

**Robeston House, Robeston
Wathen, Pembrokeshire
Photographic Survey
Planning application
15/0822/LB, 15/0820/PA**



Report by: Trysor

For: Sean Smith

August 2017



**Robeston House, Robeston
Wathen, Pembrokeshire
Photographic Survey
Planning applications
15/0822/LB, 15/0820/PA**

By

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Trysor

Trysor Project No. 2017/564

For: Sean Smith

August 2017

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Cover photograph: : The northwestern side of Robeston House, looking east southeast.

**Robeston House, Robeston Wathen,
Pembrokeshire
Photographic Survey
Planning application 15/0822/LB, 15/0820/PA**

RHIF YR ADRODDIAD - REPORT NUMBER: Trysor 2017/564

DYDDIAD 9^{fed} Awst 2017 **DATE** 9th August 2017

Paratowyd yr adroddiad hwn gan bartneriad Trysor. Mae wedi ei gael yn gywir ac yn derbyn ein sêl bendith.

This report was prepared by the Trysor partners. It has been checked and received our approval.

JENNY HALL MCIFA *Jenny Hall*

PAUL SAMBROOK MCIFA *Paul Sambrook*

Croesawn unrhyw sylwadau ar gynnwys neu strwythur yr adroddiad hwn.

We welcome any comments on the content or structure of this report.

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Trysor is a Registered Organisation with the Chartered Institute for Archaeologists and both partners are Members of the Chartered Institute for Archaeologists, www.archaeologists.net .

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1. Summary

1.1 In June 2017, Trysor undertook a photographic survey of parts of Robeston House, Robeston Wathen, Pembrokeshire, planning application number 15/0822/LB & 15/0820/PA (Pembrokeshire).

2. Copyright

2.1 Trysor hold the copyright of this report and of the paper and digital archive. Further paper copies may be made of this report without gaining permission to reproduce but it must be noted that Figures 2, 3, 4 and 5 include other copyright material and should not be copied.

3. Introduction

3.1 Sean Smith of Robeston House, Robeston Wathen, Narberth Pembrokeshire, SA67 8EU commissioned Trysor heritage consultants to write a specification for a photographic survey relating to a condition on planning application number: 15/0822/LB (Pembrokeshire).

3.2 Trysor produced a specification for a photographic survey, see Appendix A, as agreed with Dyfed Archaeological Trust, archaeological advisors to the LPA.

3.3 The project has been identified as 2017/564 in Trysor records and given a site code RWT2017 for both this and a related watching brief.

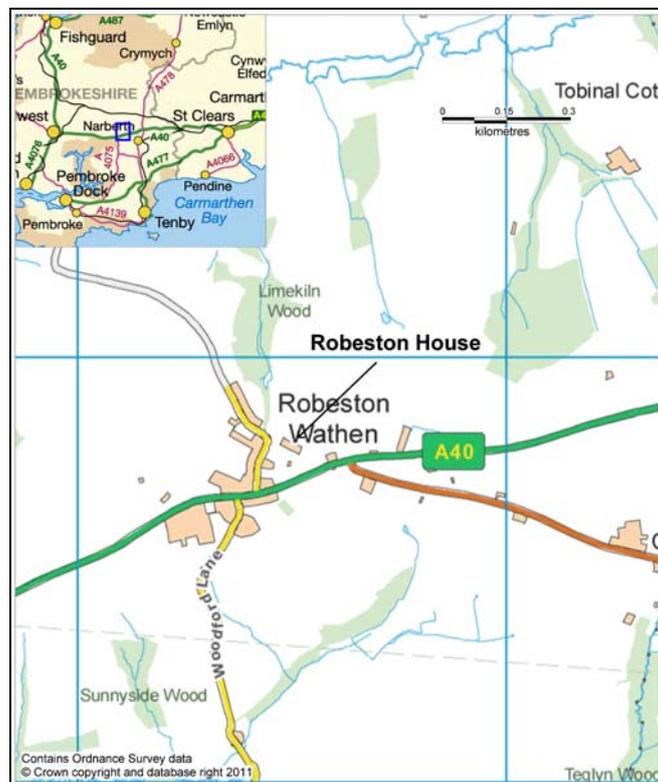


Figure 1: Location of Robeston House in Robeston Wathen

4. The Development

4.1 The alterations to the house are remodelling of building and conservation work. The groundworks, see figure 2, consist of

- **A** - the demolition of an existing lean-to porch/entrance way on the southwestern side of the house and replacement with a smaller porch
- **B** - Replacement of a window with a door on the southeast side of the house.
- **C** - demolition of modern single storey rooms on the north side of the main block of the house
- **D** - a new sun roof in the area of a sunken patio with
- **E** - Reduced level patio around new sun room

