

Barn at Rhyd Lydan Aberhafesp Powys

Level 3 Historic Building Record



Richard Hayman

for

Hughes Architects

September 2024

Crynodeb

Ym mis Medi 2024, comisiynwyd Richard Hayman i ymgymryd â chofnod adeilad hanesyddol ar gyfer cyn-ysgubod yn Rhydlydan, Aberhafesb, Powys. Nid yw'r adeilad yn rhestredig, ond mae o ddiddordeb pensaernïol fel adeilad fferm traddodiadol nad yw wedi'i adnewyddu.

Rhodddwyd caniatâd cynllunio i ddymchwel yr adeilad (Cyfeirnod cynllunio Cyngor Sir Powys 23/0625/HH), gydag amod y dylid cynhyrchu cofnod adeilad hanesyddol sy'n gyfwerth â Lefel 3 Historic England.

Mae Lefel 3 yn gofnod 'dadansoddol' sy'n dod ar ffurf cyfrif systematig o wreiddiau adeilad, ei ddatblygiad a'i ddefnydd. Mae'n cynnwys adroddiad, ynghyd â chofnod ffotograffig ac arolwg. Mae'r adroddiad yn mesur arwyddocâd yr adeilad yn erbyn meini prawf sefydledig ar gyfer arwyddocâd adeiladau hanesyddol.

Dangosir yr adeilad fferm ar fap Degwm Llanwnnog o 1845, ac fe'i estynnwyd yn ddiweddarach yn y bedwaredd ganrif ar bymtheg (er y bydd yr estyniad yn cael ei gadw). Adeilad ffrâm bren ydyw, a ddefnyddiwyd yn ddiweddarach fel stablau, ond mae'n debygol mai'i ddefnydd gwreiddiol oedd fel beudy. O fewn yr adeilad ceir trawstiau croes a distiau siamffrog yr ymddengys iddynt gael eu hailddefnyddio o adeilad arall, tŷ yn fwyaf tebygol, a chyplysau to sydd hefyd yn rhan o dŷ neu adeilad fferm cynharach. Mae'n debygol fod yr holl bren yna a aildefnyddiwyd wedi deillio o adeiladau cynharach ar y fferm.

Rhoddir disgrifiad llawn o'r adeilad yn yr adroddiad, a gyfannir gan gofnod darluniadol a ffotograffig llawn. Daw'r adroddiad i ben gyda datganiad o arwyddocâd sy'n tynnu sylw at dreftadaeth adeiladau ffrâm bren yn Sir Drefaldwyn, ac sy'n amlygu'r ysgubor fel cynrychioliad o enghraifft ddiweddar iawn o'i ddefnydd, sy'n dyst i draddodiad adeiladu parhaus yn y rhan hon o Gymru wledig.

Summary

In September 2024 Richard Hayman was commissioned to undertake a historic building record of a former barn at Rhyd Lydan, Aberhafesp, Powys. The building is not listed but is of architectural interest as an unrestored traditional farm building. Planning permission has been granted for the demolition of the building (Powys County Council planning reference 23/0625/HH), with a condition that a historic building record should be produced which is equivalent to Historic England's Level 3.

Level 3 is an 'analytical' record that takes the form of a systematic account of a building's origins, development and use. It includes a report, together with a photographic and survey record. The report measures the significance of the building against established criteria for the significance of historic buildings.

The farm building is shown on the 1845 Llanwnnog Tithe map and was extended later in the nineteenth century (although the extension is to be retained). It is a timber-framed structure, used latterly as a stables but probably originally it was used for cattle. Within the building are chamfered cross beams and joists that appear to have been salvaged from another building, probably a house, and roof trusses that are also part of an earlier house or farm building. It is likely that all of the re-used timber came from earlier buildings at the farmstead.

A full description of the building is given in the report, complemented by a comprehensive drawn and photographic record. The report concludes with a statement of significance which highlights the heritage of timber-framed buildings in Montgomeryshire and identifies the barn as representing a very late example of its use, testament to an enduring building tradition in this part of rural Wales

Barn at Rhyd Lydan, Aberhafesp Powys

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Contents

1 Introduction.....	1
2 Aims and Objectives.....	2
3 Methodology and Standards	2
4 Historical Background.....	2
5 Building Description	5
5.1 Main barn.....	6
5.2 Garage.....	13
5.3 Interpretation	13
6 Statement of Significance	14
7 References	15
8 Archive	15
Appendix 1: Digital Photographs.....	17
Appendix 2: Survey Drawings.....	24

List of figures

Figure 1. Location plan.....	1
Figure 2. Ordnance Survey drawing, 1817.....	3
Figure 3. Llanwnog Tithe map, 1845.....	3
Figure 4. Ordnance Survey, 1886.....	4
Figure 5. Ordnance Survey, 1903.....	4
Figure 6. Ordnance Survey, 1953.....	4
Figure 7. The barn, viewed from the south-east, with modern boundary wall.....	5
Figure 8. The barn viewed from the south-west.....	5
Figure 9. South front of the main barn.....	6
Figure 10. Rear of the main barn, looking south-west.....	7
Figure 11. Unreinforced concrete in the north wall of the main barn.....	7
Figure 12. Ground plan of the barn.....	8
Figure 13. Unit 2, loose box, with feeding trough on the right.....	8
Figure 14. Cobbled floor in Unit 2.....	9
Figure 15. West gable end of the main barn, showing the passing braces.....	9
Figure 16. Loft plan.....	10
Figure 17. Chamfered joists and spine beam supporting the loft.....	10
Figure 18. Truss C.....	11
Figure 19. Truss B.....	12
Figure 20. Truss A.....	12
Figure 21. Loft (Unit 6) in the garage.....	13
Figure 22. Direction of exterior photographs.....	21
Figure 23. Direction of ground-level photographs.....	22
Figure 24. Direction of loft photographs.....	23
Figure 25. South and West elevations.....	24
Figure 26. North and east elevations.....	25
Figure 27. Ground plan.....	26
Figure 28. Loft plan.....	27
Figure 29. Plan showing building phases.....	28

I Introduction

A historic building record equivalent to Historic England’s Level 3 has been commissioned by Hughes Architects to fulfil a condition of planning permission for the demolition of a barn at Rhyd Lydan Farm, Caersws Community (Powys County Council planning reference 23/0625/HH). This report, together with an accompanying written scheme of investigation (WSI), photographs and survey drawings fulfils the criteria necessary to complete a record to Level 3.

Rhyd Lydan Farm is on the north side of the B4568 between Newtown and Llanwnog, on the west side of Nant Rhyd-rhos-lan that flows into the River Severn (fig 1). The surviving farm building is on the north side of the farmhouse and comprises an unrestored barn, which is to be demolished, attached to a garage (formerly stable) and a modern metal-clad shed, both of which are to be retained. The barn is at SO 0578 9315.

The building was visited on 4 September 2024.

