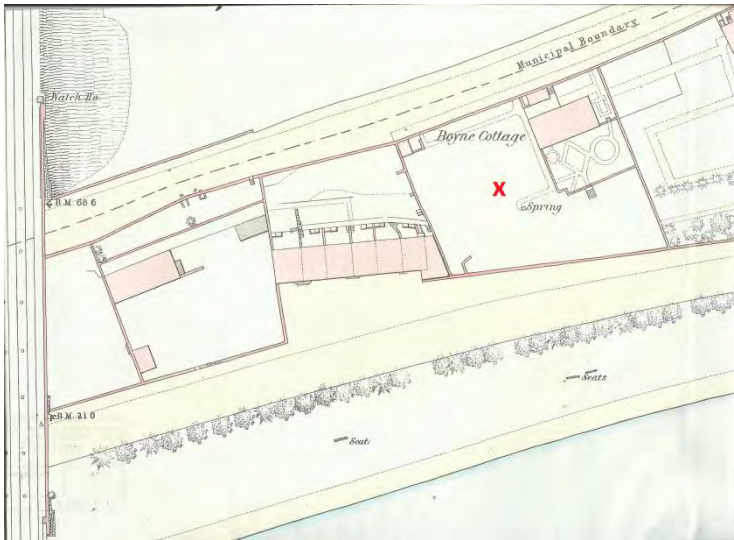
Isaah Roland Plan of Drogheda 1855



Ordnance Survey 1868

These maps show the Viaduct (1855). "Prospect" is not shown. This could be because the roof had been removed.

The land between the North Strand road and the river has been widened (filled?)

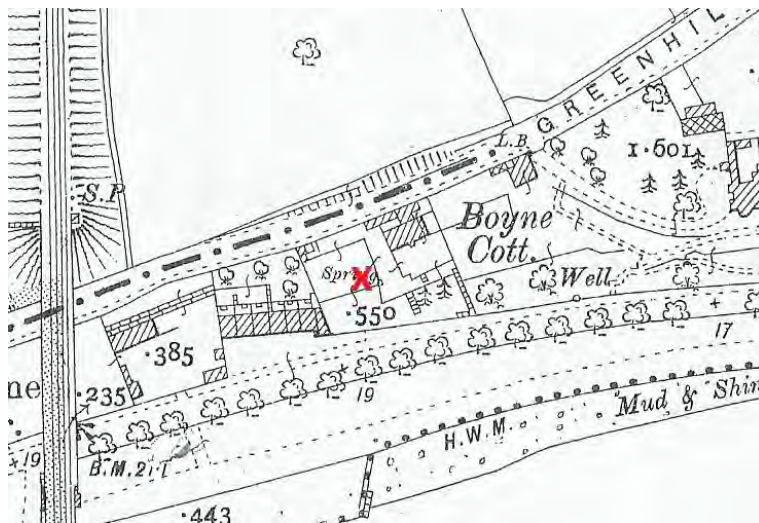


Ordnance Survey 1872 (Surveyed 1870)

The map shows Boyne Cottage with access from the Chord Road. It has an enclosed garden with garden paths shown. The footprint of Prospect would correspond with that of Boyne Cottage and the walling extending eastwards from it.

The terrace to the west has six units with small yards .