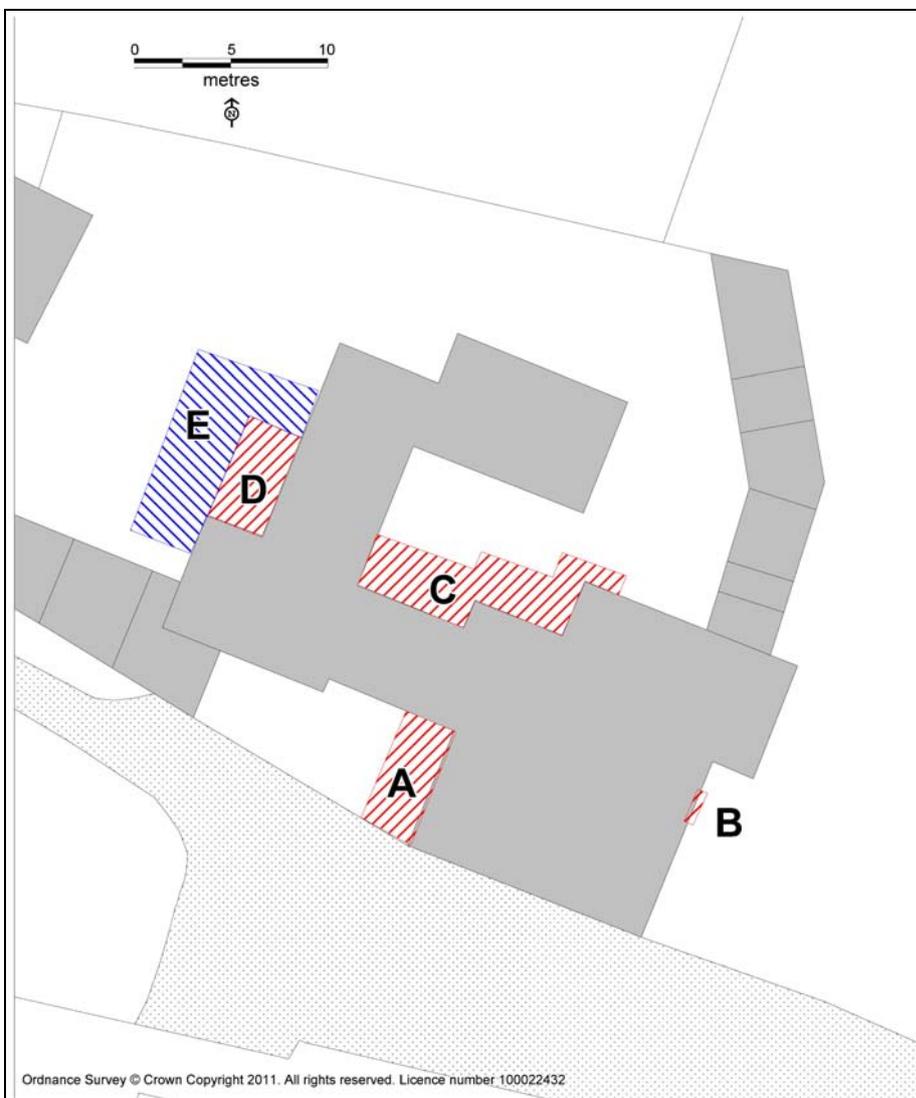


Figure 2: Layout of building as shown on modern OS maps, but not accurately mapped. Refer to plan with planning application, copyright of Sarnau Design of Laugharne. The letters refer to parts of the building to be altered as outlined above.

5. Conditions on the consent

5.1 In granting approval for the application, the Local Planning Authority imposed conditions on the Listed Building consent. One of the conditions specifies an action necessary to mitigate the impact of the development on the historic environment.

Prior to the commencement of development, a photographic survey of the site shall be undertaken in accordance with a written scheme submitted to and approved in writing by the Local Planning Authority. The photographic survey shall be deposited with the Dyfed Archaeological Trust (8 Carmarthen Street, Llandeilo, Carmarthenshire SA19 6AF)

Reason: To ensure the recording of matters of archaeological interest to accord with Policy GN.38 of the Local Development Plan for Pembrokeshire (adopted 28 February 2013).

6. Methodology

6.1 On June 22nd, 2017, Trydor visited Robeston House and took a series of photographs showing external views and features with particular attention to areas to be altered.

6.2 Colour digital photographs were taken using a 16M pixel camera.

7. Historical and Archaeological Overview

7.1 Robeston House (PRN 59599) dominates the northern side of the village. When the house was originally built is unknown, but the Wathen family was here in the 15th century.

7.2 In 1804, the house was inherited by a Mr Bateman from Haverfordwest. He enlarged the house with the southeast facing Regency front. After Bateman died in 1820 the house changed hands until bought in 1866 by the Venerable George Clark, archdeacon of St David's. He added a bay window on the front elevation, the central French window as well as a porch now removed. When his family sold the house in 1929 it was said to have seven principal bedrooms on the first floor and grand reception rooms and a conservatory. From 1977 the house was used as a hotel, but reverted to a private dwelling in 1996.

7.3 The current building has been described in the Listing description: *"A straggling plan, with the Regency main block to the E (SE), facing gardens, and the older subsidiary parts forming a long wing to the W. Although there is a surviving very large hearth in the older part, externally it was all brought up to date when the Regency front block*

was added. Generally rendered. Low-pitch hipped roofs throughout with moderate eaves overhang. Dormer attic windows at the rear and side. The front of the Regency main block was originally rendered and rusticated, but when visited (1996) the render remained only in a band near to the eaves and around the bay window. The left side elevation of this front part is slate-hung, the right side elevation is rendered. The front elevation is of two storeys and three windows and has double brackets at the eaves. The windows are of twelve panes, one a modern replacement, the others with hornless sashes in recessed frames. At the right is a large mid-C19 boldly projecting bay window. At the centre is a mid-C19 French window of sash type, with a head recess to house the sashes when fully opened. There was formerly a porch in front of this opening. The elevation of the rear wing towards the access drive is symmetrically composed, with its first bay advanced and hipped to balance the front part of the house. It is a range of four windows, mostly hornless sashes; two are tall pointed windows at staircases. Slate roof with a mid-chimney. At the W is a rear block parallel to the main block, giving the whole plan an H form. The latter has a two-window elevation to the W. It was probably early in the C19 that an additional two-storey block at the N was added (now called the cottage). This is unrendered, and has replaced joinery. There are minor single-storey C20 extensions N of the main front block, and a patent-glazing porch on the S side elevation said to be a very early contract of Messrs Crittalls." Cadw, 1997