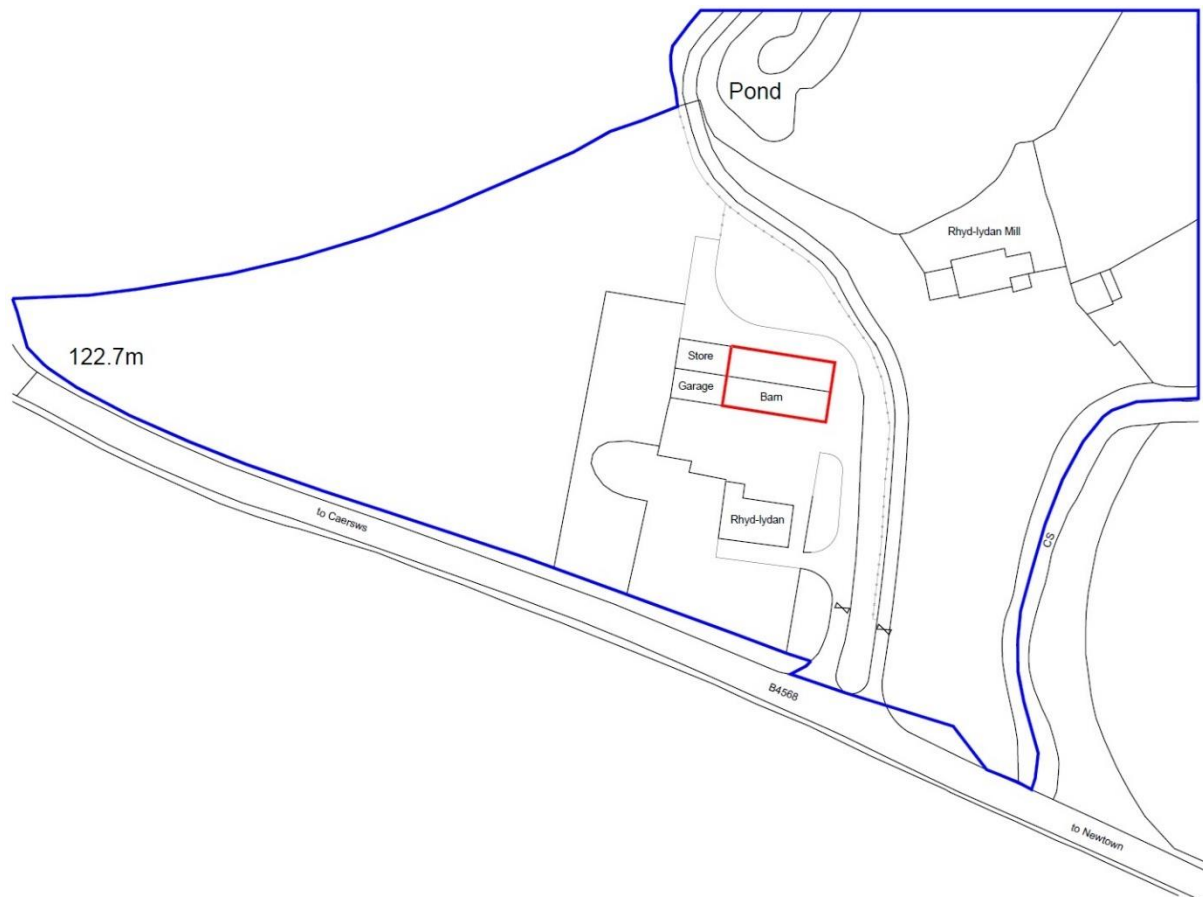


Figure 1. Location plan.

Rhyd Lydan Farm is recorded in the regional Historic Environment Record (prn 191429) and is referred to in the record for Rhyd Lydan Mill (prn 20908), which stands 30 metres north-east of the barn. A rapid building survey of the barn was conducted in 2006 by the Clwyd Powys Archaeological Trust (Jones 2006). It entailed a measured plan, photographic

record and written description, which is particularly valuable because it records interior fixtures in the barn and the stables that have since been removed, and was made before the stables was converted to a garage.

The barn is not recorded in the National Monuments Record, but the record of the mill (nprn 40206) implies that the farm is directly connected with the mill, which is incorrect, as explained below.

2 Aims and Objectives

The purpose of the historic building record is to provide a written, drawn, and photographic record of the building before it is taken down. As a Level 3 ‘analytical’ record, it takes the form of a systematic account of the building’s origins, development and use. The record includes an account of the evidence on which the analysis has been based, allowing the validity of the record to be re-examined in detail. It also includes the drawn and photographic records required to illustrate the building’s appearance and structure and to support an historical analysis. The report then measures the significance of the building against established criteria for the significance of historic buildings.

3 Methodology and Standards

The work has followed the Chartered Institute for Archaeologists (CIfA) Code of Conduct and adheres to their *Standard and Guidance for Archaeological Investigation and Recording of Standing Buildings or Structures* (CIfA 2016).

Historic England’s guidelines, *Understanding Historic Buildings: A guide to good recording practice* (2016), have been used as a basis for defining levels of recording. The Historic Building Record for this project is at Level 3.

The measured survey was undertaken by Hughes Architects in 2022. The photographs were taken by Richard Hayman in September 2024. Access was possible to all of the building’s interior, with the exception of the loft in the barn, where the floorboards and beams supporting them are in a very poor condition. This affected close examination of Truss C and the east gable end but the ability to interpret the building was not significantly impeded.

4 Historical Background

The Ordnance Survey drawing, on which the first 1-inch map of Britain was based, produced in 1817 for the Severn valley west of Newtown shows Rhyd Lydan farmstead as a cluster of buildings, but at too small a scale to be confident that the existing house or farm building is shown on it (fig 2).

The barn is shown on the 1845 Llanwnog Tithe map as part of the 146-acre Rhyd Lydan farm (fig 3). The farmhouse was on the south side of the farmyard, the barn on the north (plot 528). Immediately north-east was Rhyd Lydan Mill (plot 527), supplied with water from a pond to the north (plot 526). Both properties were a part of the Gregynog Estate, the

property of Charles Hanbury-Tracy, first Lord Sudeley, but were let to different tenants – Rhyd Lydan farmstead to David Hamer and the mill to Thomas Benbow. Their proximity does not therefore signal a direct association. The miller’s house was on the east side of Nant Rhyd Rhos-Llan stream (plot 216 on the tithe map), and connected to the mill by a footpath with footbridge over the stream, as shown on the 1886 and later Ordnance Survey maps (figs 5, 6).



Figure 2. Ordnance Survey drawing, 1817. (© British Library)



Figure 3. Llanwnnog Tithe map, 1845. (Reproduced with the permission of the Llyfrgell Genedlaethol Cymru – The National Library of Wales)

The first edition of the county-series Ordnance Survey maps, dated 1886, indicates that the farm building had been extended on the west side, adjoining which was a pair of pigsties at the west end (fig 4). Subsequent Ordnance Survey maps to 1953 do not show any further alterations to the buildings, but all of the maps show other small buildings making up the farmstead. These have subsequently all been taken down, as have the pigsties. In 2006 the

building retained fixtures associated with its use as a stable, but since then the later rage has been converted to a garage.

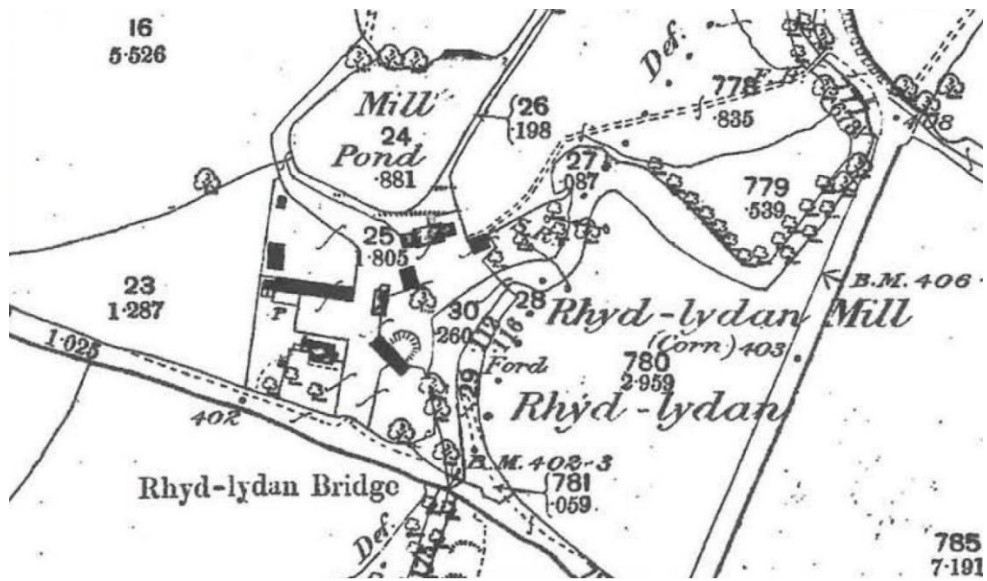


Figure 4. Ordnance Survey, 1886. (© National Library of Scotland)

