

AA2346.00
Greenridges, 99 Ballam Road, Lytham

Historic Building Recording: July 2018

for

Sanderson Borland Architects

August 2018



Principal elevation of Greenridges

Addyman Archaeology

Archaeology Heritage Consultancy Architecture

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Contents

Illustrations

Acknowledgements

Executive Summary

1.	<i>Introduction</i>	<i>1</i>
	i. <i>General</i>	<i>1</i>
	ii. <i>Site location and setting</i>	<i>1</i>
2.	<i>Historical Background</i>	<i>3</i>
3.	<i>Historic Building Recording</i>	<i>6</i>
	i. <i>General</i>	<i>6</i>
	ii. <i>Methodology</i>	<i>6</i>
	iii. <i>Description</i>	<i>6</i>
	a. <i>General</i>	<i>6</i>
	b. <i>Exterior</i>	<i>7</i>
	c. <i>Interior – ground floor</i>	<i>15</i>
	d. <i>Interior – first floor</i>	<i>23</i>
	e. <i>Ancillary structures and other features of note.</i>	<i>27</i>
4.	<i>Conclusion</i>	<i>29</i>
5.	<i>Selected Bibliography</i>	<i>30</i>
Appendix A	<i>Written Scheme of Investigation</i>	<i>31</i>
Appendix B	<i>Drawings</i>	<i>39</i>
Appendix C	<i>Photographic Contact Sheets</i>	<i>40</i>
Appendix D	<i>Photograph Register</i>	<i>41</i>

Illustrations

List of Figures

Figure 1 Site location	2
Figure 2 1936 advert for Henley Cables in the Architects Journal	3
Figure 3 First edition six-inch Ordnance Survey (Lancashire LIX, published 1847)	4
Figure 4 Second edition 25-inch Ordnance Survey (Lancashire LIX.15, published 1913)	5
Figure 5 Provisional edition 6-inch Ordnance Survey (Lancashire LIX.SE, published 1945)	5
Figure 1 Site Location	34

List of Plates

Plate 1 Principal elevation of Greenridges (photo 008)	7
Plate 2 Principal elevation of Greenridges (photo 002)	8
Plate 3 Detail of chimney stack (photo 089)	9
Plate 4 North elevation of Greenridges (photo 027)	10
Plate 5 West elevation of Greenridges (photo 021)	11
Plate 6 South elevation of Greenridges (photo 017)	11
Plate 7 Casement window, principal elevation (photo 068)	12
Plate 8 Casement window, north-east corner (photo 067)	12
Plate 9 Original casement window, west elevation (photo 054)	13
Plate 10 Drainage hopper, west elevation (photo 053)	13
Plate 11 Inset panel, first floor west elevation (photo 024)	14
Plate 12 Porch light, southern entrance (photo 082)	14
Plate 13 Hall, ground floor (photo 202)	15
Plate 14 Morning Room, ground floor (photo 191)	16
Plate 15 Example of lapsed electrical fitting, bedroom 2 (photo 331)	16
Plate 16 Example of door handle (photo 186)	17
Plate 17 Example of cupboard handle (photo 258)	18
Plate 18 Games room, former integrated garage (photo 141)	18
Plate 19 Hatch, games room (photo 152)	19
Plate 20 Kitchen (photo 164)	19
Plate 21 Fireplace, dining room (photo 223)	21
Plate 22 Inset lighting, lounge (photo 237)	22
Plate 23 Staircase (photo 264)	23
Plate 24 First floor hall (photo 308)	24
Plate 25 Master bedroom, first floor (photo 274)	25
Plate 26 Bathroom, first floor (photo 340)	25
Plate 27 Bedroom 2, first floor (photo 328)	26
Plate 28 Roof terrace, first floor (photo 130)	26
Plate 29 Garages (photo 038)	27
Plate 30 Panel wall linking house to garages (photo 049)	28
Plate 31 Courtyard wall with decorative blocks (photo 092)	28

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Greenridges, 99 Ballam Road, Lytham

Historic Building Recording

Executive Summary

Greenridges is a 1935 residential property in the International Modernist style, located on Ballam Road, to the north of Lytham, Lancashire. It was subject to a level 2/3 historic building survey, as per Historic England guidelines, in advance of demolition. Much of the fabric dates to 1935, though notable developments include the replacement of an integrated garage with an outbuilding, the consolidation of a service area into an integrated kitchen/diner and the addition of a conservatory. Few fixtures and fittings remained in place at the time of the survey, although one period fireplace had survived, alongside inset lighting niches and door handles.

1. Introduction

i. General

Addyman Archaeology were commissioned by Sanderson Borland Architects to undertake a programme of building recording at Greenridges, 99 Ballam Road, Lytham (SD 36749 28177), a building constructed in the International Modernist style in 1935. This was intended to fulfil a condition of planning permission for the demolition of Greenridges and the construction of eight new apartments on the site (Application Ref. 17/0050 23 Jan 16 and Appeal Ref. APP/M2325/W/17/3181335). A Written Scheme of Investigation (WSI) was submitted to Peter Iles of Lancashire Archaeological Advisory Service on the 29th June 2018, who confirmed that they would recommend it subject to minor corrections. The following report adheres to the structure of this WSI, which can be viewed in Appendix A.

This report is prepared in accordance with standard Addyman Archaeology procedures and in line with the guidelines established by the Chartered Institute for Archaeologists (CIfA).

A record of the historic building recording (*OASIS ID: addyman1-324904*) has been deposited with the Online Access to the Index of Archaeological Investigations (OASIS) website hosted by the Archaeological Data Service.

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ii. Site location and setting

Greenridges is detached house built in 1935 in the International Modernist Style; it has undergone several phases of extension and modification which has resulted in the loss of many of the original features. It is surrounded by open garden ground with mature trees along the boundaries. The house is located on the western side of Ballam Road, a minor road which runs north-south into Lytham, a seaside town (*figure 1*). It is set within a small residential area of early twentieth century houses collected around three small roads named Lilac Avenue, Laurel Avenue, and Laburnum Avenue. Opposite the site, on the eastern side of Ballam Road, is the Lytham Green Drive Golf Club and car park. To the west of the house is the green landscape of Lytham Hall parkland (Sanderson 2018).

Greenridges is not a listed building and it does not lie within a conservation area.

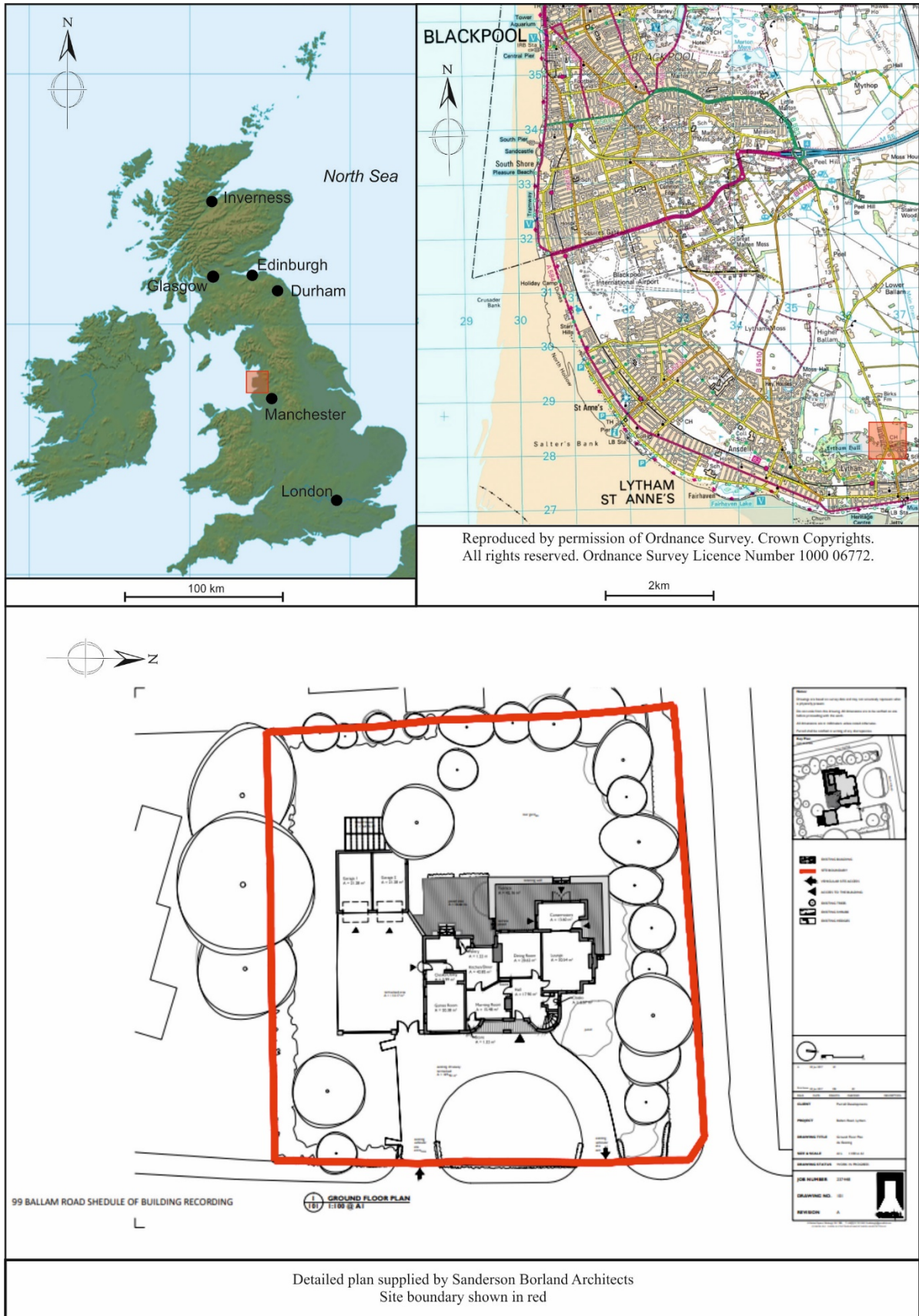


Figure 1 Site location

2. Historical Background

i. General

A previous heritage appraisal of the property was undertaken by Eleanor Cooper of Purcell (2017), much of which is recapitulated here. The building was first depicted in 1936 in the Architects Journal as the “House of Tomorrow”, offered as a model for electrical wiring as installed by Henley Cables. The advert notes that the building had been constructed by the local firm of G. Rushfirth and Sons and shows the principal elevation of the building (figure 2).



Figure 2 1936 advert for Henley Cables in the Architects Journal

The Yorkshire Post and Leeds Intelligencer for September 1950 advertised that the house was to be auctioned. The notice records that the house was known as Greenridges by this point and is described as possessing a “cloakroom, lounge, breakfast room, kitchen, pantry, stud, coals, wash, 4 bedrooms, bathroom, w.c, outbuildings”. Sketches shared with Eleanor Cooper indicate that what is now termed the Games Room was once an integrated garage, replaced prior to the 1950 sale in association with the construction of an ancillary garage. A conservatory was added to the rear of the property in 1977 while several further internal alterations in and around the kitchen area are reported in the Purcell Heritage Appraisal (2017).

ii. Map regression

Ordnance Survey mapping of the site of Greenridges begins with the first edition of the 6-inch series, published in 1847 (*Lancashire LIX*; figure 3). This shows an enclosed field on the west side of Ballam Road (then known as New Road).