8. Photographs

8.1 The following table describes the content of each photograph included in the project archive and their locations are provided in the following maps, see figures 3, 4 and 5. The photographs are included in Appendix B at the end of the report.

Photo Number	Description	Date Taken	Direction
RWT2017_101	Southwest face of Robeston House, with porch, A, to be demolished to the right hand side of the photograph.	22/06/2017	Looking north northeast
RWT2017_102	Southwestern face of Robeston House with porch, A, to be demolished in the centre of photograph	22/06/2017	Looking northeast

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Photo Number	Description	Date Taken	Direction
RWT2017_103	Southwestern face of Robeston House and the porch, A, to be demolished	22/06/2017	Looking northeast
RWT2017_104	Southwestern face of Robeston House and the porch, A, to be demolished	22/06/2017	Looking north northeast
RWT2017_105	Southwestern face of Robeston House and the porch, A, to be demolished	22/06/2017	Looking north northeast
RWT2017_106	The lean-to porch, A, to be demolished on southwestern face of Robeston House	22/06/2017	Looking east southeast
RWT2017_107	The door into porch, A, to be demolished on southwestern face of Robeston House	22/06/2017	Looking north northeast
RWT2017_108	The door into porch, A, to be demolished on southwestern face of Robeston House. The doorway will remain.	22/06/2017	Looking east southeast
RWT2017_109	The northern window inside the porch, A, to be demolished. The window will remain	22/06/2017	Looking east southeast
RWT2017_110	The southern window inside the porch, A, to be demolished. The window will remain.	22/06/2017	Looking east southeast
RWT2017_111	Modern decorative wall, northern side of the porch, A, to be demolished	22/06/2017	Looking east northeast
RWT2017_112	The internal view of the door into the porch, A, to be demolished	22/06/2017	Looking south southeast
RWT2017_113	Southwestern face of Robeston House with outbuildings beyond	22/06/2017	Looking west northwest

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Photo Number	Description	Date Taken	Direction
RWT2017_114	Stone gateway at western end of southwestern face of Robeston House	22/06/2017	Looking north northeast
RWT2017_115	Garden wall and gateway to the west of Robeston House	22/06/2017	Looking east
RWT2017_116	Northwestern face of Robeston House, looking at the location of the new sun room, D, with garden wall to the right and ruined cottage to the left.	22/06/2017	Looking east southeast
RWT2017_117	Northwest face of Robeston House, looking at location of new sun room, D, with outbuildings to the right and gable wall of ruined cottage to the left	22/06/2017	Looking east southeast
RWT2017_118	Current landscaping at the northwestern side of Robeston House, the house on the right of the photograph and ruined cottage to the left	22/06/2017	Looking northeast
RWT2017_119	Outbuildings attached to the northwestern side of Robeston House	22/06/2017	Looking south
RWT2017_120	Internal view of outbuildings adjoining the northwest face of Robeston House. Note the curved wall on the left of the photograph, the shared wall with the house	22/06/2017	Looking east southeast
RWT2017_121	Corner formed by outbuildings and lean-to on the northwestern side of Robeston Wathen	22/06/2017	Looking south southeast
RWT2017_122	Ruined building northwest of Robeston House	22/06/2017	Looking west northwest

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Photo Number	Description	Date Taken	Direction
RWT2017_123	Ruined building northwest of Robeston House	22/06/2017	Looking northwest
RWT2017_124	Southwestern gable of ruined building northwest of Robeston House	22/06/2017	Looking north northeast
RWT2017_125	Northwestern face, and part of northeastern face, of Robeston House), including the sunken patio area where new sun room, D, to be located	22/06/2017	Looking approximately south
RWT2017_126	Part of sunken patio area on northwestern side of Robeston House, where new sun room, D, to be located, looking west southwest. A new patio will be laid in grass area beyond	22/06/2017	Looking southwest
RWT2017_127	The sunken patio area where the new sun room, D, will be located on northwestern side of Robeston House	22/06/2017	Looking south southeast
RWT2017_128	Southeastern face of Robeston House	22/06/2017	Looking west northwest
RWT2017_129	Southeastern face of Robeston House	22/06/2017	Looking west northwest
RWT2017_130	Window on southeastern face of Robeston House, to be replaced by doorway, B.	22/06/2017	Looking west northwest
RWT2017_131	The southeastern face of southern part of single storey extension to the north of the Robeston House showing three alcoves	22/06/2017	Looking west northwest
RWT2017_132	Single storey extension to the north of Robeston House	22/06/2017	Looking west southwest

