

**PROPOSED INTERNAL ALTERATIONS
TO ATTICS
TO CREATE
ADDITIONAL HOTEL ACCOMMODATION
AT WORTLEY HALL, WORTLEY,
SHEFFIELD S35 7DB**

FOR

WORTLEY HALL LTD.

1.00 INSTRUCTIONS

- 1.01 A.D.W. Shepherd, Dip. Arch., Dip. Cons., R.I.B.A., F.R.S.A., I.H.B.C. of Andrew Shepherd Architect is instructed by the management to seek the statutory consents as required for the conversion of unused existing attic spaces on the second floor of the original body of the Hall as first constructed.

The spaces have been adversely affected by the backlog of outstanding maintenance and repair in the early decades of the building's use as recreational accommodation for working people.

At the time of this author's first involvement at the Hall in 1989, the structural roof timbers in this Southern range of the first built part of the Hall were suffering from a devastating attack of death watch beetle infestation.

The repair works affected what was already deteriorated fabric because of the spaces being unused as staff accommodation, presumably after the Hall was requisitioned in 1939. It has effectively been unused ever since then except as 'dump storage'. (Photographs 1 - 8).

- 1.02 The Hall is now used as a Hotel. The Hotel has, in the recent recession years, not been profitable. It has now returned to profit in its day to day operations. It employs 60 people.

Over recent years there has been an ongoing programme to improve the amenities and accommodation offered by the Hotel. The number of bedrooms has been reduced by a programme to provide en suite bathrooms, as is now the norm for such country house hotels.

The second floor attic spaces are unused. We show how they can be fitted out to provide 4 no. family suites. There is a known demand for this type of accommodation, particularly for stay over wedding guests. There are over 200 weddings held at the Hotel every year.

- 1.04 The design has been developed in conjunction with the Hall's management.

2.00 STATEMENT OF NEED

- 2.01 As set out above in the description of the proposals, the Hotel seeks to maximise the possible bedspace offer from their existing estate. The unused former staff accommodation in the attics, effectively unused since 1939, are repaired, insured and rated for 365 days every year (or 366 this year!).
- 2.02 The accommodation is relatively simple to remodel despite some differences in level. The new partitions can be easily set out on the existing floor. Services can be relatively easily linked to those on the existing bedrooms on the floor below.
- 2.03 With constantly high occupation rates, the Hotel management (and their funders) firmly believe that there is a demand for such family suites.
- 2.04 Additionally, an existing first floor redundant Linen Store and adjacent spaces are to be converted back to an en suite bedroom.

3.00 STATEMENT OF SIGNIFICANCE

- 3.01 The history of the Hall and its development has been written elsewhere¹ and the story of its last 50 years has also been recorded²³.

The present Hall was built for Edward Wortley-Montagu, the husband of the famous Lady Mary, who was a Whig politician at the time of George I, and who had been the Ambassador to Turkey and inherited Wortley Hall from his father, Sidney Montagu, who was a younger son of the Earl of Sandwich. He had acquired Wortley by marrying the natural daughter of the last of the Wortley Baronets.

It is not known when the Wortley family first came to this area. Alunus de Wortley is recorded as having his residence at Wortley in 1165 and was followed by seven generations of Nicholas de Wortleys. Sir Thomas Wortley who was born in 1440 is known to have lived at "The Manor" at Wortley, which is presumed to be the first Wortley Hall until Wharnccliffe Lodge was built in 1510. Sir Richard Wortley rebuilt Wortley Hall in 1586 and following his death in 1603 his widow became the Countess of Devonshire on remarriage. The Countess purchased the estates in 1643 and settled them onto her grandson, Sir Francis Wortley.

He passed the estates to his bastard daughter, Anne Newcomen. Her son Edward, who took the Wortley surname, inherited the Hall in 1727 but was unable to live there, as was his intention, because of the extent of its decay.

The house replaced a multi gabled, presumed Tudor, house of which no traces remain except an illustration by Samuel Buck⁴. The drawing is marked as being the South prospect but no typography is shown to place the building on the current site.