Figure 3 First edition six-inch Ordnance Survey (Lancashire LIX, published 1847)

The absence of this road from the near contemporary Ordnance Survey First Series (Sheet 90, published 1856) indicates that it was a new creation, likely encouraged by Lytham's development as a bathing resort. The house plot itself is situated a short distance to the north of the junction of Ballam Road and the tree-lined Green Drive. In the intervening time between 1847 and the publication of the first edition 25-inch mapping of the area in 1893 (*Lancashire LIX.15*) a new avenue of trees had been created, named Watch Wood and lining the route of Ballam Road as it led southwards from the site of Greenridges (*figure 4*). In addition the Great Brook west of the house plot had been rerouted and renamed Liggard Brook, while an outbuilding within an enclosure had been erected immediately north of Watch Wood.

Key developments in the early 20th century included the establishment of the golf course on the east side of Ballam Road in 1913 and the spread of residential housing north of the historic core of Lytham. This establishment is first depicted on the 25-inch edition of 1932 (*Lancashire LIX.15*). Greenridges itself first appears on the 6-inch Provisional Edition of 1945 (*Lancashire LIX.SE*) as a detached property to the south of more extensive new housing set along Ballam Road and two new cul-de-sacs to the north, named Lilac Avenue and Laburnham Avenue (*figure 5*). More detailed mapping from 1966 provides an outline of the shape of the building in plan, and also indicates the presence of both ancillary garages and a smaller outbuilding on the north-west edge of the garden. It also demonstrates the establishment of a lane immediately north of Greenridges, one which had acquired the name of the earlier depicted Lilac Avenue (which was in turn now known as Laurel Avenue).

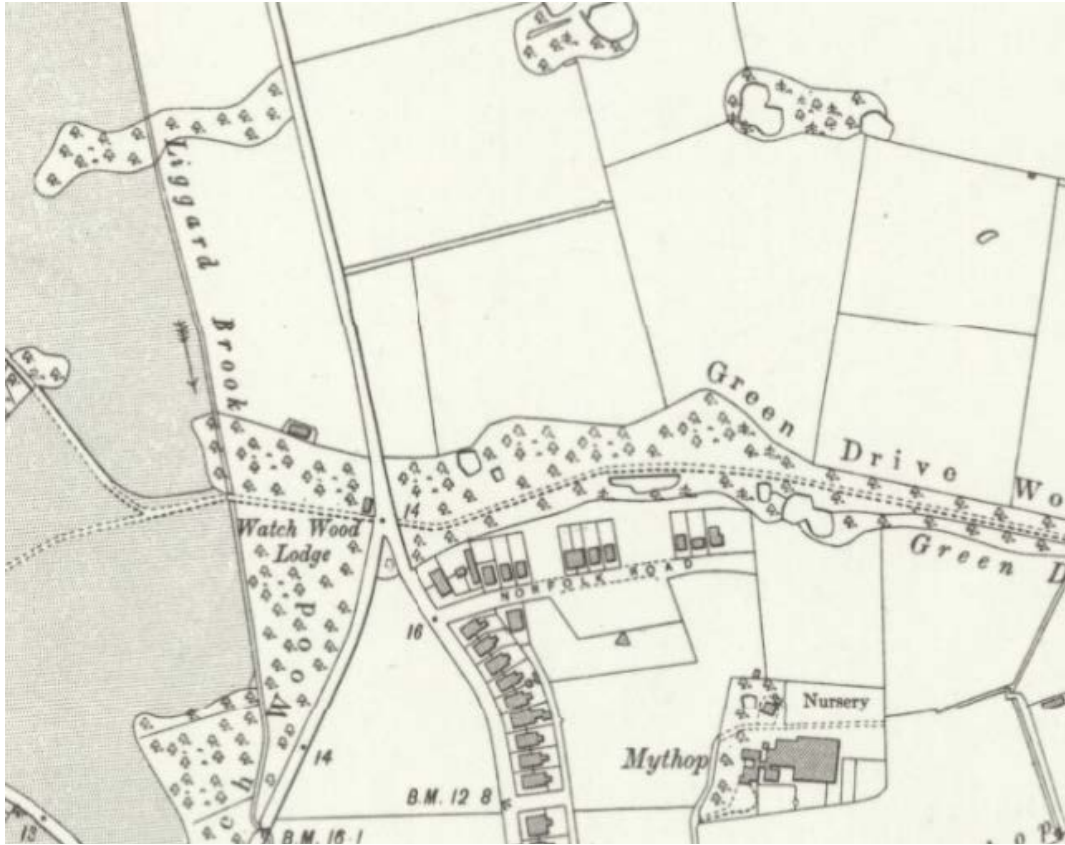


Figure 4 Second edition 25-inch Ordnance Survey (Lancashire LIX.15, published 1913)



Figure 5 Provisional edition 6-inch Ordnance Survey (Lancashire LIX.SE, published 1945)

3. *Historic Building Recording*

i. General

The present historic building record was undertaken subsequent to the removal of furniture and fittings from the property and an asbestos survey conducted on the 26th June 2018 by Bradley Environmental Consultants. This follows an earlier heritage appraisal by Eleanor Cooper of Purcell (2017) and is intended to augment a 2018 schedule of building recording produced by Sanderson Borland Architects, the present client.

The WSI for the present survey was recommended for approval by the Lancashire Archaeological Advisory Service on the 29th June 2018, subject to minor corrections. This being resolved, the survey itself took place on the 5th and 6th July 2018. At the time of the survey, much of the rear garden was overgrown, while the loss of fixtures has reduced the degree of contextual information available to this assessment. Conversely, the intrusive inspections in the floors, walls and ceiling of the building resultant from the asbestos survey have provided increased detail regarding the fabric of the building. These considerations aside, a detailed photographic drawn and written record of the building was produced.

ii. Methodology

The programme of historic building recording was undertaken as per the guidelines in Historic England's *Understanding Historic Buildings: A Guide to Good Recording Practice* (2016) to level 2/3, due to the architectural and social interest of building and its impending loss through demolition. Within this level there is flexibility which allows the level of recording undertaken to reflect the significance of the building and also the degree of impact of the proposed development. On this basis the historic building survey includes:

- a complete photographic survey of the structure, interiors and exteriors and details of significant features, architectural details, etc. Selected images will be used to illustrate the report, which will be complemented by contact sheets of all photographs taken and a location plan showing the location and orientation of the photographs.
- annotated ground plans and external elevation drawings including basic dimensions, this based on the existing architect drawings, to record changes in fabric / materials, blocked openings, and architectural features / details. Detailed drawings of original mouldings and other significant architectural details will be produced if appropriate. Field drawings will be presented in digital format and illustrated with photographic details where required. The illustrations will show the main phases and alterations of the building.
- a report including historical background information, map regression, location plan, a brief descriptive summary of the building, its setting, its structure and main building phases, together with a short narrative on its significance in its geographical, architectural and historical context.

iii. Description

a. General

Greenridges is a 1935 residential property of irregular plan and rising to two storeys, constructed in the International Modernist style. It presents a number of features characteristic of the style, including decreased massing at first floor level, a flat roof, wrap-around windows, a stepped parapet and a white stucco finish. Some Modernist elements also survive in the interior of the building, where particular note should be made of the stepped door handles, inset wall lights and a tiled fireplace in the dining room. The interior is organised to an irregular plan, broadly organised by hall areas on the north-east side of the ground and first floors. Later developments include the shift from an integrated garage to a

separate garage area connected to the building by a panel wall, the addition of a conservatory to the west elevation and more recent double glazing.

b. Exterior

The principal elevation of the building (*plates 1 and 2*) can broadly be divided into four bays at ground floor level. From north to south this comprises lights to the lounge, an entrance and two lights to the hall, lights to the morning room and store, and finally a light to the games room. The entrance and lights to the hall and morning room respectively are sheltered under an arcade, supported by a single pier. The north end of the ground floor also extends a short distance beyond the line of the first floor, which is supported in turn by a buttress. The first floor exhibits decreased massing and its reduced extent is divided instead into three bays, with a light to the master bedroom, a light to bedroom 3 and an entrance to bedroom 2. In addition, the entrance to bedroom 2 provides access to a roof terrace, which extends south over the remainder of the footprint of the ground floor. A parapet bounds this roof terrace. The first floor is crested by a flat roof, again bounded by a parapet though this time punctuated by a central pair of chimney stacks, accompanied by a third chimney stack on the north side of the building (*plate 3*).



Plate 1 Principal elevation of Greenridges (photo 008)



Plate 2 Principal elevation of Greenridges (photo 002)

Two original bays are visible on each of the ground floor and first floor areas of the north elevation (*plate 4*). At ground floor level from east to west these comprise the lights of the hall on the one hand and the wrap-around lights of the lounge on the other, with the latter including a buttress (as support for the chimney flue). At first floor level these comprise lights for the hall (1F) and again the chimney flue. At ground floor level the later addition of the conservatory could be considered to constitute a third bay. Beyond this storey, the north chimney stack rises to its height.

The layout of bays for the west elevation unsurprisingly mirrors that of the principal east elevation, with four ground floor bays and three first floor bays, adhering as before to reduced massing (*plate 5*). Ground floor bays from north to south comprise the conservatory (obscuring the lounge save for a single wrap-around light at the north edge of the elevation), lights to the dining room, a light on the north side of the kitchen/diner and an entrance on the south side of the kitchen/diner. This division within the kitchen/diner reflects an original sub-division in this area of the house between a northerly service area and more southerly storage compartments (discussed in *c. interior*, below). At first floor level, on the same vector, bays are apparent for the master bedroom, bedroom 1 and the bathroom and shower room combined. The roof terrace extends across to the west elevation to allow views of the rear garden.

There are two bays apiece on each of the storeys of the south elevation (*plate 6*). From east to west at ground floor level these comprise the lights of the games room and the entrance to the kitchen/diner. At first floor level on the same vector these comprise the lights of bedroom 2 and the bathroom.

Each of the elevations presents a white stucco finish, with the parapets painted a contrasting black. Scrutiny of the inspection holes produced during the preceding asbestos survey indicates that this finish covers red machine-cut bricks, although the bond could not be ascertained. The lights of the building are presently fitted with casement windows, with the exception of the curved north-east corner of the building, which features a long and thin fixed window (*plates 7 and 8*). Wrap around windows, attesting to the international modernist style, can be identified opening into the dining room and lounge at ground floor level, and bedroom 1 at first floor level. All of the windows identified in

the building are modern metal, double-glazed replacements (noting several uPVC examples on the principal elevation), with the exception of two windows opening into the kitchen/diner and pantry respectively, where plain wooden casements survive (*plate 9*). These are likely original to the 1935 build. Several of the window lights on the east and north elevations are accompanied by blind openings, suggestive of infilled lights, in some cases suggestive of wrap-around lights. However, these recessed panels are clearly depicted in the 1936 Henley Cables advert in the Architects Journal, determining that they are either decorative or else abortive design elements in the course of the original build. External drainage for the building comprises pipework and hoppers, decorated with the Tudor Rose motif (*plate 10*). These are modern fittings coated in a cream pebbledash render in order to blend in with the finish of the wider building.



Plate 3 Detail of chimney stack (photo 089)

Several patterns of decoration are common to the exterior elevations of the building. A black painted margin features at the base of each wall (extended to encompass the later garages). Dentil decoration also features on the ground floor and first floor parapets. Symmetrical dentil decoration has been attempted on each of the elevations. This is best demonstrated by the west elevation, where a step in the line of the building at the north edge of the elevation features an extra, recessed dentil in order to match a group of three positioned above the wrap around window of bedroom 1. Above the dentils, the first floor parapet maintains a consistent course, with the exception of the curved north-east corner of the building, which rises to a stepped parapet above the long and thin fixed window. Meanwhile, the ground floor parapet about the roof terrace presently features decorated concrete blocks bearing the cross quadrate design (as does the courtyard wall). These are modern insertions, obscuring the original metal banister rail, still in place behind these blocks on the parapet.