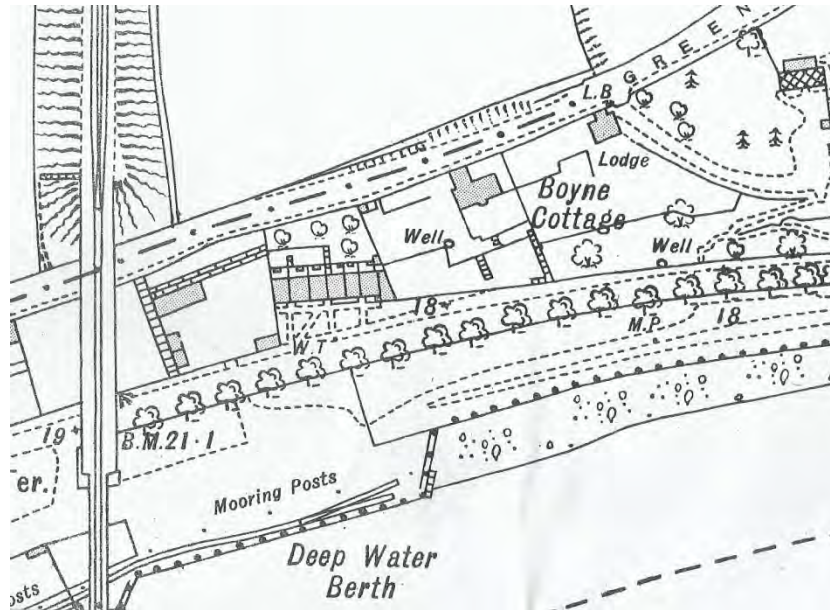
The land between the North Strand road and the river has been further extended.



Ordnance Survey 1908

Stepped access from Boyne Cottage to the North Strand.

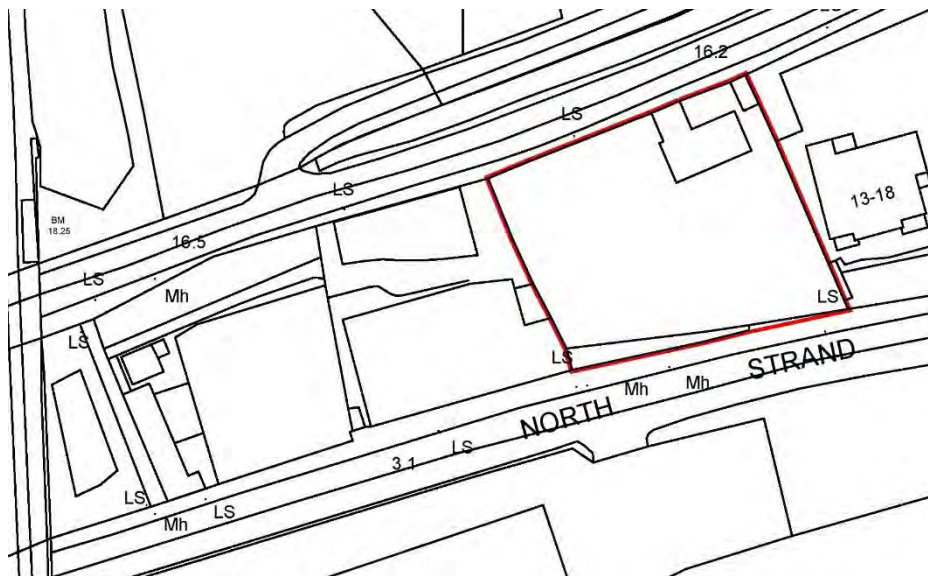
Entrance portico shown.



Ordnance Survey Map 1938.

Boyne Cottage return to the north.

Steps from chord Road to North Strand at side of Viaduct.



Ordnance survey map 2020

No internal subdivisions or paths shown in Boyne Cottage site. No access from North Strand shown.

Warehouse constructed on site of terrace.

Warehouse on site to the west.

ANALYSIS

Boyne Cottage circa 1870 on the site of an earlier house "Prospect". Primary access from Chord Road with a second access from North Strand in place by 1908 and not now in existence.

North Strand Warehouse constructed in the 20th Century on the site of a terrace (pre 1835) Lands to the river side of the North Strand Road have been reclaimed.

BOYNE COTTAGE

Boyne Cottage is not shown on the 1868 Ordnance Survey map. It first appears on the 1872 map (surveyed 1870). This gives a date of construction of 1868-1870. It would appear to have been a rebuild or adaptation of the western end of "Prospect".

The footprint of the house on the 1872 map is rectangular without any returns and without the porch.

Steps lead from the Chord Road alongside an outbuilding (privvy?)

There is an enclosed garden to the south. Steps lead from this to lands to the south and west.

There is a spring to the west and a path leading thereto.

The 1908 Ordnance Survey map shows the addition of porch to the south. This is consistent with the alteration of the house which is recorded as two-storey consistent with the Census records for 1901.