The local Mason Architect George Platt of Rotherham is understood to have first been engaged to consider the rebuilding of the Hall by Edward Wortley-Montagu, but died in 1743. It is suggested⁵ that George Platt's widow, who continued the business with her son John, recommended James Leoni, the Venetian Architect of some repute, whose main claim to fame today is his first publishing of a first complete and illustrated edition in English

¹ R. Hewlings: *Wortley Hall* Archaeological Journal Volume 137, 1980 pp 397 - 400

² Wortley Hall Ltd: *Wortley Hall: The Workers' Statelike Home* Self-published 1990s?

³ Wortley Hall Ltd: *Wortley Hall: Labour's Statelike Home* True North Books Ltd., 2003

⁴ Ivan Hall (Introduction): *Samuel Buck's Yorkshire Sketch Book* Wakefield Historical Publications 1979 page 99

⁵ Hewlings: *Ibid*

of Andrea Palladio's Four books of Architecture. His design for the South front of the house still exists and is inscribed on its back "Rough Draught of the Upright of Wortley by Sig. Leoni April 1743".

The executive Architect and builder seems to have been John Platt⁶ and John Platt seems to have been employed more or less continuously at the house from 1749 to 1789⁷. In 1757–59, John Platt built the East wing of the house, probably to the design of Matthew Brettingham, but the house was still unfinished when Montagu died in 1761. It seems to have not been completed by the time in the 1780s when Platt was commissioned to design and build the West wing and offices for Lady Bute, Montagu's daughter. Her grandson James Archibald Stuart Wortley, (later 1st Lord Wharnccliffe) came to live at Wortley around 1800, and it was he who caused the carving of the coats of arms on the pediment of the Leoni frontage.

He also commissioned works designed and constructed by Peter Atkinson either working for, or with, John Carr of York⁸ including the design and construction of the stable block and attached accommodation.

The house then rested relatively unchanged until works of alteration were commissioned from William Burn, the famed Scots country house Architect, and Hugh Stanuss.

- 3.02 The grounds were always one of the glories of Wortley Hall, and their existence is attributed to Lady Caroline Creighton, who was the wife of James Archibald Stuart Wortley. The early 19th Century Park was said to be laid out by the head gardener, Joseph Harrison, during the mid 19th Century. He was an early pioneer of gardening and landscaping periodicals publications.

The gardens were stated during a visit by an anonymous reporter in 1877 to include vines, melons, pineapples, peaches and flowers such as azaleas and camellias⁹. The grounds include a fishing lake and an ice house.

- 3.03 The house was reportedly occupied during the Second World War after requisition by the American Air Force and then acquired from the Wharnccliffe family in 1959, having leased it in 1959 by the Labour's Recreational Educational Trust, the latter having leased the building around 1951.

- 3.04 After 1951, when fundraising had allowed them to take the lease on the Hall, volunteers worked hard to achieve the repair and necessary conversion of parts of the Hall to provide residential accommodation at a cost of £10,000. Building Surveyors had intimated that the necessary repairs (if carried out by commercial Contractors) would have cost in the order of £40,000 to £50,000. Amongst the works carried out were the repair of the Fire Brigades Room (former Office), whose panelling and marble columns had been affected by water penetration, and also the decorative work to the walls and ceilings in the Dining Room (Foundry Room) (former Billiard Room)¹⁰

⁶ J. D. Potts: *Platt of Rotherham, Mason, Architects: 1700 – 1810* J.W. Northend Ltd., Sheffield 1959

⁷ H. Colvin: *A Biographical Dictionary of British Architects 1600 – 1840* (3rd Edition Yale University Press Newhaven and London 1995)

⁸ B. Wragg (Ed.) G. Worsley: *The Life and Works of John Carr of York* Oblong, York 2000

⁹ C. Higham: *A Guide to Wortley Hall Gardens* Wortley Hall Ltd. 2004

¹⁰ Alison Inglis: *Sir Edward Poynter and the Earl of Wharnccliffe's Billiard Room* Apollo Magazine, October 1986

Around 1961 parts of the offices range to the North West side of the Hall were converted to a Ballroom with stage, together with Lavatories and Kitchens and this is operated as a separate Club to the main body of the Hall.)¹¹

Since 1989 the Management of the Hall, now incorporated as Wortley Hall Ltd. operates the Hotel, and has been involved in a continuous programme of upgrading of the facilities. In the main, this has involved the provision of en suite Bathrooms to individual Bedrooms, so reducing the number of Bedrooms, but fitting them out to the standard required for the visitors and conference guests of today.