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Photo Number	Description	Date Taken	Direction
RWT2017_133	Small stone-built structure to the north of Robeston House	22/06/2017	Looking west
RWT2017_134	Corner of northwestern and northeastern faces of Robeston House	22/06/2017	Looking southeast
RWT2017_135	Corner of northwestern and northeastern faces of Robeston House showing how the house is set down into the slope	22/06/2017	Looking southeast
RWT2017_136	The eastern part of the northeast face of Robeston House	22/06/2017	Looking southeast
RWT2017_137	Window on northeast face of Robeston House	22/06/2017	Looking south southeast
RWT2017_138	Gable end of northeast part of Robeston House	22/06/2017	Looking west northwest
RWT2017_139	View into central yard area	22/06/2017	Looking west
RWT2017_140	Southern side of northeast block from central yard area	22/06/2017	Looking east
RWT2017_141	Western window on southern side of northeast block, taken from central yard area	22/06/2017	Looking north
RWT2017_142	Central window on southern side of northeast block, taken from central yard area	22/06/2017	Looking north northeast
RWT2017_143	Eastern window on southern side of northeast block, taken from central yard area	22/06/2017	Looking north northeast
RWT2017_144	Northern side of main block of Robeston House, with the single storey additions to be removed in front	22/06/2017	Looking south

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Photo Number	Description	Date Taken	Direction
RWT2017_145	Northern side of main block of Robeston House, with the single storey additions, C, to be removed in front	22/06/2017	Looking south
RWT2017_146	Northern side of main block of Robeston House with single story additions, C, to be removed in foreground	22/06/2017	Looking east southeast
RWT2017_147	Yard area, with single storey northern extension beyond.	22/06/2017	Looking east southeast
RWT2017_148	Eastern side of Robeston House from the rear	22/06/2017	Looking south
RWT2017_149	Single storey garden buildings to north of main part of Robeston House	22/06/2017	Looking east
RWT2017_150	Stone gateway north of Robeston House	22/06/2017	Looking north northeast

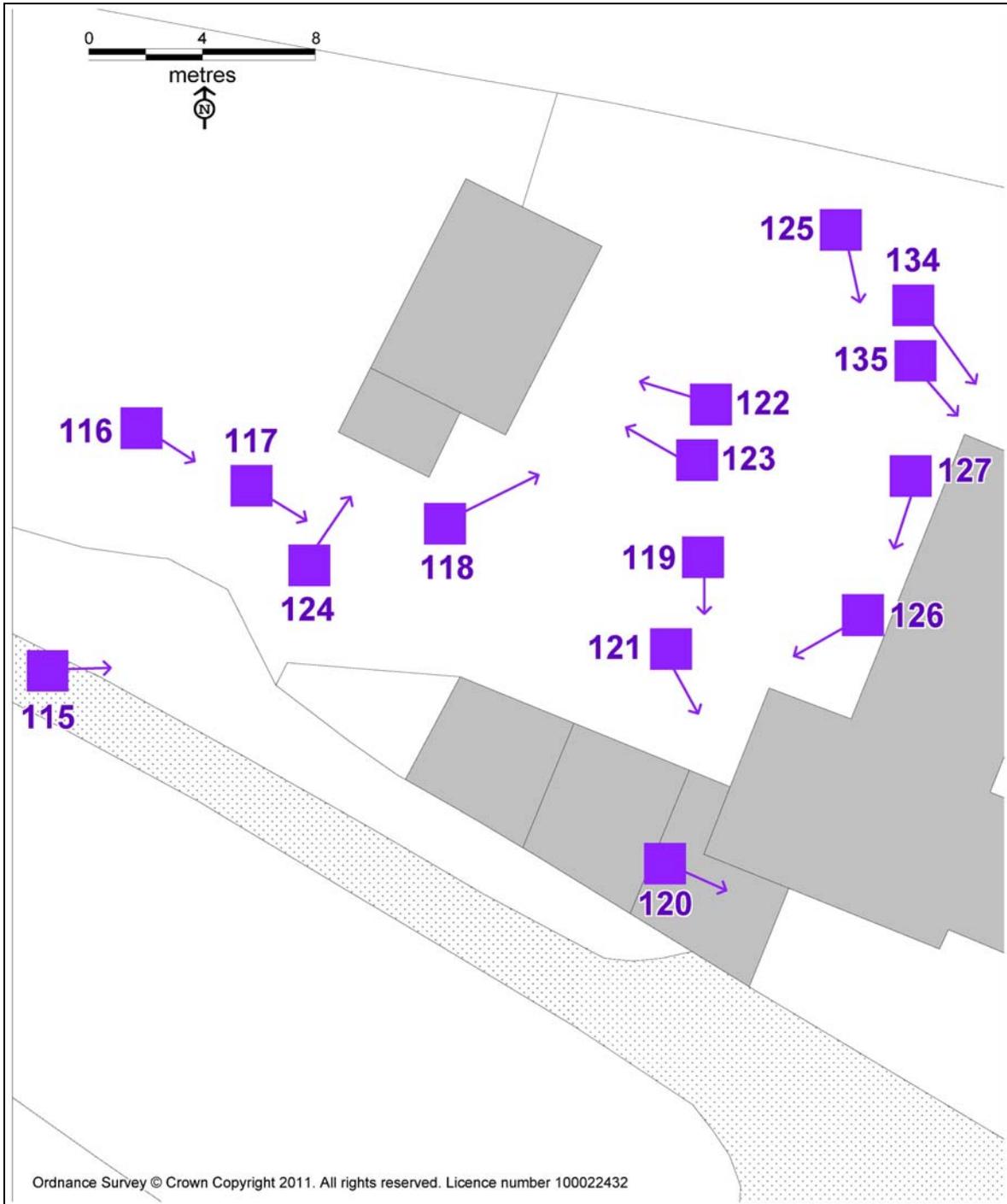


Figure 4: Location of photographs to the west of Robeston House, relating to the new sun room.