A stepped approach from the North Strand suggests a re-orientation of the house towards the south. Whether this was ever practical as the main approach is dubious given the fact that the house is elevated some 13 meters above the North Strand.

The 1938 Ordnance Survey map shows a new return to the north. This is the existing two storey return which is an extension to the original two-storey house.

The 2020 Ordnance Survey map does not indicate access from the south.

HISTORICAL RESEARCH

No information has come to light regarding the original occupants/owners of the cottage in 1870. Research is ongoing.

Bassets Directory lists Peter Butterly 1886

Peter Butterly of Boyne Cottage, Chord Road is listed in Slaters directory for 1894.

Peter Butterly of Chord Road is recorded as holding a dog license in 1894.

The 1901 census lists Peter Butterly age 67 a retired grocer as head of household with Jane Butterly his sister as the other occupant. The house is listed:

Walls - stone, brick or concrete

Roof - Slate or tiled

No. of Rooms - between 7 and 9

Six windows to the front of the house

First class house

No. of rooms occupied by the family is 7.

The Calendar of Wills records that Peter Butterly died on the 5th January 1907 and probate was granted to his sister Jane Butterly (spinster). The value of the estate was £1,770.

The Calendar of Wills records that Jane Butterly (spinster) died on the 16th December 1914. Probate was granted to Monsignor Patrick Seagrave. Her effects were valued at £1,402

Monsignor Seagrave was archdeacon of Armagh and appointed pastor of St Peters in Drogheda in 1900. His greatest achievement was the consecration of the church in 1914 and the enshrinement of the relic of St Oliver Plunkett in 1921. He engaged O'Neill and Byrne Architects to undertake major works to the interior of the church.

It would appear that Jane Butterly, being unmarried, left her estate to charity under the administration of Monsignor Seagrave. The lease of the 1st May 1951 indicates the lessors as Sister Catherine Barrett, Sister Raphael Caffrey, Sister Rosalie Hurl, and Sister Margaret Morris all of whom are associated with charitable institutions. The lessees were Peter Kevin Byrne and Elizabeth McGee.

Cartographic research suggests the construction of the two storey return extension is between 1908 and 1938. Was it extended by Monsignor Seagrave using money from the bequest in 1914?

Note that the map with the 1951 lease shows a stepped access path from the North Strand but that the description of the property is given as *"all that and those the messuage and dwelling house and gardens lately in the occupation of Thomas P ward situate at Chord Road, Greenhills....."* This suggests that the Chord Road was the principal access in 1951.

ASSESSMENT OF SIGNIFICANCE

NIAH ASSESSMENT

Survey Data

Reg No 13620011

Rating Regional

Categories of Special Interest Architectural Artistic

Original Use House

Date 1840 - 1880

Coordinates 309908, 275566

Date Recorded 28/07/2005

Date Updated --/--/--Description

8/18/2020 Greenhills Road, YELLOWBATTER, Drogheda, County Louth - Buildings of Ireland

https://www.buildingsofireland.ie/buildings-search/building/1362001_1/greenhills-road-yellowbatter-drogheda-co-louth 2/2

Description

Detached three-bay two-storey house, built c. 1860, no longer in use. Rectangular-plan, two-storey return to north elevation.

Pitched slate roofs with fish-scale bands to main house, clay ridge tiles, cast-iron gutters fixed to continuous eaves course, supported on main house by pairs of painted ornately moulded corbels, circular cast-iron downpipe, red brick corbelled chimneystack, ornately carved painted timber bargeboard to east and west gables with needle finials.

Roughcast-rendered walling, smooth rendered banded quoins to return, painted raised vermiculated block-and-start quoins to main house. Square-headed window openings to main house, painted moulded architraves, prominent keystone, painted stone sills; painted smooth rendered patent reveals, painted stone sills to return; uPVC windows. Situated to north of Greenhills road, rear of structure backs onto street.