The Kitchen facilities have also been substantially upgraded, and parts of the principal Function Rooms upgraded and redecorated and refurnished so as to create improved conference and visitor facilities.

3.05 **General Description:**

The Hall is of irregular plan, but in essence comprises three "rings" of development around open Courtyards. The previous section describes the history of the development of the Hall. It is mostly two storeys with a concealed Attic storey to the Southernmost ranges. There is a Cellar under a part of the building.

The seven bay South front has a five bay wing set back with five bays on the left and a single linking bay. The East front has a rhythm of 1:1:3:3 bays with a service wing to the right hand side of two storeys. The South front rhythm is 1:1:3:1:1 with the outer bays flanked with twin ionic pilasters in a central three bay pediment forward of the main line. There is a cill band linking the windows. Generally, there are architraves to windows.

The Library wing has five bays and is linked to the main body of the Hall.

Generally, the Hall is constructed of Coal Measures sandstone laid with very fine ashlar blocks and joints. The windows of the South range are of stained oak at ground floor level and painted elsewhere. The roofs are of Broughton Moor Cumbrian Slate laid to diminishing courses of random widths. There is a plethora of chimneys.

The building has been scarred with various openings and plant (particularly within the Courtyards) which have allowed for its operation as a Hotel and Conference Centre.

4.00 **DESIGN & ACCESS STATEMENT**

4.01 The existing accommodation is to be adapted to provide 4 no. family suites including en suite bathrooms.

There are at present 3 no. enfilade rooms on two different floor levels along the South range of Attics. (Photographs 3, 6 & 7).

There is a single room in the South East corner of the range. That is somewhat compromised for reuse by the number of structural roof timbers which must be retained. The layout of the room accepts those in situ and is designed around them. (Photographs 5 - 6).

Those spaces will be designed to provide 4 no. self-contained family suites.

¹¹ Roderick Brown (Ed): *The Architectural Outsiders (Richard Hewlings: James Leoni c. 1686 – 1746: An Anglicised Venetian)* Waterstone, London 1985 (pp21–44).

On the Northern range of the attics of the first phase of the Hall's construction there is another unused attic space. (Photographs 9 & 10).

By incorporating a part of the higher level roof void beyond as a new en suite bathroom, another family suite can be formed.

- 4.02 All surfaces/finishes are deteriorated. They will need renewal.
- 4.03 Happily, in many areas there are substantial voids between the partition walls enclosing them and the external walls and roof slopes. These can be insulated.
- 4.04 Existing solid/load bearing walls will generally be retained unchanged. New insulated timber studwork partitions with plasterboard sheathing will define the new spaces.
- 4.05 Existing services within the roof void along the West range of the roof will be adapted to serve the new spaces. First floor drainage will be extended upwards to accept the new outlets/discharges.
- 4.06 The fabric appears last to have been remodelled under the direction of William Bown, with his known involvement at the Hall in 189?. There are previous finishers above/behind that, as can be seen by a plasterer's signature on a now concealed higher ceiling level, dated to (Photograph 11).
- 4.07 All finishes will be renewed to match the standards elsewhere as the refurbished areas of the Hotel.
- 4.08 The alternative access/means of escape from one of those new bedrooms is to be provided by reusing an existing staircase (Photographs 16-18) from second to first floor, which at present discharges into a Linen Store, so creating a fireproofed escape shaft. This will discharge through a new opening to be formed through the wall around the South side of the stair head. (Photograph 13).

We do not believe this affects either the historic interest or the aesthetic appearance of that space. The door frame, size, etc. would exactly replicate that of an opening in approximately the same location on the North side of the stair head. (Photograph 14).