Plate 4 North elevation of Greenridges (photo 027)



Plate 5 West elevation of Greenridges (photo 021)



Plate 6 South elevation of Greenridges (photo 017)



Plate 7 Casement window, principal elevation (photo 068)



Plate 8 Casement window, north-east corner (photo 067)



Plate 9 Original casement window, west elevation (photo 054)



Plate 10 Drainage hopper, west elevation (photo 053)



Plate 11 Inset panel, first floor west elevation (photo 024)



Plate 12 Porch light, southern entrance (photo 082)

Several other features are distinct to particular elevations. The most prominent of these is a long, thin stepped panel positioned above the first floor windows on the west elevation (*plate 11*). As with the north-east corner of the building, the otherwise flat parapet steps up in line with the panel. On this same elevation, moulded lintels can be identified above the master bedroom window and the conservatory entrance, directly below. These mouldings are clearly a pair. They are either associated with the later addition of the conservatory, or else the conservatory moulding apes an earlier design once associated with the lintel of the lounge window/entrance. Given the absence of this decoration from the flat window to bedroom 1, and therefore an absence of symmetry, it is tentatively proposed that these mouldings form later additions dating to the addition of the conservatory. A porch with dentil decoration overhangs the south entrance to the building on the south elevation (*plate 12*). A hexagonal porchlight is positioned central to the underside of this porch and may represent one of the few surviving original fittings. Finally, the chimney stacks each have a broad inset course positioned along their length just prior to flat and squared flaunching, from which the pots rise.

c. Interior – ground floor

The ground floor of the building is presently divided into twelve compartments which can, broadly speaking, be consolidated into eight chambers. The primary locus of circulation is the hall, positioned on the north-east side of the building, which connects to the morning room, dining room, lounge, cloaks and stairs to the first floor (*plate 13*). The south side of the building is now divided between a kitchen/diner and a games room, though this part of the building was originally divided between an integrated garage and several different service areas. As such, the design effects a division between a living and service area. Within the ground floor, several common features can be identified between rooms that plausibly represent the original decorative scheme. The sideboards and coving in the morning room, hall and dining room are all of a type and furthermore feature lapsed electrical fittings which presumably can be associated with those installed by Henley Cables at the time of the original build (*plates 14 and 15*). The position of these sockets is indicated on the plans and serves to indicate where only superficial redecoration of the house has taken place. Further commonalities include the stepped door handles (found throughout the house) and the curved, simpler cupboard handles found in the morning room store and in the ground floor cloaks (*plates 16 and 17*).



Plate 13 Hall, ground floor (photo 202)



Plate 14 Morning Room, ground floor (photo 191)



Plate 15 Example of lapsed electrical fitting, bedroom 2 (photo 331)



Plate 16 Example of door handle (photo 186)



Plate 17 Example of cupboard handle (photo 258)



Plate 18 Games room, former integrated garage (photo 141)



Plate 19 Hatch, games room (photo 152)



Plate 20 Kitchen (photo 164)

A significant number of amendments and additions have been undertaken to the interior finishes and each room has been subject to multiple periods of redecoration. Further, there is evidence for minor reconfiguration of the rooms, at least on the south side of the building. The most striking of these is in what is now termed the games room (*plates 18 and 19*). At the time of the original build, this was an integrated garage, the entrance to which has since been infilled and replaced with a casement window. This function passed instead to an external garage and this room had become a study by the time of the building's sale in 1950. The recent asbestos survey reveals that the present chipboard floor is positioned c. 0.2m above an original concrete surface. A small recess with curving sides is also located on the east end of the north wall of the games room. This recess would once have affected an opening in the wall. As this opening overlaps with the wall separating the morning room from the store, it is likely that the store represents a later sub-division of the morning room (which was formerly the kitchen), obscuring a hatch between the said morning room and the garage. The purpose of the hatch is less clear, though it would evidently have assisted in passing foodstuffs from the (then) kitchen to the garage. This form of access likely explains the inset shelving on the south-east corner of the dining room, which would once have facilitated access between the morning room (as the one-time kitchen) and the service area (now the kitchen/diner). This would mean that the cupboard on the west wall of the morning wall was not an original feature, despite being fitted with the smaller curved handles found elsewhere in the building. It is likely then that this cupboard (and handles) dates to the early reconfiguration of the building, when the kitchen was moved out of the morning room.

Further reconfiguration of the layout is apparent in the kitchen/diner and cloaks/utility areas (*plate 20*). A sketch of the original layout shows cloaks/utility as a smaller coal store. This has since been extended along the width of the games room, with a further recess at its northern end, intruding within the games room itself. Meanwhile, the south side of the kitchen/diner was divided between three sub-compartments, for a cloakroom, washing room and larder respectively. In the intervening period, these have been knocked through, with the exception of the larder, which was instead reduced in length to form the present pantry. This reconfiguration resulted in the present open-plan kitchen/diner area. The terms of the 1950 sale indicate that the compartments were still in place by this point, although the original kitchen (in the morning room) had moved to the north side of the present kitchen in order to allow for breakfasting in what is now the morning room. As such, the kitchen/diner reconfiguration cannot be fixed in time more precisely than the second half of the 20th century. The addition of the conservatory can be assigned to the more precise date of 1977. This obscured an earlier casement window, replacing it with a French door that connected to the lounge.



Plate 21 Fireplace, dining room (photo 223)



Plate 22 Inset lighting, lounge (photo 237)



Plate 23 Staircase (photo 264)

The fireplaces on the ground floor are all modern replacements with the exception of the Art Deco tiled fireplace on the south wall of the dining room (*plate 21*). Original inset lighting is located on either side of the recess for the fireplace in the lounge (*plate 22*). The stepped motif found on the exterior (and on the door handles) is repeated once more on the banister rail of the staircase itself (*plate 23*). The other side of the rail is matched by a chrome rail, though it is unclear whether this actually represents a surviving original fitting.

d. Interior – first floor

Circulation in the first floor of the building is more straightforward, with all spaces connecting to the central hall (1F; *plate 24*), with the exception of the roof terrace accessed through bedroom 2. There has been significantly less development on this floor, as evidenced by the survival of original electrical fittings on the sideboards. The earlier coving is also apparent, except in the master bedroom (*plate 25*). Inset lighting, as identified in the ground floor lounge and the stepped banister rail of the stairs, is present in the central hall (1F) and as a wrap-around corner feature in the southerly corridor extension of the hall (1F).

The cupboards in bedrooms 2 and 3 each represent later additions, although the cupboard in the bathroom may be an original feature. Three fireplaces were once present in the first floor, in bedroom 1, bedroom 2 and the master bedroom. All of these have since been infilled by breeze-blocks. The bathroom and shower room on the south side of the first floor represent a modern refit, although the sunken bath itself may itself be a refit of an original sunken design, given the brick fabric (as exposed in the preceding asbestos survey; *plate 26*). Mention must finally be made of a discrepancy between the early sketch of the first floor plan and the building as depicted in the Architects' Journal advertisement. Whereas the advert depicts a single light with an accompanying infilled panel (as observed during the present survey), the sketch instead depicts two discrete lights. Crucially, these lights would have frustrated access to the roof terrace. The present French door leading from bedroom 2 to the Roof Terrace is a modern addition, though the documentation suggests a design change during the construction of Greenridges, enabling access to the terrace (*plates 27 and 28*).



Plate 24 First floor hall (photo 308)



Plate 25 Master bedroom, first floor (photo 274)



Plate 26 Bathroom, first floor (photo 340)



Plate 27 Bedroom 2, first floor (photo 328)



Plate 28 Roof terrace, first floor (photo 130)

e. Ancillary structures and other features of note.

Three substantial ancillary structures are present within the property boundary of Greenridges. A pair of garages is located immediately south-west of the residence linked to the main house by a panel wall, with a greenhouse abutting the west wall of each (*plates 29 and 30*). Ordnance Survey mapping, as noted above, confirms the presence of both garages by 1966. Sketch plans of the property assume that the outbuildings referred to in the 1950 sale of the property in the *Yorkshire Post* and *Leeds Intelligencer* include both garages. The lack of mention of an integrated garage in the sale makes it reasonable to assume that parking facilities had been moved outside of the house itself by this time, but it is also clear that the garages were not constructed as a pair. Garage 2 is the earlier of the two, constructed of red brick, a flat asphalt roof and with two windows looking into the garden. The panel wall is contemporary with this garage. Garage 1 meanwhile is of breezeblock construction, with a single light in the south wall and an entrance with flanking lights in the west wall, connecting to the abutting green house. Given the presence of windows and an entrance in the west wall, the greenhouse is almost certainly of the same date as the later garage. Further evidence for the later addition of garage 1 comes from the asphalt surface of the courtyard, which preserves the former southern boundary, aligned with the southern edge of garage 2. The eastern wall of the courtyard, constructed of decorative blocks in the same style as the Roof Terrace, also shows evidence that it has been extended to encompass an expanded courtyard (*plate 31*).



Plate 29 Garages (photo 038)



Plate 30 Panel wall linking house to garages (photo 049)

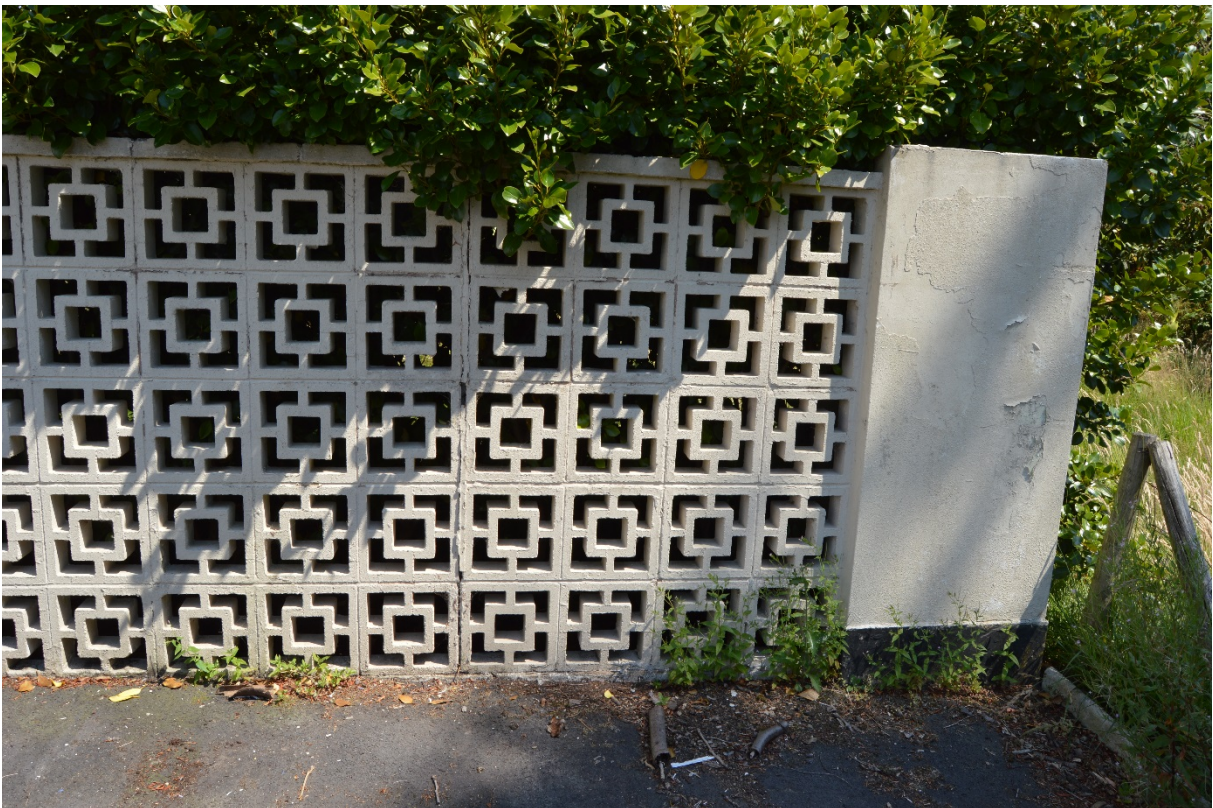


Plate 31 Courtyard wall with decorative blocks (photo 092)

This style of decorative block walling is also present as a short length of wall on the north-west perimeter of the property boundary, in an area that would once have facilitated access to an outbuilding depicted on mid-20th-century Ordnance Survey mapping. It seems reasonable to assume it was built after 1966 in order to close this access route. In turn, this makes it likely that the courtyard wall and the Roof Terrace parapet were each redeveloped after this point in time.