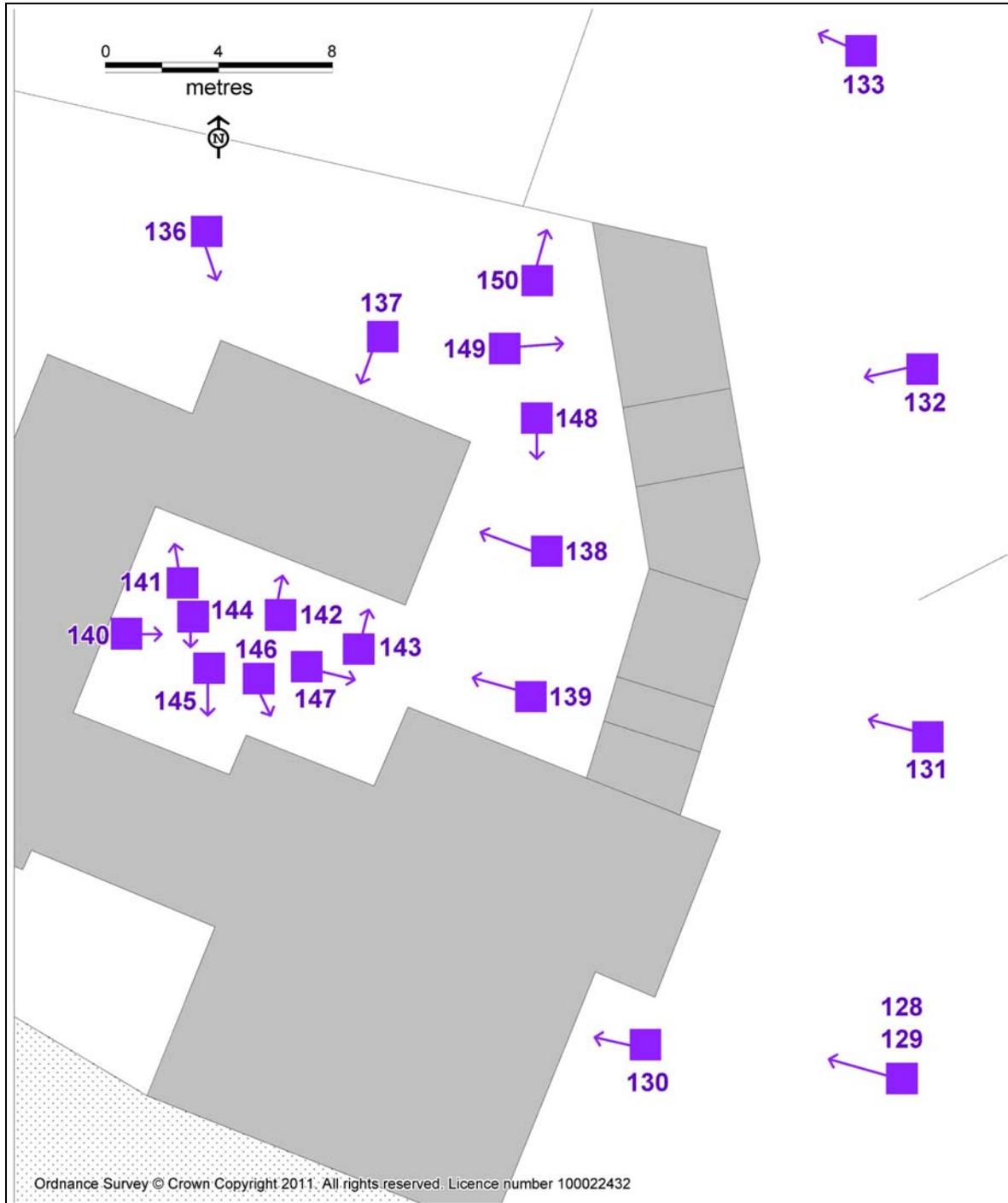


Figure 5: Location of photographs to the north and east of Robeston House, relating to the single storey range to be demolished and the window to be replaced with a doorway

9. Archive

9.1 The archive and a copy of the report and photographs will be deposited with the National Monuments Record, Aberystwyth. Photographs are in TIFF format, following the standard required by the RCAHMW.

9.2 A further pdf copy of the report and photographic archive will be supplied to the Historic Environment Record at Dyfed Archaeological Trust, Llandeilo.