- 4.09 A redundant Linen Store and adjacent spaces on the first floor of this part of the Hotel are proposed similarly to be converted back into a guest bedroom with en suite bathroom. It is believed this was originally a maid's bedroom, located near the principal family bedrooms.

Its finishes are utilitarian. (Photographs 18 - 20).

- 4.10 That first floor bedroom can be accessed from the level entry to the ground floor via the single lift at the Hotel linking ground and first floor levels. All door openings are wide enough for wheelchair visitors.
- 4.11 There is no lift provision to the existing second floor attics and no intention to provide one. Accommodation specially designed to fully accessible mobility standards (to Building Regulations Part M) is available elsewhere on the ground floor of the Hotel.

An application to fit out an existing building formerly used as Staff Accommodation within the Stable Block has been/will be submitted to seek consent for its upgrading and adaptation to fully accessible mobility standards for family guest accommodation.

5.00 PLANNING CONTEXT

5.01 The Hall is a designated heritage asset at Grade II*. The Stable blocks, of which the Cottage forms a part, are separately designated at Grade II. A copy of the listing description is attached describing the special interest of the building.

5.02 Government planning policy is set out in the National Planning Policy Framework (NPPF) issued in March 2012. It principally offers guidance to Local Planning Authorities and their communities as to how they might most beneficially develop and then publish their own Local and then Neighbourhood plans to reflect the needs and priorities of their locality.

5.03 The document directs that there should be a presumption to approve any applications that offer sustainable development - the so-called "golden thread" expected to run through the contents of Local Plans and the subsequent decision making of applications.

5.04 Section 12 - paragraphs 126-141 - sets out the policies in respect of "Conserving and Enhancing the Historic Environment".

It suggests that the following criteria should be considered in determining any applications for change:

- the desirability of sustaining and enhancing the significance of heritage assets and retaining them in a viable use consistent with their significance;
- the wider social, cultural, economic and environmental benefits that the conservation of the historic environment can offer;
- the desirability of any new development/intervention making a positive contribution to the local character and distinctiveness;
- the opportunities to offer positive contributions to the local character and place;
- the positive benefits to any local community's sustainability that the conservation of heritage assets can offer, including economic viability and public benefit.

5.05 In the determining of applications Local Planning Authorities are required to consider the following:

- the adequate description by the Applicant of the significance of the heritage asset and how that might be affected by the proposed change;
- the Local Planning Authority's assessment of that significance and how it might be affected;
- substantial harm to designated assets should be wholly exceptional;
- various weightings of viable use, the public benefit of the proposal leading to the optimum viable use of the asset.

5.06 Amplification of the NPPF guidance is set out in the online Planning Practice Guidance available on the Government's Planning Portal. Advice on the "Conserving and enhancing the historical environment" was issued in 2013, and is updated as required.

At the time of writing the current version is 18a) dated 10th April 2014.

It reminds all concerned of the primacy of the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990.

5.07 The core principles are set out at paragraph 17.10:

- the change proposed should be a creative exercise in finding ways to enhance and improve the places in which people live their lives;
- it should pro-actively drive and support sustainable economic development to deliver the accommodation in the places where the country needs them; and
- it should conserve heritage assets in a manner appropriate to their (heritage) significance so that they can be enjoyed for their contributions to the quality of life of this and future generations.

5.08 Further advice on the assessment of heritage significance and the managing of change to significant places is set out in English Heritage's publication "Conservation Principles: Policies and Guidance for the Sustainable Management of the Historic Environment" (2008).

This sets out the following nationally accepted Conservation Principles:

- the historic environment is a shared resource;
- everyone should be able to participate in sustaining the historic environment;
- understanding the significance of places is vital;
- significant places should be managed to sustain their values;
- decisions about change must be reasonable, transparent and consistent, and
- documenting and learning from decisions is essential.

5.09 Within the section of the publication "English Heritage Conservation Policies and Guidance" various degrees of intervention are identified.

It is suggested that the works proposed with this application are a mixture of "Periodic Renewal", "Repair", and "New Work and Alteration".