Several other features in the garden can be noted in passing. The retaining wall that borders the conservatory, constructed in 1977, is highly likely to be of the same date. A plaque is located on the brick wall at the western limit of the garden, marking the grave of a pet buried in 1999. On the east side of the garden, large hedges bordering Ballam road conceal a low rubble retaining wall, c. 0.2 m high.

4. Conclusion

The main fabric of Greenridges is little changed since the original 1935 build. There have been several additions and only one major alteration, this being the reconfiguration of the service area on the south side of the ground floor. As such, four major phases have been identified in the structure, depicted on the accompanying plans and elevations in *Appendix B*.

The original build survives as the major fabric of the structure. At the time of the survey almost all fixtures and fittings had been removed in the house and all but two windows (in the Pantry and Kitchen/Diner respectively) were later installations, although the original openings had not been modified. A fireplace in the dining room appears to have been original – at the very least it accords with the International Modernist style followed by the building design. Original inset lighting niches were identified in the lounge and upstairs hall, while it is clear that fireplaces were once present in the upstairs bedrooms. A number of door and cupboard handles also appear to be original. The original rail of the Roof Terrace parapet survives, concealed by a later screen of decorative concrete blocks. Note should also be made of the porch light, another original fitting that overhangs the southern entrance to the building. Finally, it also appears that the first floor entrance to the Roof Terrace was a late design change, though present by the time the building was used in a 1936 advert in the *Architects' Journal*.

One of the more unusual aspects of this structure, alongside the contrast it posed to building stock in the Lytham area, was the integrated garage on the south-east side of the ground floor. This function had evidently been moved to an external garage (garage 2) by the sale of the building in 1950. This garage was connected to the main building by a panel wall, dividing the rear garden from a courtyard area used for parking, which was in turn defined on its eastern boundary by a low wall, later infilled with decorative blocks. The loss of the integrated garage rendered a serving hatch connecting the garage and kitchen (now the Morning Room) redundant. As a result this corner of the former kitchen was walled off and redeveloped as a storage cupboard. Prior to 1966 this was joined by a second garage (garage 1) and a greenhouse, leading to the widening of the courtyard area. Planning records indicate that permission was granted for the addition of a ground floor conservatory in 1977.

Several other changes have been identified that cannot be fixed so precisely in time. The main one is the reconfiguration of the ground floor service area, which entailed the incorporation of a formerly subdivided cloakroom, washroom and larder into an integrated Kitchen/Diner. The adjacent coal store was also expanded into a utility room. The date of loss of the outbuilding on the north-west side of the property is also unclear, though the decorative blocks present on this edge of the perimeter suggest a phase of redevelopment co-eval with the insertion of decorative blocks onto the Roof Terrace parapet and into the courtyard wall. Finally, the use of breezeblocks to infill the first floor fireplaces suggests redevelopment in the latter half of the 20th century.

The 2017 Purcell Heritage Appraisal interrogates the significance of the building in substantial detail and, broadly speaking, this report is in accord with that earlier assessment. To summarise, while Greenridges is a distinctive and visually attractive construction, its construction appears to have

followed a purchased design rather than being led by an architect. Further, it has a substantially altered interior, which detracts from its significance, especially when these alterations encompass both structural divisions, such as the redevelopment of the garage and service area into a study and integrated kitchen/diner, and many of the internal fixtures and fittings, not least the replaced casement windows. With particular reference to these windows, they also detract from the original exterior design, in tandem with the decorated concrete blocks that have been fitted to the roof terrace. In its essentials, better examples of the style exist, with better preserved interiors and exteriors. Beyond these factors, the building has functioned as a private residence since its construction, with no little distinctive community or historic value

5. Selected Bibliography

Historic England 2016 *Understanding Historic Buildings: A Guide to Good Recording Practice*

Purcell 2017 *Greenridges, Ballam Rd, Lytham, Heritage Appraisal*

Sanderson, J 2018 *99 Ballam Rd, Lytham, Schedule of Building Recording*

Appendix A ***Written Scheme of Investigation***

AA2346.00

Greenridges, 99 Ballam Road, Lytham

Written Scheme of Investigation (WSI) for Building Recording and Analysis

Addyman Archaeology – 28th June 2018

i. Introduction

i General

Addyman Archaeology has been commissioned by Sanderson Borland Architects to undertake a programme of building recording at Greenridges, 99 Ballam Rd, Lytham. Planning permission has been granted (Application Ref. 17/0050 23 Jan 16 and Appeal Ref. APP/M2325/W/17/3181335) for the demolition of Greenridges and the construction of eight new apartments on the site. Attached to the consent was a condition that historic building survey be undertaken in accordance with the methods laid out in a written schedule or Written Scheme of Investigation (WSI).

The planning condition applied to the appeal decision states:

14. Prior to the commencement of any development on the site a written schedule of building recording and analysis shall be prepared by an appropriately qualified person, and shall be submitted to and agreed in writing by the local planning authority. The works must then be carried out in accordance with this schedule and the final report produced and submitted to the local planning authority no later than 3 months following demolition of the existing building.

This written scheme of investigation (WSI) is the first step in discharging the archaeological planning condition and is presented here for acceptance by the local planning authority, advised by Lancashire Archaeological Advisory Service. This document contains the methods that will be used to appropriately record Greenridges and therefore preserve it by record, prior to its demolition. The results of the building survey and analysis will be presented in the form of a written and illustrated report which will be submitted to the council for approval within 3 months of the demolition of the property.

ii The Site – Description and Location

Greenridges is detached house built in 1935 in the Art Deco Style, it has undergone several phases of extension and modification which has resulted in the loss of many of the original features. It is surrounded by open garden ground with mature trees along the boundaries.

The house is located on the western side of Ballam Road, a minor road which runs north-south into Lytham, a seaside town. It is set within a small residential area of early twentieth century houses collected around three small roads named Lilac Avenue, Laurel Avenue, and Laburnum Avenue. Opposite the site, on the eastern side of Ballam Road, is the Lytham Green Drive Golf Club and car park. To the west of the house is the green landscape of Lytham Hall parkland (Sanderson 2018).

iii. Designations

Greenridges is not a listed building and it does not lie within a conservation area.

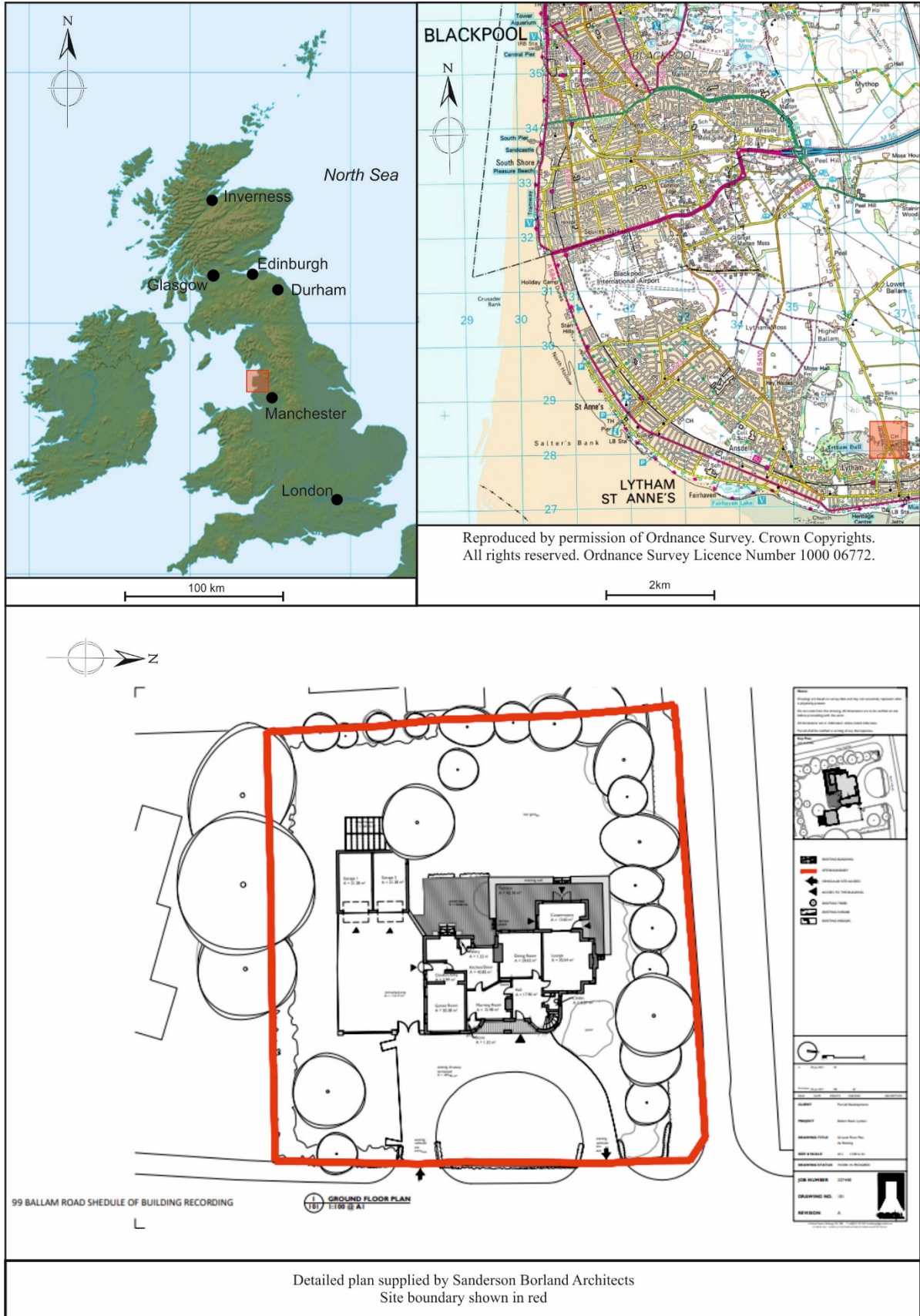


Figure 6 Site Location

2. Historic Development of the site

The following detailed description of the development of the site has been taken from the Heritage Appraisal (Purcell 2017). A full map regression will be included in the Building Survey report.

In the 19th century the area around Lytham Hall is relatively undeveloped. The Ordnance Survey map from 184? shows the hall located on the site of a Benedictine Priory and its green landscape around. The road into Lytham from the north, that is later Ballam Road, is already in place and the area of the housing development to the west of the road and east of the Lytham Hall grounds is also visible. To the south, the town is situated along the coast

In the early years of the 20th century Lytham begins to spread north with housing along the eastern side of the newly developed Park View Road that joins with Ballam Road to the south of the site of Greenridges. The town also develops to the west of the Lytham Hall Park, to the north of the railway line from Blackpool.