10. Sources

Chartered Institute for Archaeologists, 2014, *Standard and Guidance for the creation, compilation, transfer and deposition of archaeological archives*, available online from the CIfA website, www.archaeologists.net

APPENDIX A – Specification

ALTERATION TO PARTS OF ROBESTON HOUSE, ROBESTON WATHEN WRITTEN SCHEME OF INVESTIGATION FOR PHOTOGRAPHIC SURVEY PLANNING APPLICATION: 15/0822/LB & 15/0820/PA (PEMBROKESHIRE)

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**ALTERATIONS TO PARTS OF ROBESTON HOUSE, ROBESTON WATHEN
WRITTEN SCHEME OF INVESTIGATION FOR PHOTOGRAPHIC SURVEY
Planning application – 15/0822/LB & 15/0820/PA (PEMBROKESHIRE)**

1. Introduction

1.1 Sean Smith of Robeston House, Robeston Wathen, Narberth, Pembrokeshire, SA67 8EU has commissioned Trysor heritage consultants to write a specification relating to a condition for a photographic survey on planning application number 15/0822/LB (Pembrokeshire).

1.2 Robeston House is at SN0850015787, to the northeast of the church and churchyard in the centre of Robeston Wathen. It is a Grade II Listed Building (Listed Building Number 18800).



Figure 1: Location of Robeston House

2. Objective of the Written Scheme of Investigation

2.1 The objective of this written scheme of investigation is to specify the method to be used for the photographic survey.

3. The development

3.1 The alterations to the house are remodelling of building and conservation work, consisting of the demolition of flat roof extensions, and a new sun room and porch.

4. Conditions on the planning consent

4.1 In granting approval for the application, the Local Planning Authority imposed conditions on the Listed Building consent. One of the conditions specifies an action necessary to mitigate the impact of the development on the historic environment.

Prior to the commencement of development, a photographic survey of the site shall be undertaken in accordance with a written scheme submitted to and approved in writing by the Local Planning Authority. The photographic survey shall be deposited with the Dyfed Archaeological Trust (8 Carmarthen Street, Llandeilo, Carmarthenshire SA19 6AF)

Reason: To ensure the recording of matters of archaeological interest to accord with Policy GN.38 of the Local Development Plan for Pembrokeshire (adopted 28 February 2013).

5. Nature of the archaeological resource

5.1 In order to prepare the Written Scheme of Investigation (WSI), Trysor has reviewed the information from Cadw about the Listed Building as well as previous work they have undertaken at Robeston Wathen.

5.2 The church, which is found at the heart of the village, has a stone tower which is thought to be of 14th or 15th century date. This is the only known physical survival of the medieval settlement, as the rest of the church was rebuilt during the 19th century.

5.3 There is now little in the modern landscape around the village to show that Robeston Wathen was a medieval settlement. Both the parish tithe map (1843) and later 19th century Ordnance Survey maps show what appear to be fossilised traces of a strip field system to the west and south of the village. These appeared in the form of long, narrow field parcels, which were all amalgamated into larger fields during the 20th century, with their boundary banks ploughed out.

5.4 The Ordnance Survey made their first maps of the area in the early 19th century and the Original Surveyors Drawing, dating to 1809, shows Robeston Wathen village as being essentially similar in layout and extent to the modern village.

5.5 Robeston House (PRN 59599) dominates the northern side of the village. When the house was originally built is unknown, but the Wathen family was here in the 15th century.

5.6 In 1804, the house was inherited by a Mr Bateman from Haverfordwest. He enlarged the house with the southeast facing Regency front. After Bateman died in 1820 the house

changed hands until bought in 1866 by the Venerable George Clark, archdeacon of St David's. He added a bay window on the front elevation, the central French window as well as a porch now removed. When his family sold the house in 1929 it was said to have seven principal bedrooms on the first floor and grand reception rooms and a conservatory. From 1977 the house was used as a hotel, but reverted to a private dwelling in 1996.

5.7 The current building has been described in the Listing description:

“A straggling plan, with the Regency main block to the E (SE), facing gardens, and the older subsidiary parts forming a long wing to the W. Although there is a surviving very large hearth in the older part, externally it was all brought up to date when the Regency front block was added. Generally rendered. Low-pitch hipped roofs throughout with moderate eaves overhang. Dormer attic windows at the rear and side. The front of the Regency main block was originally rendered and rusticated, but when visited (1996) the render remained only in a band near to the eaves and around the bay window. The left side elevation of this front part is slate-hung, the right side elevation is rendered. The front elevation is of two storeys and three windows and has double brackets at the eaves. The windows are of twelve panes, one a modern replacement, the others with hornless sashes in recessed frames. At the right is a large mid-C19 boldly projecting bay window. At the centre is a mid-C19 French window of sash type, with a head recess to house the sashes when fully opened. There was formerly a porch in front of this opening. The elevation of the rear wing towards the access drive is symmetrically composed, with its first bay advanced and hipped to balance the front part of the house. It is a range of four windows, mostly hornless sashes; two are tall pointed windows at staircases. Slate roof with a mid-chimney. At the W is a rear block parallel to the main block, giving the whole plan an H form. The latter has a two-window elevation to the W. It was probably early in the C19 that an additional two-storey block at the N was added (now called the cottage). This is unrendered, and has replaced joinery. There are minor single-storey C20 extensions N of the main front block, and a patent-glazing porch on the S side elevation said to be a very early contract of Messrs Crittalls.” Cadw, 1997

6. Scope of Work

6.1 A photographic record of the parts of Robeston House to be altered by the works outlined in the planning application, including details of interesting features, doors and windows.

7. Methodology

7.1 The photographic record will be carried out in accordance with this specification.

7.2 A two-person team will take high resolution, colour, digital photographs using a 16M pixel camera. A written record will be made on site of the photographs taken. Appropriate photographic scales will be used.