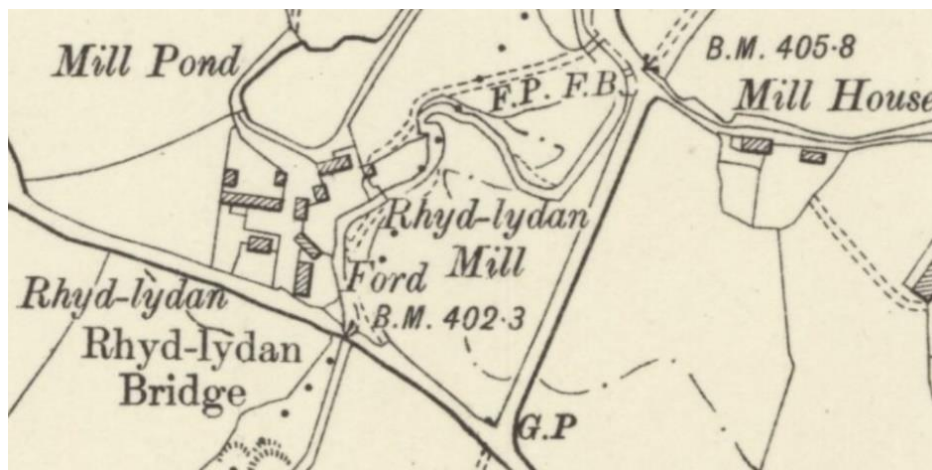


Figure 5. Ordnance Survey, 1903. (© National Library of Scotland)



Figure 6. Ordnance Survey, 1953. (© National Library of Scotland)

5 Building Description

The farmstead is set back from the road and the barn is on the north side of the farmhouse. The house is two-and-a-half storeys, built of coursed rubble stone except for the brick front, and is probably the house marked on the 1845 Tithe map, albeit altered over time and extended in the early twenty-first century. The former yard between house and barn is now essentially a forecourt to the house, entered from the east side where modern curving brick boundary walls have been constructed, one of which abuts the south-east angle of the barn (fig 7).

The barn consists of two ranges placed end-to-end – the former barn and a garage – of the periods described above (fig 8). Behind the garage is a modern metal-clad lean-to of no historical interest. Only the barn range on the right-hand side of the yard is to be demolished.



Figure 7. The barn, viewed from the south-east, with modern boundary wall.



Figure 8. The barn viewed from the south-west..

5.1 Main barn

Although in its latter years the barn was used as a stable its original use is uncertain, for which reason the generic term 'barn' has been used here. It is a part-lofted timber-framed building on a sill of hand-moulded bricks. The walls are faced in weatherboarding, with significant areas where this has been replaced by corrugated iron sheets. The roof is slate.

Facing the former yard to the south there are five doorways, all with replacement boarded doors (fig 9). The centre and outer doors once opened to feed passages, the other two to loose boxes. A probable sixth doorway, right of centre, has been obscured by the widening of the opening and cutting through the brick sill. It also opens to a loose box. A small window at the right end is a late insertion. In the right-hand gable end is a square loft opening. The rear of the barn has three doorways, two of which open to former loose boxes and the third, at the right-hand end, opened to a feed passage (fig 10). To the left of centre a section of the sill has been breached, but the measured survey conducted in 2022 shows another doorway here. Two windows were inserted, probably in the 1870s. Their sills are of coarse-aggregate unreinforced concrete (fig 11). This, and other similar areas of concrete, are characteristic of the Gregynog Estate from the 1870s, when Lord Sudeley pioneered its use in the rebuilding of Gregynog Hall, various houses in Tregynon, and for some complete farmsteads on the estate.



Figure 9. South front of the main barn.



Figure 10. Rear of the main barn, looking south-west.



Figure 11. Unreinforced concrete in the north wall of the main barn.

The interior is divided into four unequal bays (two of them lofted) and has partitions that now divide it into five Units at ground level, of which the feed passage (Unit 1) at the right-hand end and the former loose box (Unit 2) are the only ones in which there is specific evidence of a former use (figs 12, 13). In 2006, and as late as 2022, Unit 3 retained stalls and a feed passage on the west side, the only indication of which now is the doorway in the south wall. Likewise Unit 4 had stalls and a feed passage on the west side, of which the south and north doorways survive, as does a doorway from the passage into the adjoining Unit 5 in the later range. In places (Units 1 and 2) there are traces of a former cobbled floor, while traces of a similar cobbled surface can be seen in patches on the outside of the

building (fig 14). Inside, the cobbled floors appear to have been largely replaced by a floor of unreinforced concrete, much of which has survived within the loose box (Unit 2). Elsewhere inside the building the floor has mostly been dug out, with a consequent lower floor level.

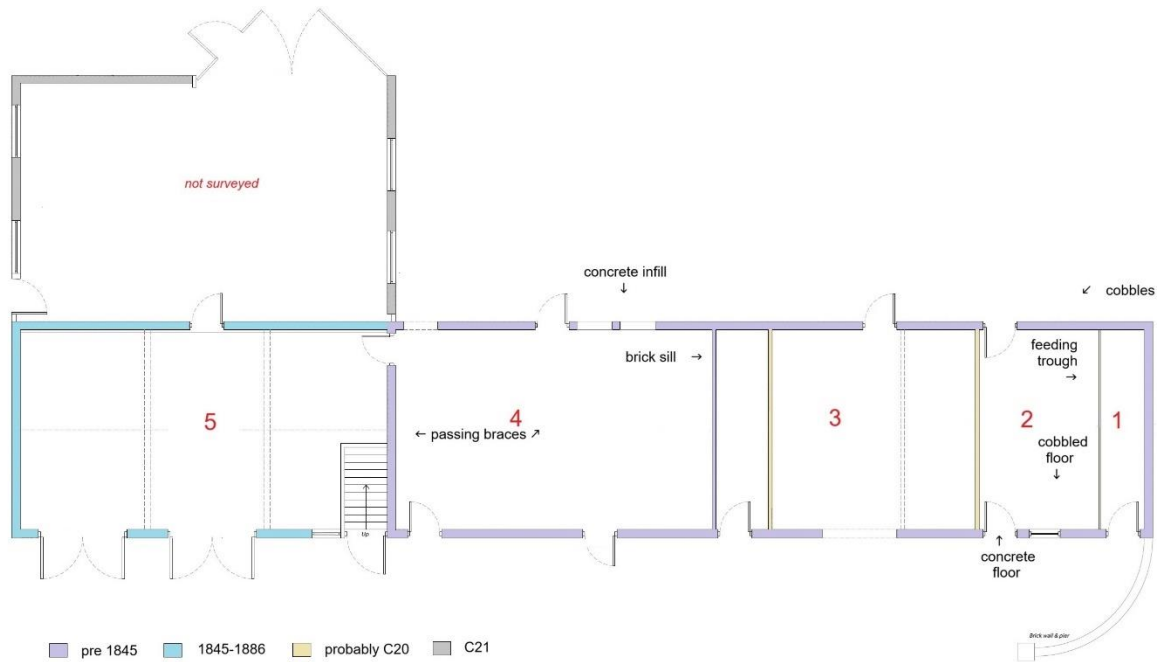


Figure 12. Ground plan of the barn.