By 1930 the area to the south-east of Greenridges has become further developed and the Golf Course to the east has been created on the open land. The area now used as the car park is marked and was previously used as tennis courts.

The Ordnance Survey Map of 1938 is less detailed but shows that the houses along Ballam Road have been built since the time of the previous survey in 1930. There is little detail, but it shows the houses to the north that are closer together on smaller plots as a single block, and Greenridges to the south as a separate building. Currently Lilac Avenue that today runs immediately to the north of Greenridges, is labelled as the parallel street (today Laurel Avenue). The names have subsequently been changed to include Laurel Avenue and some additional houses to the south of Greenridges where the wooden area has been cleared.

The early plan form of Greenridges is shown on the Ordnance Survey map of 1966. The plan is that of the house prior to the addition of the conservatory extension at the rear, constructed in the late 1970's (permission granted on 28 March 1977). The double entrance and exit to the site is marked here as well as the double garage. The three houses to the north of Lilac Avenue have also been built since 1966 and there is further infill development to the north along Laburnum Avenue.

3. Scope of Proposed Works

i General

In discussion with the Lancashire Archaeological Advisory Service it was agreed that in order to adequately record and analyse the building prior to its demolition, a level 2/3 historic building survey should be undertaken in accordance with Historic England guidelines (Historic England 2016). Although Greenridges is not listed and does not lie with a conservation area, due to its loss through demolition and the architectural and social interest of the building, a thorough record was considered to be appropriate.

ii Building Recording

It has been agreed that the building be recorded at a level 2/3. Within this level there is flexibility which allows the level of recording undertaken to reflect the significance of the building and also the amount of impact the proposed development will have on the structure. On this basis the historic building survey will include:

- a complete photographic survey of the structure, interiors and exteriors and details of significant features, architectural details, etc. Selected images will be used to illustrate the report, which will be complemented by contact sheets of all photographs taken and a location plan showing the location and orientation of the photographs.
- annotated ground plans and external elevation drawings including basic dimensions, this based on the existing architect drawings, to record changes in fabric / materials, blocked openings, and architectural features / details. Detailed drawings of original mouldings and other significant architectural details will be produced if appropriate. Field drawings will be presented in digital format and illustrated with photographic details where required. The illustrations will show the main phases and alterations of the building.
- a report including historical background information, map regression, location plan, a brief descriptive summary of the building, its setting, its structure and main building phases, together with a short narrative on its significance in its geographical, architectural and historical context.

iv. Standards and Recording.

Addyman Archaeology is committed to providing a high standard of research work, for historic building recording and assessment and for any below-ground archaeological investigations. We use standard *pro-forma* sheets for the recording of archaeological contexts, finds and samples and for drawings and photographs produced during the archaeological works, which become part of the record. These records are produced to *CIfA* standards and Addyman Archaeology adheres to the *CIfA*'s principal codes of conduct. The *pro-forma* sheets are completed manually on site and generally digitised in the office in excel database or word format as required. The historic building recording will comply with *Historic England* standards (Historic England 2016).

All photography undertaken on the site will be in digital format. All drawings are undertaken at a scale appropriate to the features being recorded, elevations and details will be drawn at standard scales for example 1:20, details such as moulding on timbers may be drawn at 1:1. All detailed drawings will be located on larger scale plans and elevations.

v. Reporting, and archiving

The results of the historic building recording and monitoring will be presented in a formal Data Structure Report (DSR), as per Addyman Archaeology standards, following *CIfA* procedures. The report will also provide a synthesis of all previous reports on the site and draw together all the information contained within them to produce a single coherent report.

The formal report is to include:

- 1 An executive summary
- 2 National Grid Reference and formal address
- 3 Note of any statutory and non-statutory designations
- 4 Date of record, names of recorders, archive location
- 5 Location plan
- 6 Detailed description of findings
- 7 Summary statement of results

Addyman Archaeology will complete the report within 3 months of completion of the fieldwork.

All material, drawings, reports, site records and photographs be catalogued and deposited in a suitable archive, typically with the Lancashire Archives, Bow Lane, Preston. The results of the project will be uploaded to the Online Access to the Index of Archaeological Investigations (OASIS) platform, and be available for wider public consultation.

vi. Staff

The project will be managed by Jenni Morrison of Addyman Archaeology Ltd.

The Historic Building Survey will be undertaken by one of Addyman Archaeology's experienced Historic Buildings Specialists, Tudor Skinner or Jenni Morrison.

CV's will be supplied on request.

vii. Timetable

It is expected that the Historic Building Survey will be undertaken as soon as approval of this document is received, most likely during the week beginning the 9th of July 2018.

4. References

Historic England 2016 *Understanding Historic Buildings*

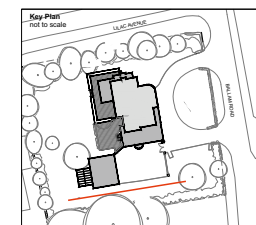
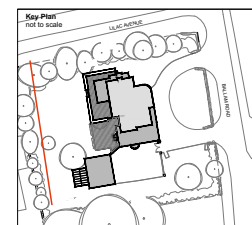
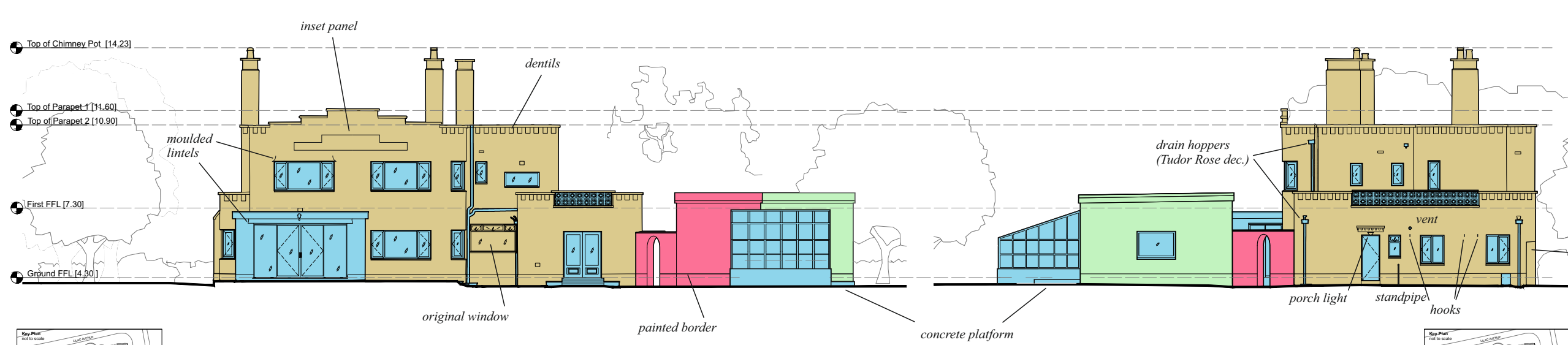
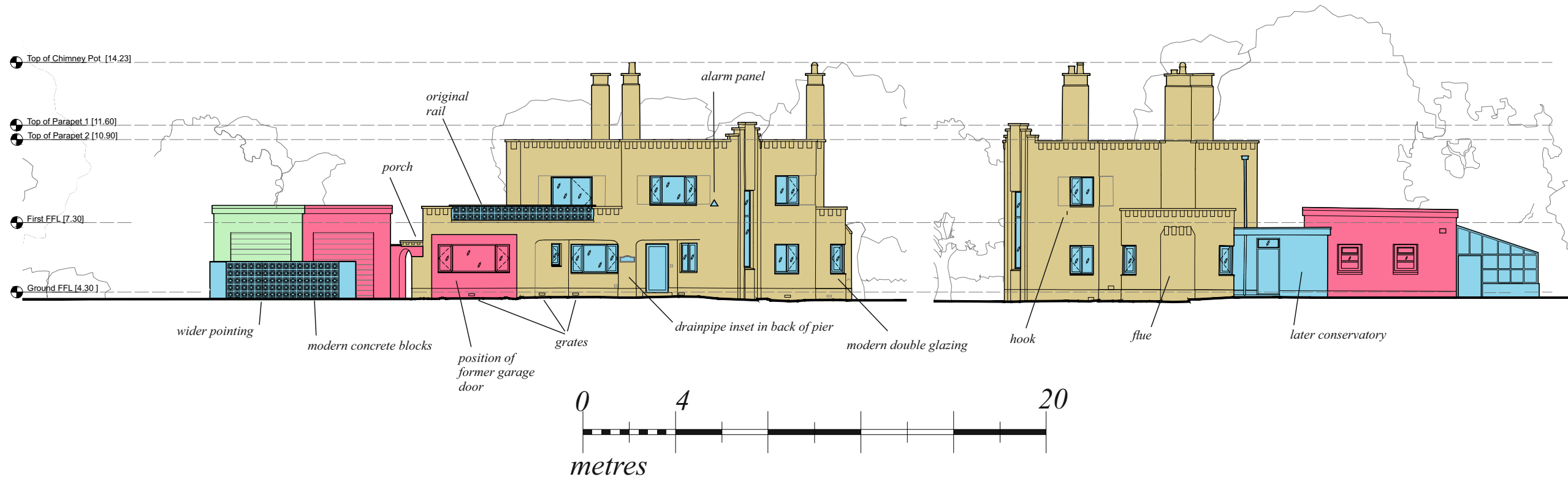
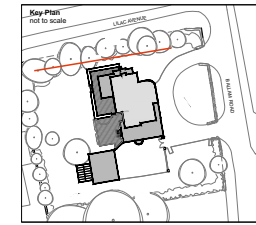
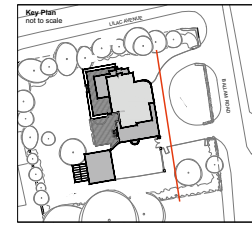
Purcell 2017 *Greenridges, Ballam Rd, Lytham, Heritage Appraisal*