Appraisal

This house is an attractive elegantly proportioned structure. The retention of the window surrounds and vermiculated quoins add to the aesthetic quality of the structure as well as to the architectural interest. The decorative detailing in the bargeboard design and finials provides the house with artistic significance. Though no longer in use it continues to play an important role in the built heritage of Drogheda.

House plan and building typology.

A measured survey was undertaken by J Weir Land Surveying.

The house is semi derelict with extensive rainwater infiltration which has caused decay in the structure. Therefore, access to the interior was limited due to unsound flooring. Opening-up was undertaken in order to ascertain the evolution of the house plan.

This is a three bay single pile two-storey house with a two-storey return.

The ground floor evidences the plan of a single-storey cottage with a large central fireplace now blocked up. Opening up from the hall side revealed the arched head of the central fireplace suggesting a large living room one side and a bedroom on the other.

Plaster stripping on the western gable revealed the original roof line of the cottage roof.

The current ground floor plan comprises two reception rooms around a central hall with entry from a porch to the south. This is a typical arrangement, common in the 19th and 20th centuries.

One would normally expect the stairs to be central in the plan but in this case it is located behind the eastern reception room. This may reflect the dual aspect nature of the house where the central hallway is a passageway from front and rear entrances. The stairhall is quite narrow at 1400mm producing a stair width of 700mm. This aligns with the available width between the central fireplace core and the rear wall.

There is a kitchen in the rear return. The single-storey approach room, stores, toilet and garage are infills of the earlier yard.

On the first floor there is a corridor/stair hall to the north serving three bedrooms facing south and a bedroom and bathroom in the return.

The exterior the pitched roof has scalloped slates in a decorative pattern with a large area having been re-slatted with plain slates. The fascias are carried on twin masonry brackets.

There are pierced decorative barge boards to gables.

Walls are pebbledashed (20th C).

Moulded plastered reveals to windows.

Cast vermiculated quoins.

Stone window cills.

Replacement aluminium windows

The entrance porch is in a cast terracotta brick and has a pitched roof with scalloped slates and a decorative barge. It retains its timber sliding sash windows.

The interior decoration of the house is not of exceptional architectural quality and is in very poor condition. The two reception rooms and the hall have lath and plastered ceilings with decorative cornices, all in a state of partial collapse.

The setting of the house has all but been lost.

Substantial 20th C accretions and infill of the yard to the north.

Existing wall to Chord Road has been extended in concrete blockwork, cement based pebble dashed and concrete capped.

The site to the south has been overgrown with large trees and scrub.

Assessment

The layout of the house follows a plan which was common in the 18th and 19th centuries. The interior of the house is not of exceptional architectural quality that would justify a protected structure designation.

What is of interest in this house is how the conversion from part of an earlier cottage to a two-storey house was undertaken which involved retention of the fireplace core. The exterior treatment as part of this is noteworthy including the rendered facade and the use of vermiculated quoins. The slate roof and decorative barge boards are examples of a high standard of workmanship and are typical of the late 19thC picturesque style.

Criteria for Protection

Section 51(1) of the Planning and Development Act 2000 sets out criteria for protection:

- (1) For the purpose of protecting structures, or parts of structures, which form part of the architectural heritage and which are of special architectural, historical, archaeological, artistic, cultural, scientific, social or technical interest, every development plan shall include a record of protected structures, and shall include in that record every structure which is, in the opinion of the planning authority, of such interest within its functional area.*

The following is my assessment:

1. Architectural –

The age of the two-storey house is 1868. The remodelling of the house including the addition of the porch is most likely late 19th early 20thC and pre-1908.

The house plan comprising a two-storey single pile with central hallway is a common plan type found in 19th and early 20thC houses. What is of interest is the evolution of the house in particular the incorporation of part of an earlier single storey cottage. This has resulted in an unusual stairhall.

The two- storey return, garage and single storey annex are 20th century accretions.

The exterior treatment of the house is noteworthy including the rendered facade and the use of vermiculated quoins. The slate roof and decorative barge boards are examples of a high standard of workmanship and are unusual for Drogheda. With the exception of the decorative barge boards the exterior treatment of the house is not exceptional being a common form for Victorian buildings.