7.3 They will photograph and record external and internal faces of the parts to be demolished, as well as detailed shots of any interesting features of the building. A 1 metre scale will be used in the photographs, and the location and direction of each photograph recorded. Additional photographs will be taken after demolition to record any details of the buildings history that may be revealed.

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7.4 The applicants' existing plan and elevation drawings of the building will be used in order to record the location and direction of photographs. Any additional features not already drawn will be added to the existing drawings.

8. Health & Safety

8.1 Trysor will undertake a risk assessment in accordance with their health and safety policy. Managing safe working alongside within confined spaces will be a priority.

9. Reporting

9.1 Following the completion of the work on site a report on the photographic record will be prepared according to the requirements of section 3.8 of the Chartered Institute for Archaeologists' *Standard and Guidance for an Archaeological Watching Brief* (CIfA, 2014a, p.14). Photographs will be included in the report and digital copies of the report and photographs will be provided to the client, the Regional Historic Environment Record and the National Monuments Record.

10. Public Benefit and Outreach

10.1 A summary of the work undertaken and its findings will be submitted to *Archaeology in Wales*, the annual review of archaeological work in Wales collated by the Council for British Archaeology Wales (CBA Wales), if appropriate.

10.2 The results of the work will be deposited in the NMR and regional HER making it publicly accessible.

10.3 The purpose of the work and the history of the site will be discussed with the client and others in order to widen understanding of why the work is important and broaden appreciation for the historic environment.

11. Archive

11.1 The archive will be deposited with the National Monuments Record, including a copy of the final report in accordance with the CIfA's *Standard and Guidance for the creation, compilation, transfer and deposition of archaeological archives* (CIfA, 2014b) and *The National Standard and Guidance to Best Practice for Collecting and Depositing Archaeological Archives in Wales 2017* (NPAAW, 2017). This archive will include all written, drawn and photographic records relating directly to the investigations undertaken. Digital archives will follow the standard required by the RCAHMW (RCAHMW, 2015).

12. Resources to be used

12.1 Two members of staff will undertake the photographic survey. They will be equipped with standard field equipment, including 16 Megapixel digital cameras, GPS and first aid kits. Trysor have access to the computer hardware and software required to deliver the completed final report and archive to a professional standard.

13. Qualification of personnel

13.1 Trysor is a Registered Organisation with the Chartered Institute for Archaeologists and both partners are Members of the Chartered Institute for Archaeologists, www.archaeologists.net

13.2 Jenny Hall (BSc Joint Hons., Geology and Archaeology, MCIfA) had 12 years excavation experience, which included undertaking watching briefs prior to becoming the Sites and Monuments Record Manager for a Welsh Archaeological Trust for 10 years.

Since 2004 she has been a partner in Trysor undertaking a variety of work that includes upland survey, desktop assessments and watching briefs.

13.3 Paul Sambrook (BA Joint Hons., Archaeology and Welsh, MCifA, PGCE) has extensive experience as a fieldworker in Wales. He was involved with Cadw's pan-Wales Deserted Rural Settlements Project for 7 years. He also undertook Tir Gofal field survey work and watching briefs. Since 2004 he has been a partner in Trysor undertaking a variety of work that includes upland survey, desktop assessments and watching briefs.

14. Insurance & Professional indemnity

14.1 Trysor has Public Liability and Professional Indemnity Insurance.

15. Project identification

15.1 The project has been designated as part of Trysor Project No. 2017/564.

16. Monitoring

16.1 Staff from Dyfed Archaeological Trust or the LPA will be welcome to visit the site and monitor the work.

17. Sources

17.1 Non-published

Central Excavation Unit, 1986, *Central Excavation Unit Manual: Part 2: Recording*, 1986
NPAAW, 2017, *The National Standard and Guidance to Best Practice for Collecting and Depositing Archaeological Archives in Wales 2017*
RCAHMW, 2015, *RCAHMW guidelines for Digital Archives*, Version 1

17.2 Published

CifA, 2014a, *Standard and Guidance for an archaeological watching brief*

CifA, 2014b, *Standard and Guidance for the collection, documentation, conservation and research of archaeological materials*.

CifA, 2014c, *Standard and Guidance for the creation, compilation, transfer and deposition of archaeological archives*

17.3 Web based materials

Historic Wales, <http://historicwales.gov.uk/>, accessed 08/06/2017

17.4 Data Sources

Cadw, Historic Landscape all-Wales dataset, supplied 31/07/2014

Cadw, Historic Landscape Character Areas, supplied 08/08/2014

Cadw, Listed Building all-Wales dataset, supplied May 2017

Cadw, Parks and Gardens all-Wales dataset, supplied July 2016

Cadw, Scheduled Ancient Monument all-Wales dataset, supplied March 2017

Jenny Hall & Paul Sambrook
Trysor, June 2017

APPENDIX B: PHOTOGRAPHS



Plate 1: RWT2017_101, The southwestern face of Robeston House, with porch, A, to be demolished on righthand side of photograph, looking north northeast.



Plate 2: RWT2017_102, Southwestern face of Robeston House with porch, A, to be demolished in the centre of photograph, looking northeast.

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Plate 3: RWT2017_103, Southwestern face of Robeston House and the porch, A, to be demolished, looking northeast.