Sanderson, J 2018 *99 Ballam Rd, Lytham, Schedule of Building Recording*

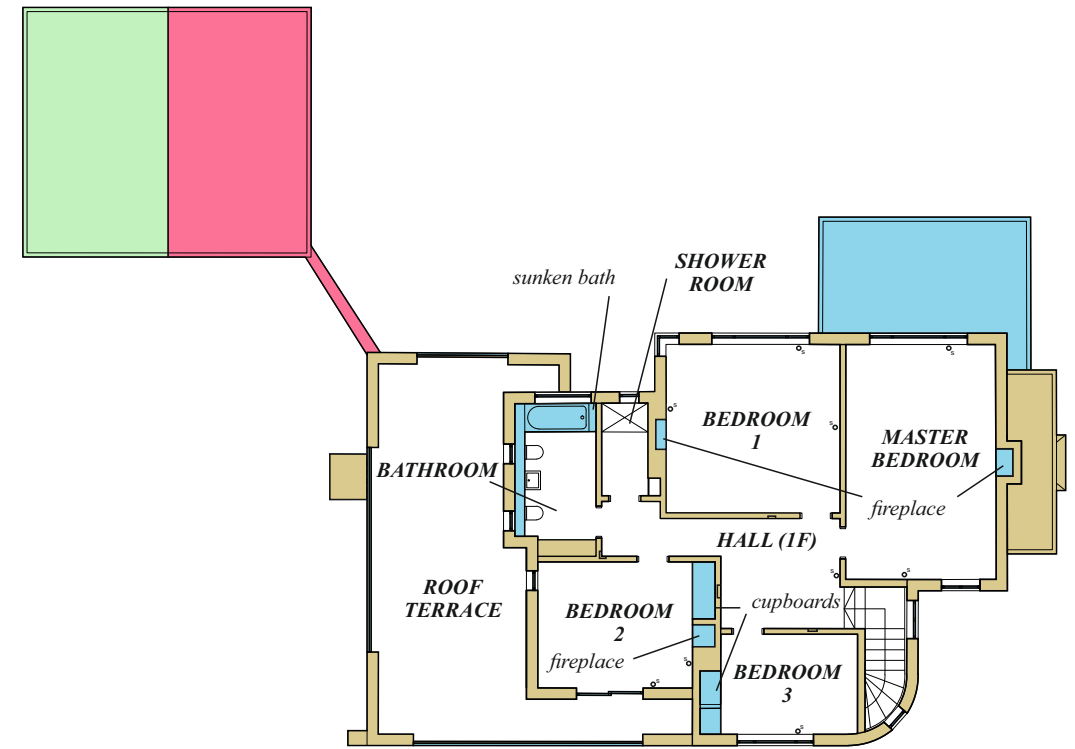
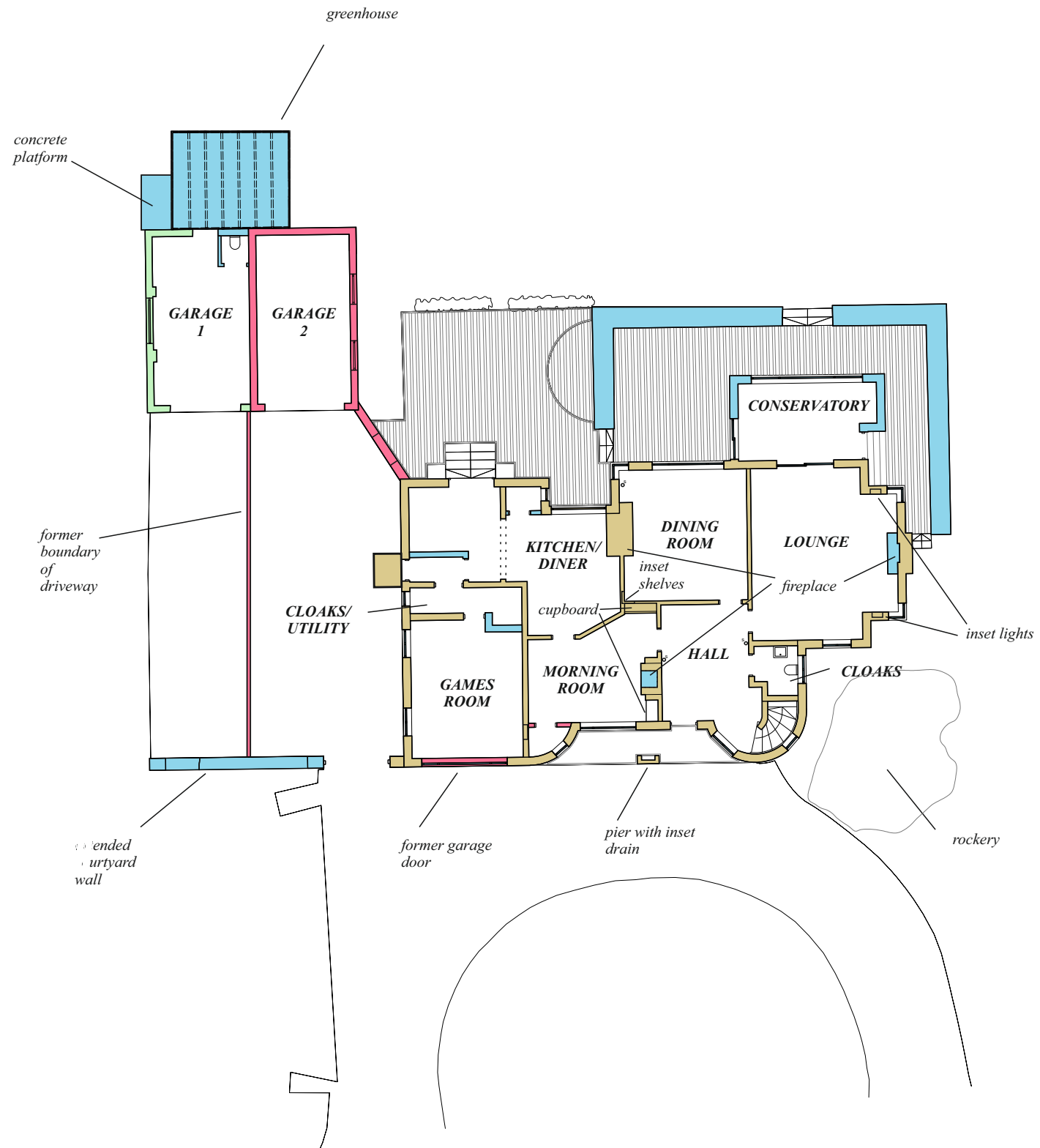
WSI Appendix: Planning Conditions

14. Prior to the commencement of any development on the site a written schedule of building recording and analysis shall be prepared by an appropriately qualified person, and shall be submitted to and agreed in writing by the local planning authority. The works must then be carried out in accordance with this schedule and the final report produced and submitted to the local planning authority no later than 3 months following demolition of the existing building.

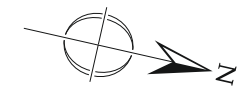
Appendix B Drawings



1935 build
 alterations prior to 1950
 alterations prior to 1966
 alterations since 1977



- 1935 build
- alterations prior to 1950
- alterations prior to 1966
- alterations since 1977
- original electrical outlet



Appendix C Photographic Contact Sheets



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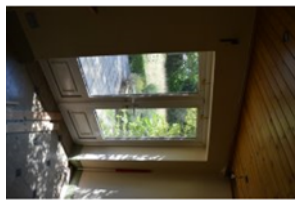
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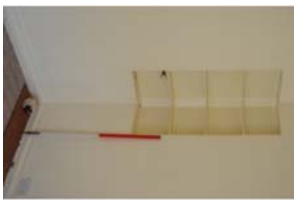
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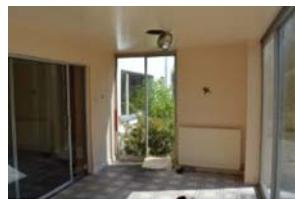
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Appendix D Photograph Register

Photo No	Direction facing	Date	Description	Taken by
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AA2346(002)	W	05/07/2018	East elevation of building	ATS
AA2346(003)	W	05/07/2018	East elevation of building, partial	ATS
AA2346(004)	W	05/07/2018	East elevation of building, partial	ATS
AA2346(005)	W	05/07/2018	East elevation of building, partial	ATS
AA2346(006)	W	05/07/2018	East elevation of building, partial	ATS
AA2346(007)	W	05/07/2018	East elevation of building, partial	ATS
AA2346(008)	W	05/07/2018	East elevation of building	ATS
AA2346(009)	SW	05/07/2018	East elevation of building	ATS
AA2346(010)	N	05/07/2018	South elevation of building	ATS
AA2346(011)	N	05/07/2018	South elevation of building, partial	ATS
AA2346(012)	NW	05/07/2018	Garage, east elevation	ATS
AA2346(013)	N	05/07/2018	South elevation of building	ATS
AA2346(014)	NE	05/07/2018	South elevation of building, partial	ATS
AA2346(015)	NW	05/07/2018	Garage, east elevation	ATS
AA2346(016)	N	05/07/2018	South elevation of building, partial	ATS
AA2346(017)	N	05/07/2018	South elevation of building	ATS
AA2346(018)	NE	05/07/2018	South elevation of building, partial	ATS
AA2346(019)	E	05/07/2018	West elevation of building	ATS
AA2346(020)	E	05/07/2018	West elevation of building	ATS
AA2346(021)	E	05/07/2018	West elevation of building	ATS
AA2346(022)	E	05/07/2018	West elevation of building	ATS
AA2346(023)	E	05/07/2018	West elevation of building	ATS
AA2346(024)	SE	05/07/2018	West elevation of building	ATS
AA2346(025)	SE	05/07/2018	North elevation of building	ATS
AA2346(026)	SE	05/07/2018	North elevation of building	ATS
AA2346(027)	SE	05/07/2018	North elevation of building	ATS
AA2346(028)	SE	05/07/2018	North elevation of building, partial	ATS
AA2346(029)	S	05/07/2018	North elevation of building, partial	ATS
AA2346(030)	S	05/07/2018	North elevation of building, partial	ATS
AA2346(031)	SE	05/07/2018	North elevation of building, partial	ATS
AA2346(032)	S	05/07/2018	North elevation of building, partial	ATS
AA2346(033)	SW	05/07/2018	North elevation of building	ATS
AA2346(034)	SW	05/07/2018	North elevation of building	ATS
AA2346(035)	E	05/07/2018	Courtyard screen wall of cross quadrangle design, west elevation	ATS
AA2346(036)	NW	05/07/2018	Courtyard panel wall, south-east elevation	ATS
AA2346(037)	W	05/07/2018	Garage, east elevation	ATS
AA2346(038)	W	05/07/2018	Garage, east elevation	ATS
AA2346(039)	NW	05/07/2018	Garage, south elevation	ATS
AA2346(040)	N	05/07/2018	Garage, south elevation, partial	ATS
AA2346(041)	N	05/07/2018	Garage, south elevation, partial	ATS
AA2346(042)	NE	05/07/2018	Garage, south elevation	ATS
AA2346(043)	NE	05/07/2018	Garage and Glasshouse, south elevation	ATS
AA2346(044)	E	05/07/2018	Glasshouse, west elevation	ATS
AA2346(045)	E	05/07/2018	Glasshouse, west elevation	ATS
AA2346(046)	E	05/07/2018	Glasshouse, west elevation	ATS
AA2346(047)	S	05/07/2018	Garage and Glasshouse, north elevation, very overgrown	ATS
AA2346(048)	S	05/07/2018	Garage and Glasshouse, north elevation, very overgrown	ATS
AA2346(049)	SE	05/07/2018	Courtyard panel wall, north-west elevation	ATS
AA2346(050)	E	05/07/2018	West elevation of building, kitchen entrance	ATS
AA2346(051)	E	05/07/2018	West elevation of building, kitchen entrance, vent	ATS
AA2346(052)	SE	05/07/2018	West elevation of building, window opening to pantry	ATS