5.10 Barnsley Metropolitan Borough Council's planning policy documentation is currently in flux/development as most Local Planning Authorities!

It is believed that the anticipated Local Plan is currently out for consultation since October 2015. This will develop the policies as set out in the Core Strategy document revised to July 2015, and the Unitary Development Plan similarly revised to August 2015.

These will attempt to set out the Barnsley Local Development Framework to 2026.

5.11 There are no relevant Supplementary Guidance Documents published, though there is a "Good Practice Guide on Planning for Tourism" which is obviously relevant to any Hotel development as is proposed by this application.

5.12 Amongst the retained purposes and policies of the Unitary Development Plan are the following:

- the three purposes of the U.D.P. are to create a framework for decisions about development, conservation, the use of land and the management of traffic;
- to create incentives for sustainable development; and
- to balance the varied conflicting views of different interest groups.

5.13 Policy BE2 Listed Buildings within the Built Environment section is retained. This states:

- the Council will have special regard to the desirability of securing the retention, repair, maintenance and continued use of buildings of special architectural or historic interest. Development which will adversely affect the special architectural or historic interest character of listed buildings will not be permitted...."

5.14 **Conclusions:** It is suggested that the proposals of this application fully meet that requirement, being the most relevant and important!

The return to beneficial use by proper repair and the upgrading of facilities to create accommodation fit for purpose in the 21st Century must surely meet all the stated goals of sustainability, viability and conservation.

6.00 CONCLUSIONS

6.01 The existing areas of the building that are unused should be found a beneficial use. It is suggested that they can be brought back into a viable beneficial use without in any way affecting any parts of the building that give it its heritage significance.

6.02 Deteriorated fabric will be repaired or renewed so as to offer the same standard of accommodation as has been achieved in the other refurbished areas of the Hotel.

6.03 It is believed that these changes will afford the Hotel further economic vitality, so contributing to the offer of local tourist accommodation.

This will contribute to the sustainability of the locality.

6.04 We would therefore urge the granting of Planning Consent for the required changes of use of internal spaces, if required, and Listed Building Consent for the alterations proposed.

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ADWS/TAM
 16th March 2016



WORTLEY HALL WITH ATTACHED SOUTH-FRONT TERRACE AND STEPS INCLUDING ATTACHED RETAINING WALL AND STEPS TO WING SET BACK ON LEFT

List Entry Summary

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

Name: WORTLEY HALL WITH ATTACHED SOUTH-FRONT TERRACE AND STEPS INCLUDING ATTACHED RETAINING WALL AND STEPS TO WING SET BACK ON LEFT

List entry Number: 1192585

Location

WORTLEY HALL WITH ATTACHED SOUTH-FRONT TERRACE AND STEPS INCLUDING ATTACHED RETAINING WALL AND STEPS TO WING SET BACK ON LEFT, WORTLEY PARK

The building may lie within the boundary of more than one authority.

County:

District: Barnsley

District Type: Metropolitan Authority

Parish: Wortley

National Park: Not applicable to this List entry.

Grade: II*

Date first listed: 25-Apr-1969

Date of most recent amendment: 04-Dec-1986

Legacy System Information

The contents of this record have been generated from a legacy data system.

Legacy System: LBS

UID: 334007

Asset Groupings

This list entry does not comprise part of an Asset Grouping. Asset Groupings are not part of the official record but are added later for information.

List entry Description

Summary of Building

Legacy Record - This information may be included in the List Entry Details.

Reasons for Designation

Legacy Record - This information may be included in the List Entry Details.

History

Legacy Record - This information may be included in the List Entry Details.