Figure 13. Unit 2, loose box, with feeding trough on the right.

Inside the building the box-frame construction is visible, indicating that the panels would originally have been infilled with wattle and daub, while in the north wall there are passing braces. The gable ends differ. The east gable end has raking struts in the gable, while the west gable end has diagonal passing braces rising from floor level (fig 15). The partitions are

timber framed. The partition between Units 3 and 4, i.e. between the lofted and non-lofted parts of the range, is set on a sill of hand-moulded bricks. In the surviving loose box (Unit 2) is a feeding trough with is single surviving panel of a wooden grille (fig 13).



Figure 14. Cobbled floor in Unit 2.



Figure 15. West gable end of the main barn, showing the passing braces.

The loft (Unit 7) is carried on chamfered spine and cross beams, with joists, all of which appear to have been re-used from another building (fig 16). The spine beams do not extend the full length of the loft, but terminate above the partition between Units 1 and 2. The chamfered cross beams are composite, formed of two timbers one above the other, parts of which were in very poor condition at the time of survey. The joists are chamfered with simple stops (fig 17).

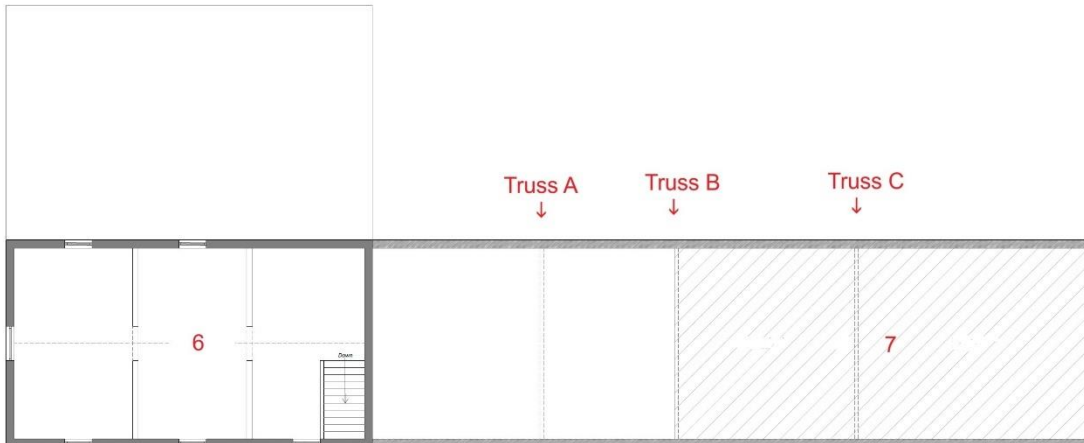


Figure 16. Loft plan.



Figure 17. Chamfered joists and spine beam supporting the loft.

In the roof there are two trenched purlins on each side and there is a single tier of simple windbraces, mainly over the loft. The trusses vary. Truss C is above the loft (fig 18). It is

supported by diagonal braces rising from the cross beam below and consists of a tie beam with raking struts. However, the components of the truss differ in such a way as to suggest that it has been made up using a variety of timbers. The principals, for example, have a machine-sawn evenness that the cross beam lacks, and the thin collar beam may have been a later addition. Truss B, at the west end of the loft, stands above a brick sill (fig 19). It is the most weathered of all the timber-framed components that make up the barn, suggesting that it was originally an exterior gable end. It has tie and collar beams, to which queen posts have been crudely added. The principals and beam have mortices indicating former framing, or timber-framed partition, and on the underside of the principals are sockets that held the staves for wattle panels, indicating that, if it was not an external gable, it was once a closed truss. Mortices on the underside of the tie beam, as well as sockets for staves, indicate the former framing and infill panels. The extant timber-framing below the tie beam is later, probably integral with the construction of the barn and the creation of the loft. Truss A is also a queen-post truss, with outer raking struts, but of more modern sawn timber (fig 20). On the underside of the principals are mortices that suggest that originally the roof had raking struts instead of queen posts. Mortices on the underside of the tie beam indicate the former presence of timber framing here.



Figure 18. Truss C.



Figure 19. Truss B.



Figure 20. Truss A.

5.2 Garage

The garage, formerly a stable, on the west side of the main barn is slightly higher, also timber-framed and weatherboarded, under a renewed slate roof. The small section of exposed gable on the east side is slate hung. The south-facing roof slope is covered with solar panels. The range has been converted to a garage and therefore the openings are all modern. Inside, the timber framing is concealed behind boards affixed to all of the walls. Access to the loft is from outside the building, by means of a straight wooden stair reached by a doorway in the south wall.

Interior fixtures have been removed from the ground floor (Unit 5 in fig 12). However, in 2006 there was a feed passage across the rear, entered by a door from the main barn, and a full-length brick feeding trough spanning the length of the room. In the loft (Unit 6) is the three-bay roof, of machine-sawn trusses, which consist of a collar beam and posts supported on the loft floor beams, which allows for a passage through the centre of the loft (fig 21).



Figure 21. Loft (Unit 6) in the garage.

5.3 Interpretation

It is not possible to discern with any confidence that the extant building is shown on the 1817 Ordnance Survey drawing. In its present form the main barn is shown on the 1845 Tithe map.

There are re-used timbers in the barn that could have come from an earlier house – the stop-chamfered joists and beams that support the loft are perhaps the best example. The

present farmhouse is largely of coursed rubble stone, very similar to Rhyd Lydan Mill which is dated 1845. It is possible, therefore, that the chamfered joists and beams were salvaged from an earlier farmhouse when it was rebuilt, and that the barn in its present form dates from as late as the mid-nineteenth century. Other re-used timbers could have been salvaged from one or more of the outbuildings indicated on the 1817 map.

The main barn is divided into two main sections – the lofted and unlofted parts – the junction of which is Truss B and a partition set on a brick sill. This was probably once an external gable but it is unlikely that it indicates two phases in the main barn because the brick sill is continuous across the whole range.

6 Statement of Significance

The significance of heritage assets is measured against agreed heritage values, as set out in Conservation Principles published by Cadw (2011):

- **Evidential value:** This derives from those elements of an historic asset that can provide evidence about past human activity, including its physical remains or historic fabric.
- **Historical value:** An historic asset might illustrate a particular aspect of past life or it might be associated with a notable family, person, event or movement.
- **Aesthetic value:** This derives from the way in which people draw sensory and intellectual stimulation from an historic asset. This might include the form of an historic asset, its external appearance and how it lies within its setting.
- **Communal value:** This derives from the meanings that an historic asset has for the people who relate to it, or for whom it figures in their collective experience or memory. It is closely linked to historical and aesthetic values but tends to have additional or specific aspects.

The barn has strong evidential value of a timber-framed building dating at least to the mid-nineteenth century, and incorporates some framing and trusses that are earlier, perhaps salvaged from an earlier outbuilding, and from an earlier farmhouse. It stands on the north side of a nineteenth-century farmhouse where, despite extensive modernisations, still has the recognisable form of a small farmstead with a yard between the two buildings. The origin of the farmstead is clearly much older and is therefore a good example of the farms on the Gregynog Estate in this part of Montgomeryshire.

Despite its poor condition the building retains some aesthetic interest as a farm building in a style common in rural mid Wales, with weatherboarding as a cheaper alternative to infilled panels, and corrugated iron as a cheaper alternative to weatherboards. Box framing was an important part of the Montgomeryshire building tradition from the seventeenth centuries, with features such as the diagonal passing braces a commonly used device for strengthening and aesthetic appearance of the framing (c.f. Talgarth farmhouse in Trefeglwys) (Scourfield & Haslam 2013, 38).

As private property the building does not have significant communal value.