			<i>(original?)</i>	
AA2346(053)	SE	05/07/2018	West elevation of building, rainwater hopper detail	ATS
AA2346(054)	E	05/07/2018	West elevation of building, window opening to kitchen <i>(original?)</i>	ATS
AA2346(055)	SE	05/07/2018	West elevation of building, window opening to pantry <i>(original?)</i>	ATS
AA2346(056)	NE	05/07/2018	West elevation of building, rainwater drainage detail	ATS
AA2346(057)	NE	05/07/2018	West elevation of building, first floor panel	ATS
AA2346(058)	E	05/07/2018	West elevation of building, dentils detail	ATS
AA2346(059)	E	05/07/2018	West elevation of building, dentils detail	ATS
AA2346(060)	SE	05/07/2018	West elevation of building, vent connected to lounge	ATS
AA2346(061)	SW	05/07/2018	North elevation of building, buttress/flue support with dentillation	ATS
AA2346(062)	SW	05/07/2018	North elevation of building, vent connected to lounge	ATS
AA2346(063)	W	05/07/2018	East elevation of building, vent connected to lounge	ATS
AA2346(064)	S	05/07/2018	North elevation building, partially infilled windows at first floor level	ATS
AA2346(065)	S	05/07/2018	North elevation of building, chimney detail	ATS
AA2346(066)	W	05/07/2018	East elevation of building, partially infilled windows at first floor level	ATS
AA2346(067)	SW	05/07/2018	East elevation of building, stepped and rounded parapet	ATS
AA2346(068)	W	05/07/2018	East elevation of building, partially infilled window opening to bedroom 3	ATS
AA2346(069)	W	05/07/2018	East elevation of building, first floor partial	ATS
AA2346(070)	NW	05/07/2018	East elevation of building, former vent adjacent to principal entrance	ATS
AA2346(071)	SE	05/07/2018	East elevation of building, pier supporting ground floor arcade	ATS
AA2346(072)	SE	05/07/2018	East elevation of building, pier supporting ground floor arcade	ATS
AA2346(073)	SE	05/07/2018	East elevation of building, pier supporting ground floor arcade	ATS
AA2346(074)	N	05/07/2018	East elevation of building, window opening to hall	ATS
AA2346(075)	N	05/07/2018	East elevation of building, light in ceiling of porch	ATS
AA2346(076)	NW	05/07/2018	East elevation of building, first floor parapet partial	ATS
AA2346(077)	N	05/07/2018	South elevation of building, hopper detail	ATS
AA2346(078)	NW	05/07/2018	South elevation of building, porch	ATS
AA2346(079)	NE	05/07/2018	South elevation of building, porch	ATS
AA2346(080)	NE	05/07/2018	South elevation of building	ATS
AA2346(081)	NE	05/07/2018	South elevation of building, porch	ATS
AA2346(082)	N	05/07/2018	South elevation of building, porch	ATS
AA2346(083)	N	05/07/2018	South elevation of building, porch	ATS
AA2346(084)	W	05/07/2018	South elevation of building, porch	ATS
AA2346(085)	W	05/07/2018	South elevation of building, porch, light detail	ATS
AA2346(086)	N	05/07/2018	South elevation of building, porch, light detail	ATS
AA2346(087)	E	05/07/2018	South elevation of building, porch, light detail	ATS
AA2346(088)	N	05/07/2018	South elevation of building, porch, light detail	ATS
AA2346(089)	NE	05/07/2018	West elevation of building, chimney detail	ATS
AA2346(090)	NE	05/07/2018	Courtyard gate entrance, north jamb	ATS
AA2346(091)	SE	05/07/2018	Courtyard gate entrance, south jamb	ATS
AA2346(092)	E	05/07/2018	Courtyard screen wall of cross quadrate design, west elevation	ATS
AA2346(093)	SW	05/07/2018	Courtyard panel wall, south-west jamb	ATS
AA2346(094)	W	05/07/2018	Courtyard panel wall	ATS
AA2346(095)	W	05/07/2018	Garage, north compartment, west wall	ATS
AA2346(096)	W	05/07/2018	Garage, north compartment, west wall	ATS
AA2346(097)	E	05/07/2018	Garage, north compartment, east wall	ATS
AA2346(098)	E	05/07/2018	Garage, north compartment, east wall	ATS
AA2346(099)	N	05/07/2018	Garage, north compartment, north wall, east window	ATS

AA2346(100)	N	05/07/2018	Garage, north compartment, north wall, west window	ATS
AA2346(101)	S	05/07/2018	Garage, north compartment, south wall, electrical fittings	ATS
AA2346(102)	W	05/07/2018	Garage, north compartment, west wall, cupboard detail	ATS
AA2346(103)	W	05/07/2018	Garage, north compartment, west wall, cupboard detail	ATS
AA2346(104)	W	05/07/2018	Garage, north compartment, west wall, cupboard detail	ATS
AA2346(105)	W	05/07/2018	Garage, south compartment, west wall	ATS
AA2346(106)	SW	05/07/2018	Garage, south compartment, south wall	ATS
AA2346(107)	W	05/07/2018	Garage, south compartment, west wall	ATS
AA2346(108)	W	05/07/2018	Garage, south compartment, west wall	ATS
AA2346(109)	NW	05/07/2018	Garage, south compartment, north wall	ATS
AA2346(110)	E	05/07/2018	Garage, south compartment, east wall	ATS
AA2346(111)	NE	05/07/2018	Garage, south compartment, north wall	ATS
AA2346(112)	SE	05/07/2018	Garage, south compartment, south wall	ATS
AA2346(113)	NW	05/07/2018	Garage, south compartment, beams detail	ATS
AA2346(114)	W	05/07/2018	Garage, south compartment, lavatory detail	ATS
AA2346(115)	NE	05/07/2018	Garage, south compartment, sink detail	ATS
AA2346(116)	NE	05/07/2018	Garage, west elevation partial	ATS
AA2346(117)	SW	05/07/2018	Glasshouse, south wall	ATS
AA2346(118)	W	05/07/2018	Glasshouse, west wall	ATS
AA2346(119)	NW	05/07/2018	Glasshouse, north wall	ATS
AA2346(120)	NW	05/07/2018	Glasshouse, north wall	ATS
AA2346(121)	NW	05/07/2018	West property division, brick wall, east elevation	ATS
AA2346(122)	W	05/07/2018	West property division, brick wall, east elevation, memorial	ATS
AA2346(123)	N	05/07/2018	North property division, screen wall of quadrate cross design	ATS
AA2346(124)	N	05/07/2018	East property division, sandstone border for hedge	ATS
AA2346(125)	S	05/07/2018	North property division, screen wall of cross quadrate design	ATS
AA2346(126)	NW	05/07/2018	South elevation of building, first floor partial	ATS
AA2346(127)	NW	05/07/2018	South elevation of building, first floor partial	ATS
AA2346(128)	NW	05/07/2018	South elevation of building, first floor partial	ATS
AA2346(129)	NE	05/07/2018	South elevation of building, first floor partial	ATS
AA2346(130)	N	05/07/2018	West elevation of building, first floor partial	ATS
AA2346(131)	N	05/07/2018	West elevation of building, first floor partial	ATS
AA2346(132)	SW	05/07/2018	Garage	ATS
AA2346(133)	SE	05/07/2018	Courtyard wall, west elevation	ATS
AA2346(134)	S	05/07/2018	South elevation of building, north elevation of first floor parapet screen wall, partial, of cross quadrate design	ATS
AA2346(135)	SW	05/07/2018	South elevation of building, parapet sill detail	ATS
AA2346(136)	SW	05/07/2018	South elevation of building, parapet sill detail	ATS
AA2346(137)	N	05/07/2018	East elevation of building, first floor entrance to Bedroom 2	ATS
AA2346(138)	SE	05/07/2018	Games Room	ATS
AA2346(139)	NE	05/07/2018	Games Room	ATS
AA2346(140)	NE	05/07/2018	Games Room	ATS
AA2346(141)	E	05/07/2018	Games Room	ATS
AA2346(142)	W	05/07/2018	Games Room	ATS
AA2346(143)	NW	05/07/2018	Games Room	ATS
AA2346(144)	NW	05/07/2018	Games Room	ATS
AA2346(145)	W	05/07/2018	Games Room	ATS
AA2346(146)	SW	05/07/2018	Games Room	ATS
AA2346(147)	S	05/07/2018	Games Room	ATS
AA2346(148)	E	05/07/2018	Games Room, east window	ATS
AA2346(149)	S	05/07/2018	Games Room, south wall, east window	ATS
AA2346(150)	S	05/07/2018	Games Room, south wall, west window	ATS
AA2346(151)	W	05/07/2018	Games Room, west entrance	ATS
AA2346(152)	N	05/07/2018	Games Room, recess	ATS
AA2346(153)	SW	05/07/2018	Games Room, beam	ATS

AA2346(154)	W	05/07/2018	Games Room, raised chipboard floor above concrete base	ATS
AA2346(155)	S	05/07/2018	Cloaks/Utility	ATS
AA2346(156)	N	05/07/2018	Cloaks/Utility	ATS
AA2346(157)	N	05/07/2018	Cloaks/Utility, ceiling detail	ATS
AA2346(158)	N	05/07/2018	Cloaks/Utility, floor detail	ATS
AA2346(159)	N	05/07/2018	Cloaks/Utility, cupboard detail	ATS
AA2346(160)	SW	05/07/2018	Cloaks/Utility, west entrance	ATS
AA2346(161)	NE	05/07/2018	Cloaks/Utility, entrance entrance	ATS
AA2346(162)	S	05/07/2018	Kitchen/Diner vestibule	ATS
AA2346(163)	N	05/07/2018	Kitchen/Diner vestibule	ATS
AA2346(164)	NE	05/07/2018	Kitchen/Diner	ATS
AA2346(165)	SE	05/07/2018	Kitchen/Diner	ATS
AA2346(166)	E	05/07/2018	Kitchen/Diner	ATS
AA2346(167)	W	05/07/2018	Kitchen/Diner	ATS
AA2346(168)	W	05/07/2018	Kitchen/Diner	ATS
AA2346(169)	NW	05/07/2018	Kitchen/Diner	ATS
AA2346(170)	NW	05/07/2018	Kitchen/Diner	ATS
AA2346(171)	SW	05/07/2018	Kitchen/Diner	ATS
AA2346(172)	E	05/07/2018	Kitchen/Diner	ATS
AA2346(173)	SW	05/07/2018	Kitchen/Diner, cupboard detail	ATS
AA2346(174)	W	05/07/2018	Kitchen/Diner, entrance to garden	ATS
AA2346(175)	S	05/07/2018	Kitchen/Diner, entrance to vestibule	ATS
AA2346(176)	W	05/07/2018	Kitchen/Diner, entrance to Pantry	ATS
AA2346(177)	W	05/07/2018	Kitchen/Diner, entrance to Pantry	ATS
AA2346(178)	NW	05/07/2018	Pantry, window to garden (original?)	ATS
AA2346(179)	N	05/07/2018	Kitchen/Diner	ATS
AA2346(180)	NE	05/07/2018	Kitchen/Diner	ATS
AA2346(181)	E	05/07/2018	Morning Room, entrance to Store	ATS
AA2346(182)	SE	05/07/2018	Store, shelving	ATS
AA2346(183)	SE	05/07/2018	Store, shelving	ATS
AA2346(184)	SE	05/07/2018	Store, shelving and vent	ATS
AA2346(185)	S	05/07/2018	Store, floor detail	ATS
AA2346(186)	E	05/07/2018	Morning Room, door handle detail	ATS
AA2346(187)	E	05/07/2018	Morning Room, door handle detail	ATS
AA2346(188)	SE	05/07/2018	Morning Room, door handle detail	ATS
AA2346(189)	NW	05/07/2018	Morning Room	ATS
AA2346(190)	NE	05/07/2018	Morning Room	ATS
AA2346(191)	SE	05/07/2018	Morning Room	ATS
AA2346(192)	SW	05/07/2018	Morning Room	ATS
AA2346(193)	W	05/07/2018	Morning Room, entrance to Kitchen/Diner	ATS
AA2346(194)	N	05/07/2018	Morning Room, entrance to Hall	ATS
AA2346(195)	NW	05/07/2018	Morning Room, inset cupboard detail	ATS
AA2346(196)	SW	05/07/2018	Morning Room, inset cupboard detail	ATS
AA2346(197)	SW	05/07/2018	Morning Room, inset cupboard detail	ATS
AA2346(198)	N	05/07/2018	Morning Room, cupboard detail	ATS
AA2346(199)	E	05/07/2018	Morning Room, east window detail	ATS
AA2346(200)	SE	05/07/2018	Hall	ATS
AA2346(201)	E	05/07/2018	Hall	ATS
AA2346(202)	E	05/07/2018	Hall	ATS
AA2346(203)	NE	05/07/2018	Hall	ATS
AA2346(204)	NW	05/07/2018	Hall	ATS
AA2346(205)	W	05/07/2018	Hall	ATS
AA2346(206)	W	05/07/2018	Hall	ATS
AA2346(207)	SW	05/07/2018	Hall	ATS
AA2346(208)	S	05/07/2018	Hall, entrance to Morning Room	ATS
AA2346(209)	W	05/07/2018	Hall, entrance to Dining Room	ATS
AA2346(210)	N	05/07/2018	Hall, entrance to Cloaks	ATS
AA2346(211)	E	05/07/2018	Hall, east window	ATS
AA2346(212)	SE	05/07/2018	Hall, south wall radiator	ATS