Details

WORTLEY WORTLEY PARK SK39NW 4/131 Wortley Hall with attached 25.4.69 south-front terrace and steps including attached retaining wall and steps to wing set back on left

GV II* Country house now rest home. South front 1742-46 by Giacomo Leoni for Edward Wortley-Montagu (d1761); east wing 1757-61 by Matthew Brettingham, mason/ executive architects were George Platt (d1743) and son John. Additions by John Platt for Lady Bute (d1784) during 1784-88, completed for James Archibald Stuart Wortley under guidance of John Carr of York. Probably remodelled and lantern added by William Burn c1867-73 (Hewlings, pp397-400). Ashlar sandstone, graduated slate roofs. Irregular plan, mostly 2 storeys. 7-bay south front with 5-bay wing set back by 5 bays on left and with single linking bay; east front of 1 : 1 : 3 : 3 bays with wing on right forming part of extensive service ranges enclosing courtyard. Front terrace with retaining wall and central steps flanked by urns; additional steps and balustraded retaining wall to front-left corner of wing set back on left. South front: 1 : 1 : 3 : 1 : 1 bays, outer bays flanked by twin Ionic pilasters, central 3-bay pediment breaks forward. Moulded plinth. Central French window in architrave beneath consoled cornice. Moulded sill band links 2-pane sashes; bays 1, 3, 5 and 7 have balustraded aprons, shouldered architraves, pulvinated friezes and dentilled pediments, bay 2 and 6 have cornices. 1st floor: central 8-pane window, other bays with 6-pane windows, all in architraves. Full entablature surmounted by balustrade, central pediment with arms of James Archibald Stuart Wortley (added on his elevation to the peerage in 1826). Hipped roof with ashlar stacks set to rear. Octagonal lantern over entrance on right return has archivolted openings beneath lead-covered dome with finial. Wing set back on left: wider bay 5 projects and has tripartite windows to each floor, that to ground floor with cornice and pedimented central light. 4-pane sashes to each floor on left, balustrade to hipped roof with corniced ridge stack and end stack on left. Linking bay with pedimented doorway beneath blind architrave; balustraded parapet. Attached retaining wall on left has balustrade and 2 flights of steps. Right return: bay 1 flanked by twin pilasters as front. Quoined projection on right with window having bracketed sill, architrave with segmental pediment, 6-pane sash in architrave above. Set back on right main entrance has Ionic-columned doorcase with archivolt within open pediment. 3 bays on right

have sashes with glazing bars in corniced architraves, deep floor band beneath 4 sashes, entablature and balustrade as front. 3 bays further right set back: sashes with glazing bars to each floor, modillioned cornice, blind balustrade. Service wing attached on right.

Interior: dining room (ground-floor bay 7 of south front) has marble Ionic-columned screen and oak panelling with decorative doorcases having oak-leaf friezes, archivolt to servery; elegant ceiling with relief plasterwork and armorial panel (heavily repainted). Sitting room (at centre of south front): fluted-columned screen, plaster wall panels, ceiling in Rococo style. Room to rear left (of south front) with end-wall fireplaces and panelling with well-carved drops depicting musical instruments; fine panelled door with carving. Salon (now called Foundry Hall) elaborately decorated c1860 with Japanese and exotic motifs, by Geoffrey Sykes of Sheffield, completed by Sir John Poynter, central lantern with stained-glass side lights. Central hall with C19 imperial staircase having brass balusters to wooden handrail. Landing with marbled Ionic columns flanking recesses, frieze with bucrania, oval lantern. C19 armorial glass panels against north window of landing. Former home of the Wortley Montagu and Stuart Wortley families.

Used by army during 1939-45 after which the hall fell into disrepair. Purchased by trade union and Labour movement in 1950 to become educational holiday centre.

R. Hewlings, 'Wortley Hall', *Archaeological Journal*, vol 137, 1980, pp397-400.

Wortley Hall Labour's Home - 25 Years Souvenir, booklet.