7 References

Cartographic sources

Ordnance Survey drawing, Newtown, 1817, online at https://upload.wikimedia.org/wikipedia/commons/1/1b/Ordnance_Survey_Drawings_-_Newtown_%28OSD_198%29.jpg

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8 Archive

The archive deposited with the Historic Environment Record and the National Monuments Record comprises:

Report (pdf)

Written Scheme of Investigation (WSI) (pdf)

34 digital photographs (tif)

Photographic catalogue (Excel)

4 Survey drawings (pdf)

Appendix I: Digital Photographs



Rhydlydan24_001.tif



Rhydlydan24_002.tif



Rhydlydan24_003.tif



Rhydlydan24_004.tif



Rhydlydan24_005.tif



Rhydlydan24_006.tif



Rhydlydan24_007.tif



Rhydlydan24_008.tif



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Rhydlydan24_011.tif



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Rhydlydan24_015.tif



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RhydLydan24_027.tif



RhydLydan24_028.tif



RhydLydan24_029.tif



RhydLydan24_030.tif



RhydLydan24_031.tif



RhydLydan24_032.tif



RhydLydan24_033.tif



RhydLydan24_034.tif

File number	description
RhydLydan24_001	view looking NW
RhydLydan24_002	E gable end looking NW
RhydLydan24_003	E gable end looking SW
RhydLydan24_004	view looking NE
RhydLydan24_005	view looking NE from yard
RhydLydan24_006	view looking NE from yard
RhydLydan24_007	view looking SW
RhydLydan24_008	view looking SW
RhydLydan24_009	damage to sill at NE angle
RhydLydan24_010	break in sill in n (rear) wall
RhydLydan24_011	concrete repairs in N (rear) wall
RhydLydan24_012	concrete repairs in N (rear) wall
RhydLydan24_013	detail of repairs to N wall
RhydLydan24_014	modern metal-clad extension looking SE
RhydLydan24_015	late C19 extension at W end, looking NE
RhydLydan24_016	feed passage at E end (Unit 1), looking N
RhydLydan24_017	loose box (Unit 2) looking NE
RhydLydan24_018	concrete floor at entrance to Unit 2, looking N
RhydLydan24_019	partial remains of cobbled floor in loose box (Unit 2), looking S
RhydLydan24_020	Unit 3 looking NE
RhydLydan24_021	Unit 3 looking NW
RhydLydan24_022	chamfered joists in Unit 3, looking N
RhydLydan24_023	Unit 4 looking NE
RhydLydan24_024	Unit 4 looking W to gable end
RhydLydan24_025	Unit 4 looking W to gable end
RhydLydan24_026	truss A looking E
RhydLydan24_027	truss B looking SE
RhydLydan24_028	truss C looking E
RhydLydan24_029	loft (Unit 7) looking NE
RhydLydan24_030	loft (Unit 7) looking SE
RhydLydan24_031	Unit 5 looking E
RhydLydan24_032	stairs to Unit 6, looking N
RhydLydan24_033	Unit 6 looking E
RhydLydan24_034	Unit 6 looking W

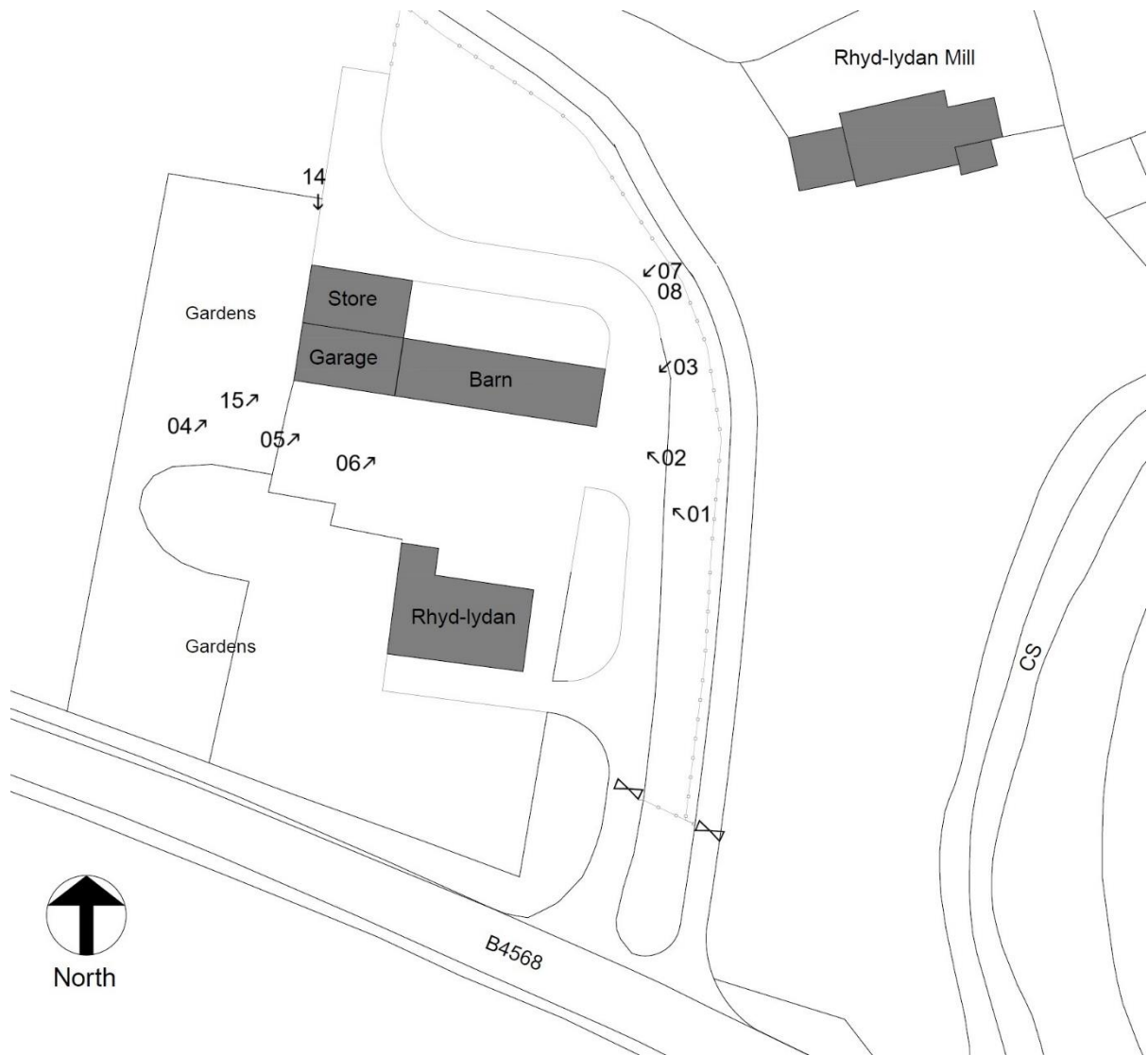


Figure 22. Direction of exterior photographs.