Similarly, the interior treatment is standard late Victorian. The plasterwork is of a simple design. Decorative plaster cornices are limited to the main reception rooms. Some window casings have survived but windows are replacement aluminium (except for the entrance porch).

The interior is in very poor condition due to rainwater ingress, fire damage and collapse of floors.

The setting of the house has been lost due to extensions and infill of the forecourt to Chord Road, the rebuilding and alteration of boundary walls and the overgrown nature of the site.

In my opinion the architectural quality of the house is not exceptional. Taking this into account together with the limited surviving fabric the house is not worthy of protection on architectural grounds.

2. Historical – No significant historical aspect has been identified. The house is associated with the Butterly family who were prominent traders in Drogheda in the late 19th and 20th Centuries but their significance is not sufficient to warrant the protection of the house on an historical.
3. Archaeological – No archaeological evidence has been found.
4. Artistic/Cultural – I am not aware of any artistic or cultural association with the house or its occupants.
5. Scientific/Technical – There are no significant scientific or technical aspects to the house.

Conclusion- It is my opinion that the house is worthy of retention and capable of economic repair and re-use. It forms a part of the built heritage and environment of Drogheda.

It is my opinion however that its retention, repair and re-use can best be dealt with by the planning control system and without the need to afford protection under 51(1) of the Act. Section 9.9 of the Draft County Development Plan ensures that this building, as part of the Historic Building Stock of Drogheda, can be maintained, re-used and adapted for contemporary use without the need for it to be listed as a Protected Structure. In this regard we note “Policy Objective BHC 38 - To encourage the re-use and adaption of existing historic buildings in a manner compatible with their character.”

Maintaining the house on the list of Protected Structures would place burdens and duties on the owners which would not be justified by the architectural status or current condition of the house.

If the house were to be listed the preparation of proposals for the retention, repair and economic re-use of the house and its surroundings would be constrained by 51 – 79 of the Act which would be unduly restrictive and could be counterproductive.

- The historic attendant grounds of the house extend to 0.157hA which is considerably in excess of what is considered appropriate for a three-bedroom house. The owner could be required to preserve all or part of the attendant grounds free from development in the interests of preserving the setting of the house even though the setting has been lost over time.
- Similarly, consideration of views and prospects related to the house could result in a requirement to keep the attendant grounds and adjacent sites free of development.
- All and any proposed repairs or improvements to the house would be subject to planning control either by way of section 5 or section 57 or through the planning process. The normal exemptions under planning regulations and 4.1.(h) of the Act would not necessarily be available to the owner. This could be counterproductive to the refurbishment of the house as it now stands.

- The Act places a duty on owners of protected structures to protect them from endangerment and sets out penalties for non-compliance including the power of the local authority to acquire the premises and to enter onto the premises to do works. Whilst all of this is laudable in respect of protected structures, the status and condition of this house does not warrant such measures.



I understand that Curo Developments acquired the premises in its present condition and that it is their intention to retain, refurbish and re-use the house. Accordingly, I advise that it is inappropriate and unnecessary for the house to be retained on the List of Protected Structures.



An architectural inventory condition appraisal is at Appendix A.
Architects survey plans accompany this report.



John Deaton B.Arch F.R.I.A.I. Dip Arb. F.C.I.Arb.
RIAI Accredited Conservation Architect - Grade One
21st December 2020


Appendix A

Architectural Inventory and Photographic Survey - Boyne Cottage

<p>GF Living Room (east)</p> 	<p>Lath and plaster ceiling, decorative cornice in very poor condition Fragments of window casings (architrave) Lime plastered walls in poor condition. T&G floorboarding on suspended timber floor part decayed No fire surround</p>	<p>Fire damaged and in very poor repair.</p>
<p>GF Living Room (west)</p> 	<p>Lath and plaster ceiling, decorative cornice in partial collapse. Cross beam inserted under ceiling. Window casings Lime plastered walls in poor condition. T&G floorboarding on suspended timber floor in partial collapse.No fire surround</p>	<p>In very poor repair.</p>