Plate 4: RWT2017_104, Southwestern face of Robeston House and the porch, A, to be demolished, looking north northeast.

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Plate 5: RWT2017_105, Southwestern face of Robeston House and the porch, A, to be demolished, looking north northwest.



Plate 6: RWT2017_106, The lean-to porch, A, to be demolished on southwestern face of Robeston House, looking east southeast.

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Plate 7: RWT2017_107, the door into porch, A, to be demolished on southwestern face of Robeston House, looking north northeast.



Plate 8: RWT2017_108, The doorway inside the porch, A, to be demolished entering into the house looking east southeast. The doorway will remain.

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Plate 9: RWT2017_109, The northern window inside the porch, A, to be demolished, looking east southeast. The window will remain.



Plate 10: RWT2017_110, The southern window inside the porch, A, to be demolished, looking east southeast. The window will remain.



Plate 11: RWT2017_111, Modern decorative wall, northern side of the porch, A, to be demolished, looking east northeast.



Plate 12: RWT2017_112, The internal view of the door into the porch, A, to be demolished, looking south southeast.

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Plate 13: RWT2017_113, Southwestern face of Robeston House with outbuildings beyond, looking north northwest.



Plate 14: RWT2017_114, Stone gateway at western end of southwestern face of Robeston House, looking north northeast.

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Plate 15: RWT2017_115, Garden wall and gateway to the west of Robeston House, looking east



Plate 16: RWT2017_116, northwestern face of Robeston House with garden wall to the right and ruined cottage to the left, looking east southeast.

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Plate 17: RWT2017_117, northwest face of Robeston House, looking to the area of the new sun room, D, with outbuildings to the right and gable wall of ruined cottage to the left, looking east southeast.



Plate 18: RWT2017_118, Current landscaping at the northwestern side of Robeston House, the house on the right of the photograph and ruined cottage to the left, looking northeast.



Plate 19: RWT2017_119, Outbuildings attached to the northwestern side of Robeston House, looking south.



Plate 20: RWT2017_120, Internal view of outbuildings adjoining the northwest face of Robeston House. Note the curved wall on the left of the photograph, the shared wall with the house, looking east southeast.

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Plate 21: RWT2017_121, corner formed by outbuildings and lean-to on the northwestern side of Robeston Wathen, looking south southeast.



Plate 22: RWT2017_122, ruined building northwest of Robeston House, looking west northwest.



Plate 23: RWT2017_123, ruined building northwest of Robeston House, looking northwest.



Plate 24: RWT2017_124, Southwestern gable of ruined building northwest of Robeston House, looking north-northeast.

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Plate 25: RWT2017_125, northwestern face, and part of northeastern face, of Robeston House), including the sunken patio area where new sunroom, D, to be located, looking approximately south.



Plate 26: RWT2017_126, part of sunken patio area on northwestern side of Robeston House, where new sun room, D, to be located, looking southwest. A new patio will be laid in grass area beyond.

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Plate 27: RWT2017_127, The sunken patio area where the new sun room, D, will be located on northwestern side of Robeston House looking south southeast.



Plate 28: RWT2017_128, southeastern face of Robeston House, looking west northwest.

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Plate 29: RWT2017_129, Internal view of northern wall of extension (B), looking north-northwest.



Plate 30: RWT2017_130, window on southeastern face of Robeston House, to be replaced by doorway, B, looking west northwest.

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Plate 31: RWT2017_131, southeastern face of southern part of extension to the north of Robeston House showing three alcoves, looking west northwest.



Plate 32: RWT2017_132, single storey extension to the north of Robeston House, looking west southwest.



Plate 33: RWT2017_133, small stone-built structure to the north of Robeston House looking west.



Plate 34: RWT2017_134, corner of northwestern and northeastern faces of Robeston House, looking southeast.

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Plate 35: RWT2017_135, corner of northwestern and northeastern faces of Robeston House showing how the house is set down into the slope, looking southeast.



Plate 36: RWT2017_136, the eastern part of the northeast face of Robeston House, looking southeast.

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Plate 37: RWT2017_137, window on northeast face of Robeston House, looking south southwest.



Plate 38: RWT2017_138, gable end of northeast part of Robeston House, looking west northwest.

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Plate 39: RWT2017_139, view into central yard area, looking west.



Plate 40: RWT2017_140, southern side of northeast block from central yard area looking east.



Plate 41: RWT2017_141, western window on southern side of northeast block, taken from central yard area, looking north.



Plate 42: RWT2017_142, central window on southern side of northeast block, taken from central yard area, looking north northeast.

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Plate 43: RWT2017_143, eastern window on southern side of northeast block, taken from central yard area, looking north-northeast.



Plate 44: RWT2017_144, northern side of main block of Robeston House with single storey additions to be removed in front, looking south.

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Plate 45: RWT2017_145, northern side of main block of Robeston House with single storey additions to be removed in front,, looking south.



Plate 46: RWT2017_146, northern side of main block of Robeston House with single storey additions to be removed in foreground, looking east-southeast.

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Plate 47: RWT2017_147, yard area, looking east southeast with single storey northern extension beyond.



Plate 48: RWT2017_148, eastern side of Robeston House from the rear, looking south.

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Plate 49: RWT2017_149, single storey garden buildings to north of main part of Robeston House, looking east.



Plate 50: RWT2017_150, stone gateway north of Robeston House looking north-northeast