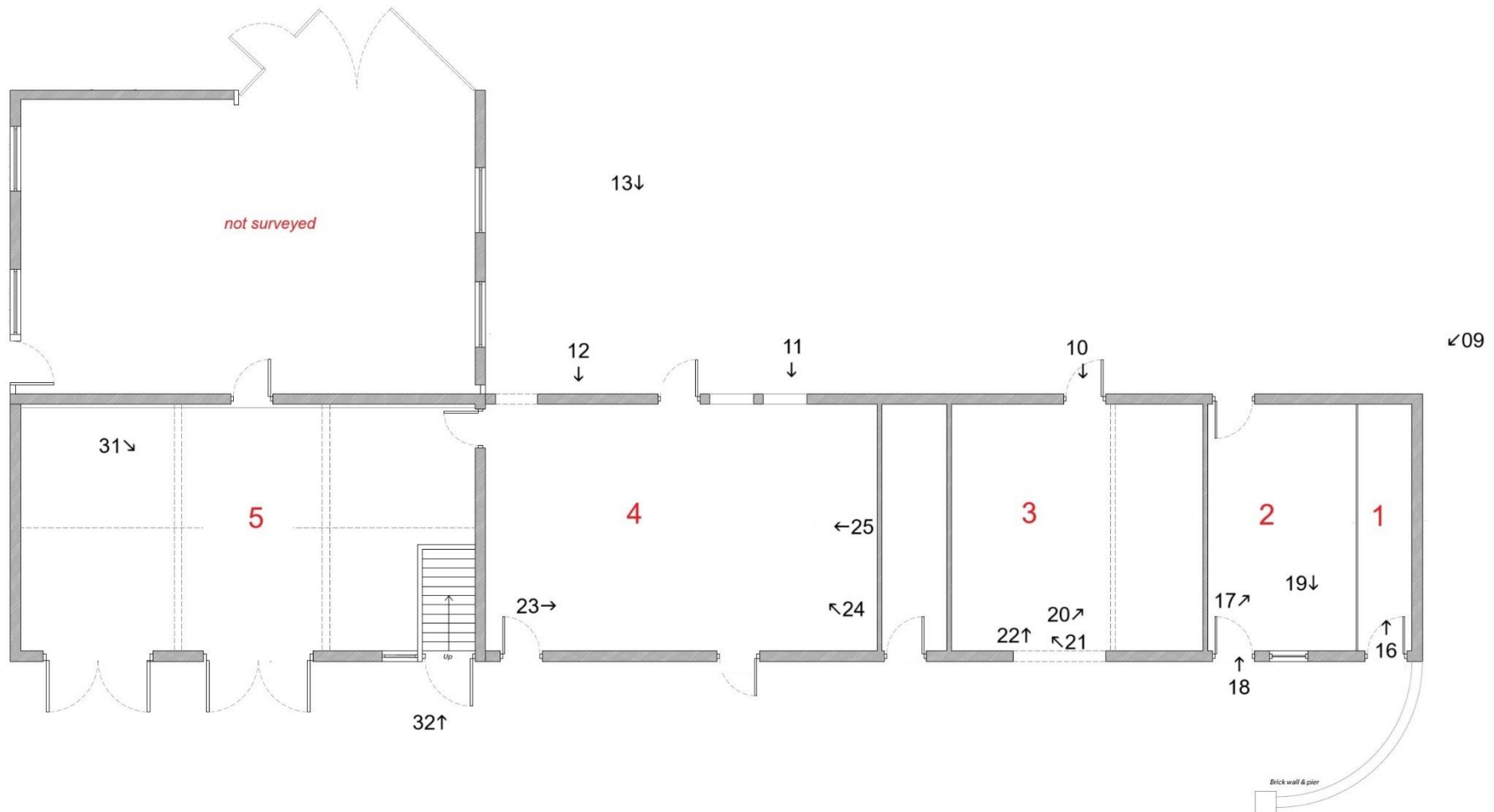


Figure 23. Direction of ground-level photographs.

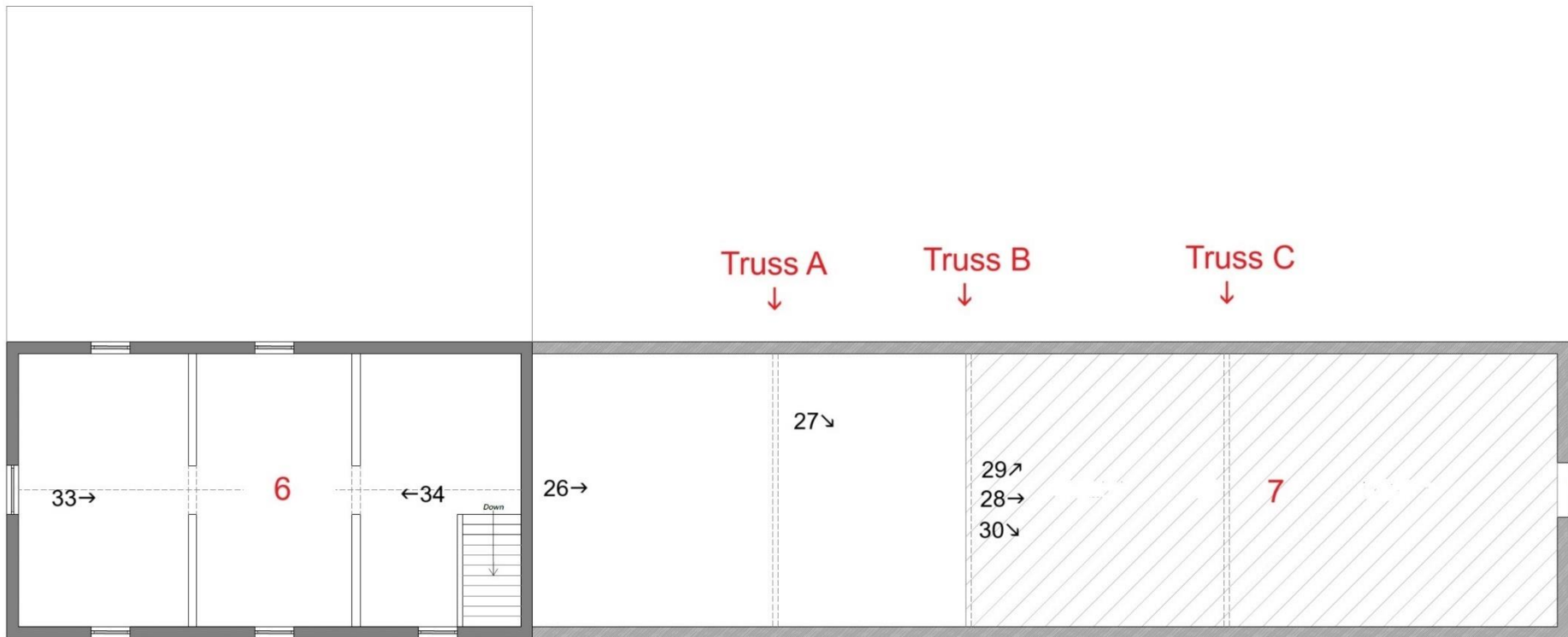


Figure 24. Direction of left photographs.