<p>GF Hall</p> 	<p>Lath and plaster ceiling, in partial collapse. No cornice. Lime plastered walls Decorative plaster arch on brackets. Door architrave, lining and skirting board.</p>	<p>In very poor repair. Contains fireplace core of earlier cottage.</p>
<p>GF Porch</p>	<p>Lath and plaster ceiling Lime plastered walls Window casings.</p>	
<p>Stair hall</p> 	<p>Lath and plaster ceiling in partial collapse. Window casings Lime plastered walls in poor condition. T&G floorboarding on suspended timber floor in partial collapse. Stairs fire damaged, no balustrade.</p>	<p>In very poor condition. Stairs unsafe and beyond salvage.</p>

<p>GF Kitchen</p> 	<p>20thC extension Gypsum plastered walls. Plaster slab ceiling collapsed. 20thC softwood windows and internal joinery.</p>	<p>In poor condition.</p>
<p>GF Back Room (north)</p>	<p>20thC extension Gypsum plastered walls. Plaster slab ceiling collapsed. 20thC softwood windows and internal joinery.</p>	<p>20thC of yard. In very poor condition containing no original material.</p>
<p>First Floor</p> 	<p>3 no bedrooms and corridor to main house. Lath and plaster ceiling in partial collapse. Window casings Lime plastered walls in poor condition. T&G floorboarding on timber floor joists in partial collapse. Stairs fire damaged, no balustrade. 20thC return to rear (north) contains bedroom and bathroom in poor condition.</p>	<p>This area unsafe and inaccessible. Viewed from a distance.</p>

<p>Southern facade</p>    <p>Illustration from old sales brochure</p>	<p>Slated roof Timber fascias on twin masonry brackets. Walls are pebbledashed (20th C). Moulded plastered reveals to windows. Cast vermiculated quoins. Stone window cills. Replacement aluminium windows The entrance porch is in a cast terracotta brick and has a pitched roof with scalloped slates and a decorative barge. It retains its timber sliding sash windows.</p>	<p>This facade is overgrown and obscured. Information is taken from old sales brochure illustrations.</p>
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Northern Facade






NIAH Photograph

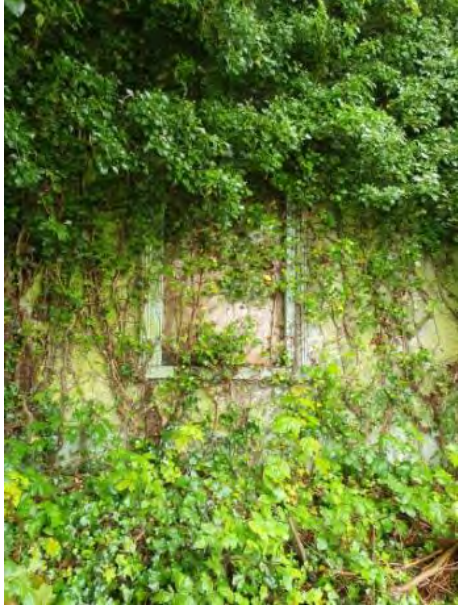



Natural slate roof with rows of decorative scalloped slates. Brick chimneys. Timber fascias on twin masonry brackets. Pierced decorative barge boards to gables. Walls are pebbledashed (20th C). Moulded plastered reveals to windows. Cast vermiculated quoins. Stone window cills. Replacement aluminium windows. 20th C two storey return.

20th C single storey flat roofed garage and infill of yard.

This facade is overgrown and obscured. Information is taken from NIAH illustration.

	<p>20thC garage and pedestrian entrance from Chord Road</p>	
<p>Eastern Facade</p>  	<p>Natural slate roof with rows of decorative scalloped slates. Brick chimneys. Timber fascias on twin masonry brackets. Pierced decorative barge boards to gables. Walls are pebbledashed (20th C). Moulded plastered reveals to windows. Cast vermiculated quoins. Stone window cills. Replacement aluminium windows 19th C cast iron railings on masonry base.</p>	<p>This facade is overgrown and obscured by ivy.</p>

		
<p>Western Facade</p> 		<p>This facade is overgrown and obscured by ivy.</p>