Listing NGR: SK3124199495

Selected Sources

Books and journals

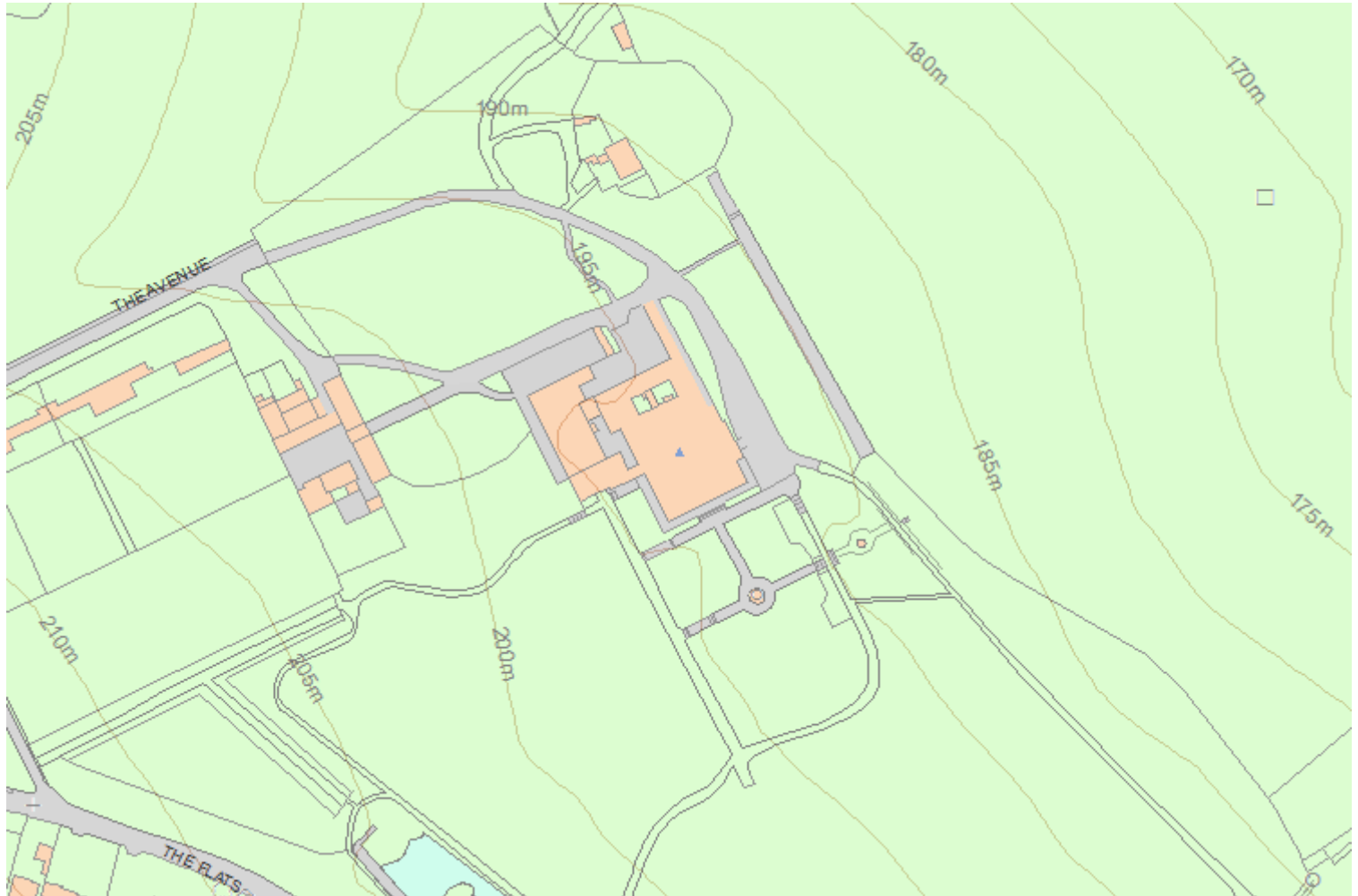
'Yorkshire Archaeological Journal' in *Yorkshire Archaeological Journal*, , Vol. 137, (1980), 397-400

Other

Register of Parks and Gardens of Special Historic Interest in England, Part 37
South Yorkshire,
Wortley Hall Labours Home 25 Years Souvenir Booklet,

National Grid Reference: SK 31241 99495

Map



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Photograph 1



Photograph 2



Photograph 3



Photograph 4



Photograph 5



Photograph 6



Photograph 7



Photograph 8



Photograph 9



Photograph 10



Photograph 11



Photograph 12



Photograph 13



Photograph 14



Photograph 15



Photograph 16



Photograph 17



Photograph 18



Photograph 19



Photograph 20



Photograph 21



Photograph 22