Appendix 2: Survey Drawings

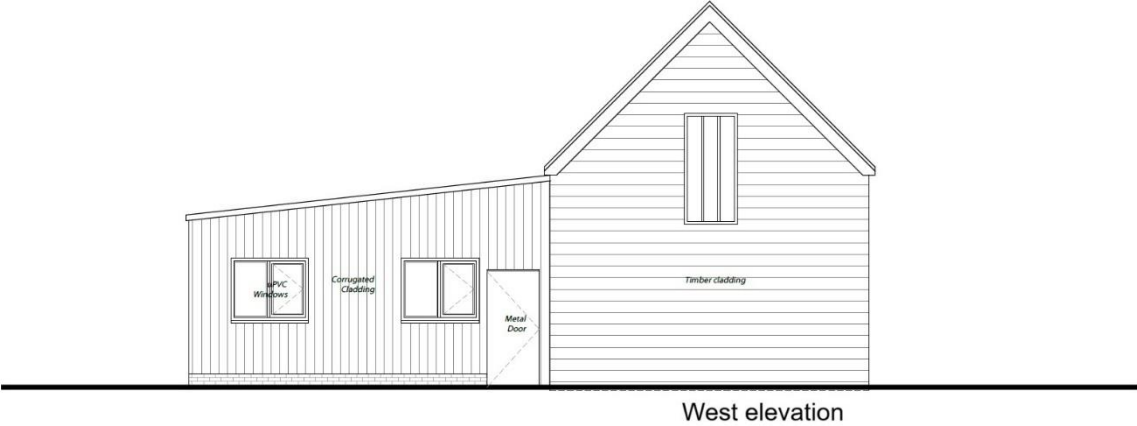
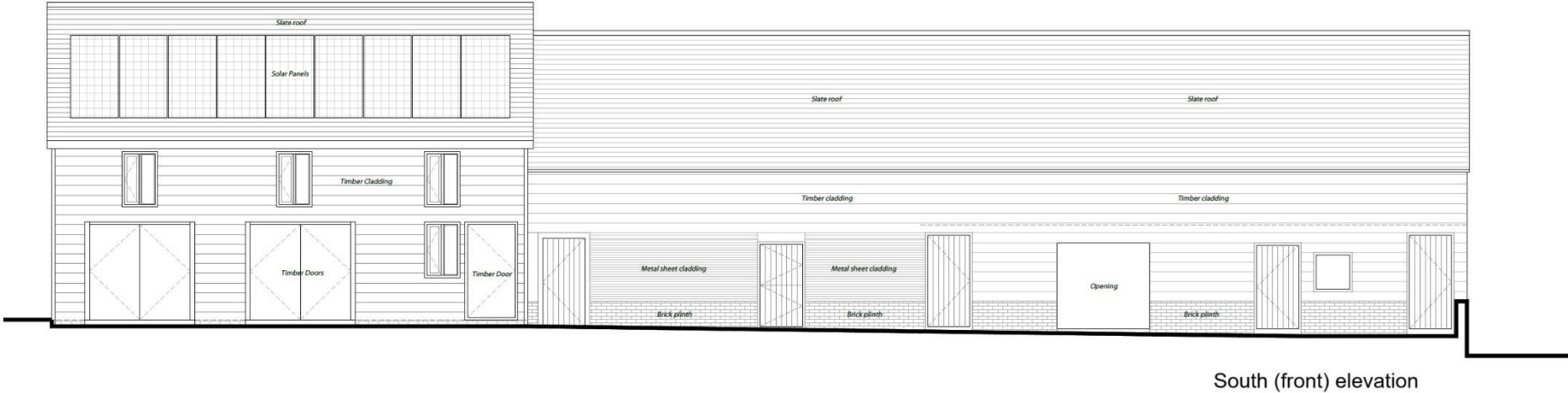


Figure 25. South and West elevations.

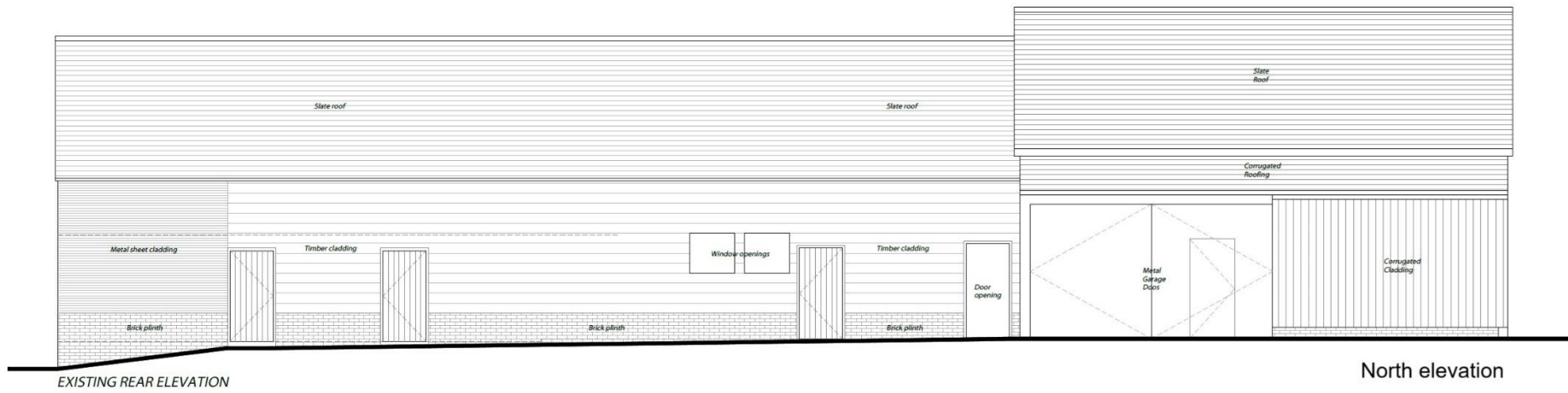


Figure 26. North and east elevations.

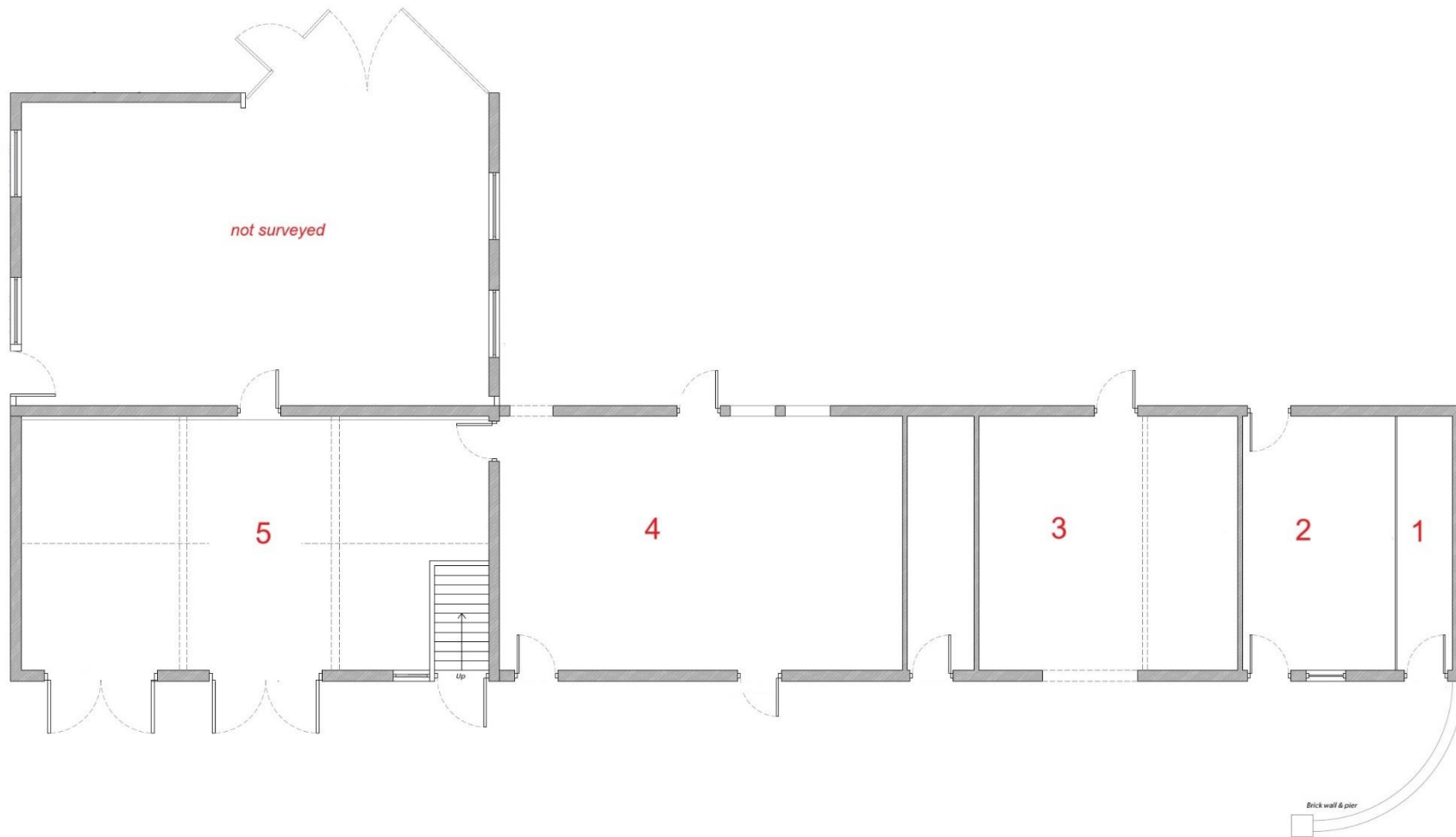


Figure 27. Ground plan.