AA2346(213)	S	05/07/2018	Hall, south wall, lapsed electrical fitting	ATS
AA2346(214)	SE	05/07/2018	Dining Room	ATS
AA2346(215)	SE	05/07/2018	Dining Room	ATS
AA2346(216)	NE	05/07/2018	Dining Room	ATS
AA2346(217)	NE	05/07/2018	Dining Room	ATS
AA2346(218)	N	05/07/2018	Dining Room	ATS
AA2346(219)	N	05/07/2018	Dining Room	ATS
AA2346(220)	S	05/07/2018	Dining Room	ATS
AA2346(221)	W	05/07/2018	Dining Room	ATS
AA2346(222)	SE	05/07/2018	Dining Room, shelving detail	ATS
AA2346(223)	S	05/07/2018	Dining Room, fireplace detail	ATS
AA2346(224)	S	05/07/2018	Dining Room, fireplace detail, lapsed electrical fitting	ATS
AA2346(225)	SW	05/07/2018	Dining Room, wrap-around window	ATS
AA2346(226)	W	05/07/2018	Dining Room, west window	ATS
AA2346(227)	SW	05/07/2018	Dining Room, west wall, inset radiator	ATS
AA2346(228)	E	05/07/2018	Dining Room, entrance to Hall	ATS
AA2346(229)	NW	05/07/2018	Lounge	ATS
AA2346(230)	W	05/07/2018	Lounge	ATS
AA2346(231)	SW	05/07/2018	Lounge	ATS
AA2346(232)	SE	05/07/2018	Lounge	ATS
AA2346(233)	E	05/07/2018	Lounge	ATS
AA2346(234)	E	05/07/2018	Lounge	ATS
AA2346(235)	NE	05/07/2018	Lounge	ATS
AA2346(236)	E	05/07/2018	Lounge, east window	ATS
AA2346(237)	NE	05/07/2018	Lounge, inset lighting, east fireplace recess	ATS
AA2346(238)	N	05/07/2018	Lounge, fireplace recess	ATS
AA2346(239)	NE	05/07/2018	Lounge, north-east wrap-around window	ATS
AA2346(240)	W	05/07/2018	Lounge, inset lighting, west fireplace recess	ATS
AA2346(241)	W	05/07/2018	Lounge, entrance to Conservatory	ATS
AA2346(242)	W	05/07/2018	Lounge, entrance to Conservatory	ATS
AA2346(243)	S	05/07/2018	Conservatory	ATS
AA2346(244)	SW	05/07/2018	Conservatory	ATS
AA2346(245)	S	05/07/2018	Conservatory	ATS
AA2346(246)	SE	05/07/2018	Conservatory	ATS
AA2346(247)	N	05/07/2018	Conservatory	ATS
AA2346(248)	NE	05/07/2018	Conservatory	ATS
AA2346(249)	NW	05/07/2018	Conservatory	ATS
AA2346(250)	N	05/07/2018	Conservatory	ATS
AA2346(251)	NE	05/07/2018	Cloaks, understair	ATS
AA2346(252)	S	05/07/2018	Cloaks, entrance to Hall	ATS
AA2346(253)	S	05/07/2018	Cloaks, entrance to Hall	ATS
AA2346(254)	N	05/07/2018	Cloaks, lavatory detail	ATS
AA2346(255)	E	05/07/2018	Cloaks, understair detail	ATS
AA2346(256)	E	05/07/2018	Cloaks, understair detail	ATS
AA2346(257)	E	05/07/2018	Cloaks, understair detail	ATS
AA2346(258)	S	05/07/2018	Morning Room, west wall cupboard, handle detail	ATS
AA2346(259)	NW	05/07/2018	Hall, stepped stair hand-rail detail	ATS
AA2346(260)	N	05/07/2018	Hall, chrome hand-rail detail	ATS
AA2346(261)	NE	05/07/2018	Hall, north-east window detail	ATS
AA2346(262)	NE	05/07/2018	Hall, north-east window detail	ATS
AA2346(263)	NW	05/07/2018	Hall, chrome hand-rail detail	ATS
AA2346(264)	E	05/07/2018	Hall, chrome hand-rail detail	ATS
AA2346(265)	E	05/07/2018	Hall, chrome hand-rail detail	ATS
AA2346(266)	E	05/07/2018	Hall, stepped stair hand-rail detail	ATS
AA2346(267)	N	05/07/2018	Hall (1st Floor)	ATS
AA2346(268)	N	05/07/2018	Hall (1st Floor)	ATS
AA2346(269)	N	05/07/2018	Hall (1st Floor), north wall, lapsed electrical fitting	ATS
AA2346(270)	SW	05/07/2018	Master Bedroom	ATS
AA2346(271)	W	05/07/2018	Master Bedroom	ATS

AA2346(272)	SE	05/07/2018	Master Bedroom	ATS
AA2346(273)	E	05/07/2018	Master Bedroom	ATS
AA2346(274)	E	05/07/2018	Master Bedroom	ATS
AA2346(275)	NE	05/07/2018	Master Bedroom	ATS
AA2346(276)	NW	05/07/2018	Master Bedroom	ATS
AA2346(277)	W	05/07/2018	Master Bedroom	ATS
AA2346(278)	E	05/07/2018	Master Bedroom, east window	ATS
AA2346(279)	S	05/07/2018	Master Bedroom, entrance to Hall (1st Floor)	ATS
AA2346(280)	N	05/07/2018	Master Bedroom, north wall, survey intrusion reveals breeze block infill	ATS
AA2346(281)	W	05/07/2018	Master Bedroom, west wall, lapsed electrical fitting	ATS
AA2346(282)	NE	05/07/2018	Bedroom 1	ATS
AA2346(283)	NE	05/07/2018	Bedroom 1	ATS
AA2346(284)	NW	05/07/2018	Bedroom 1	ATS
AA2346(285)	NW	05/07/2018	Bedroom 1	ATS
AA2346(286)	W	05/07/2018	Bedroom 1	ATS
AA2346(287)	SW	05/07/2018	Bedroom 1	ATS
AA2346(288)	SE	05/07/2018	Bedroom 1	ATS
AA2346(289)	SE	05/07/2018	Bedroom 1	ATS
AA2346(290)	SW	05/07/2018	Bedroom 1, wrap-around window	ATS
AA2346(291)	S	05/07/2018	Bedroom 1, south wall, survey intrusion reveals brick fabric	ATS
AA2346(292)	S	05/07/2018	Bedroom 1, south wall, lapsed electrical fitting	ATS
AA2346(293)	E	05/07/2018	Bedroom 1, entrance to Hall (1st Floor)	ATS
AA2346(294)	NW	05/07/2018	Bedroom 3	ATS
AA2346(295)	SW	05/07/2018	Bedroom 3	ATS
AA2346(296)	S	05/07/2018	Bedroom 3	ATS
AA2346(297)	S	05/07/2018	Bedroom 3	ATS
AA2346(298)	SE	05/07/2018	Bedroom 3	ATS
AA2346(299)	E	05/07/2018	Bedroom 3,	ATS
AA2346(300)	W	05/07/2018	Bedroom 3, entrance to Hall (1st Floor)	ATS
AA2346(301)	N	05/07/2018	Hall (1st Floor), entrance to Master Bedroom	ATS
AA2346(302)	NW	05/07/2018	Hall (1st Floor), entrance to Bedroom 1	ATS
AA2346(303)	SW	05/07/2018	Hall (1st Floor), west wall, inset lighting	ATS
AA2346(304)	N	05/07/2018	Hall (1st Floor)	ATS
AA2346(305)	S	05/07/2018	Hall (1st Floor), south wall, inset lighting	ATS
AA2346(306)	NW	05/07/2018	Hall (1st Floor)	ATS
AA2346(307)	SW	05/07/2018	Hall (1st Floor)	ATS
AA2346(308)	S	05/07/2018	Hall (1st Floor), south wall, inset lighting	ATS
AA2346(309)	S	05/07/2018	Hall (1st Floor)	ATS
AA2346(310)	N	05/07/2018	Hall (1st Floor)	ATS
AA2346(311)	E	05/07/2018	Hall (1st Floor)	ATS
AA2346(312)	SW	05/07/2018	Hall (1st Floor)	ATS
AA2346(313)	N	05/07/2018	Hall (1st Floor), entrance to Master Bedroom	ATS
AA2346(314)	W	05/07/2018	Hall (1st Floor), entrance to Bedroom 1	ATS
AA2346(315)	E	05/07/2018	Hall (1st Floor), entrance to Bedroom 3	ATS
AA2346(316)	E	05/07/2018	Hall (1st Floor), east wall, inset lighting	ATS
AA2346(317)	S	05/07/2018	Hall (1st Floor), south wall, inset lighting	ATS
AA2346(318)	SW	05/07/2018	Hall (1st Floor)	ATS
AA2346(319)	S	05/07/2018	Hall (1st Floor), entrance to Bathroom	ATS
AA2346(320)	S	05/07/2018	Bedroom 2	ATS
AA2346(321)	SW	05/07/2018	Bedroom 2	ATS
AA2346(322)	S	05/07/2018	Bedroom 2	ATS
AA2346(323)	N	05/07/2018	Bedroom 2	ATS
AA2346(324)	NW	05/07/2018	Bedroom 2	ATS
AA2346(325)	NE	05/07/2018	Bedroom 2	ATS
AA2346(326)	N	05/07/2018	Bedroom 2	ATS
AA2346(327)	S	05/07/2018	Bedroom 2, south window	ATS
AA2346(328)	E	05/07/2018	Bedroom 2, entrance to Roof Terrace	ATS

AA2346(329)	N	05/07/2018	Bedroom 2	ATS
AA2346(330)	N	05/07/2018	Bedroom 2, north wall, survey intrusion reveals brick fabric	ATS
AA2346(331)	N	05/07/2018	Bedroom 2, north wall, lapsed electrical fitting	ATS
AA2346(332)	E	05/07/2018	Bathroom	ATS
AA2346(333)	NE	05/07/2018	Bathroom	ATS
AA2346(334)	E	05/07/2018	Bathroom	ATS
AA2346(335)	E	05/07/2018	Bathroom	ATS
AA2346(336)	W	05/07/2018	Bathroom	ATS
AA2346(337)	W	05/07/2018	Bathroom	ATS
AA2346(338)	SW	05/07/2018	Bathroom	ATS
AA2346(339)	W	05/07/2018	Bathroom	ATS
AA2346(340)	W	05/07/2018	Bathroom	ATS
AA2346(341)	W	05/07/2018	Bathroom	ATS
AA2346(342)	S	05/07/2018	Bathroom	ATS
AA2346(343)	S	05/07/2018	Bathroom	ATS
AA2346(344)	SE	05/07/2018	Bathroom	ATS
AA2346(345)	S	05/07/2018	Bathroom	ATS
AA2346(346)	SE	05/07/2018	Bathroom	ATS
AA2346(347)	SE	05/07/2018	Bathroom	ATS
AA2346(348)	E	05/07/2018	Bathroom, inset ceiling light fitting	ATS
AA2346(349)	E	05/07/2018	Bathroom	ATS
AA2346(350)	W	05/07/2018	Shower Room	ATS
AA2346(351)	W	05/07/2018	Shower Room	ATS