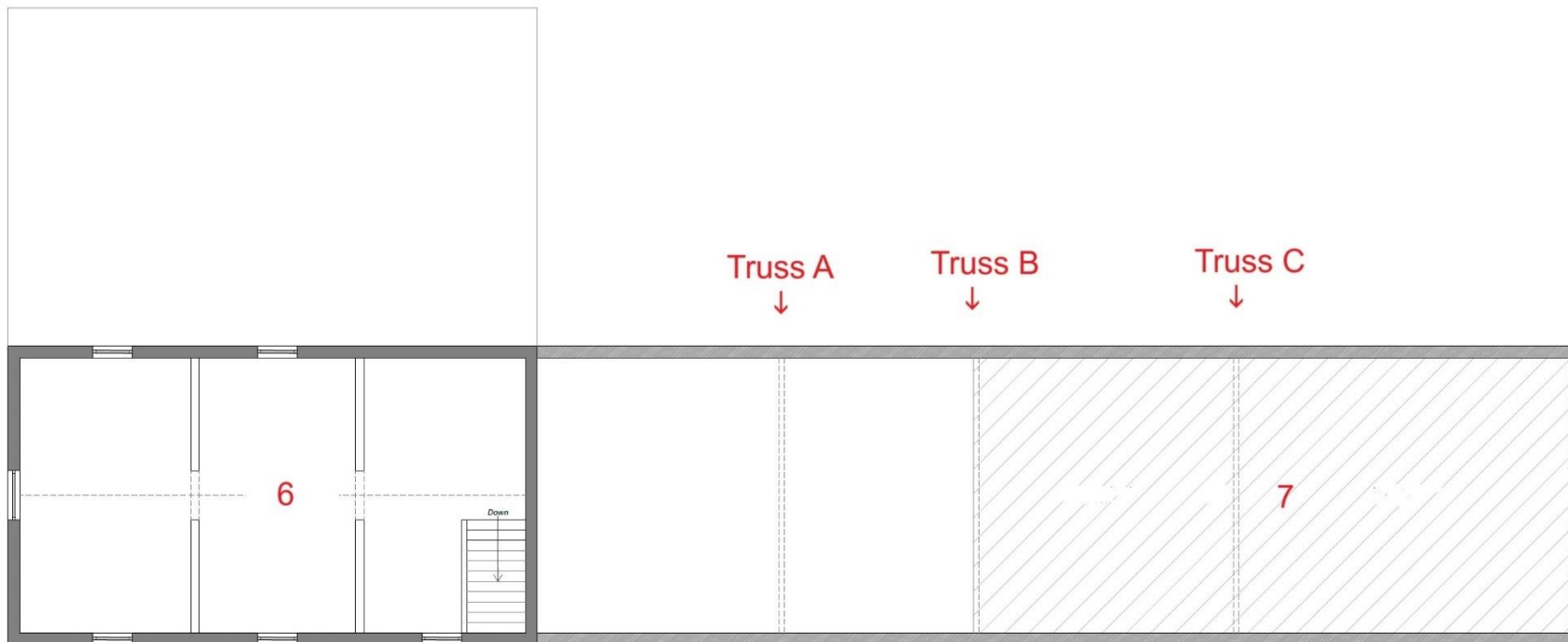


Figure 28. Loft plan.

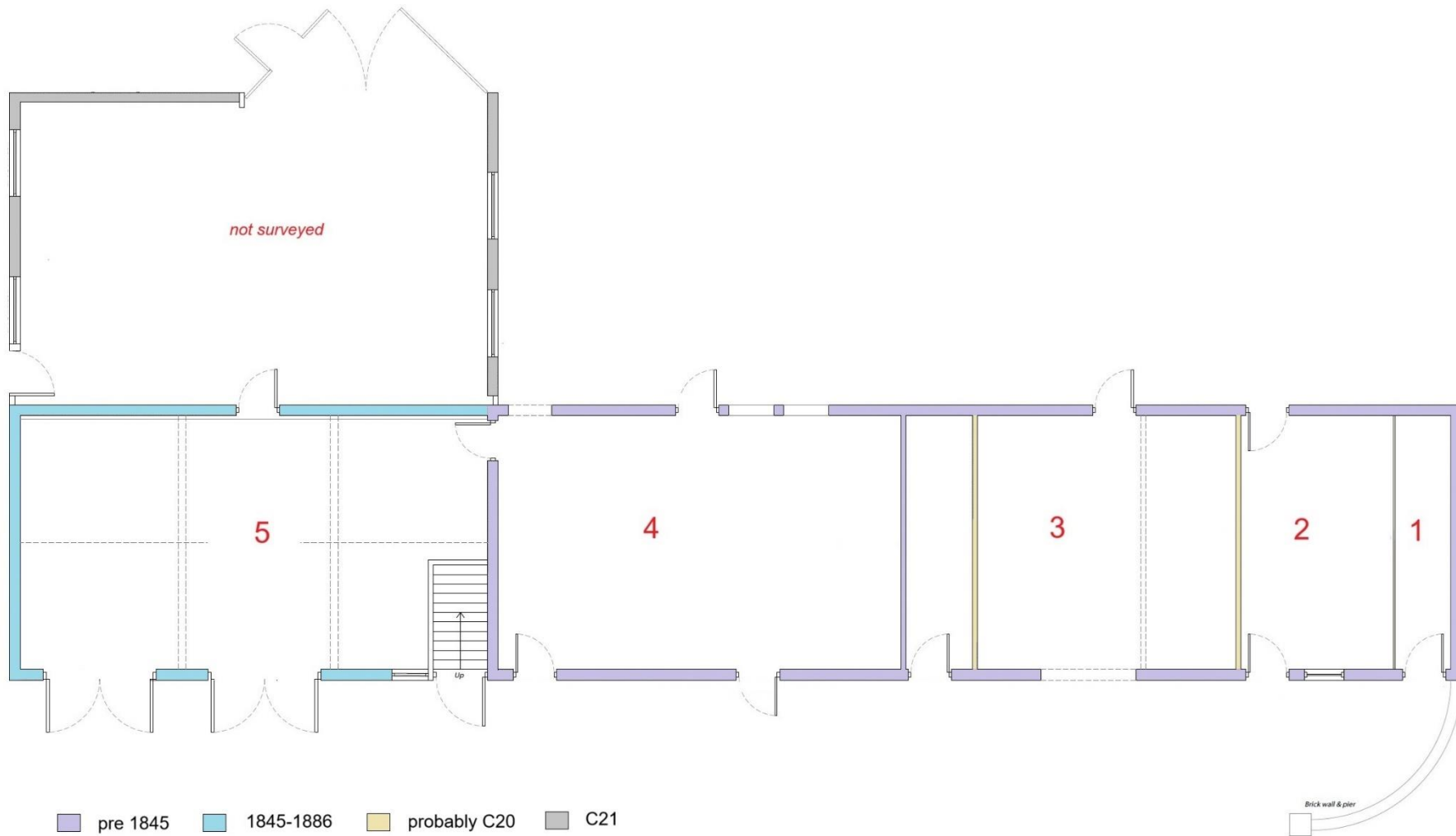


Figure 29. Plan showing building phases.