



**HERITAGE  
COUNCIL**  
OF WESTERN AUSTRALIA

## **REGISTER OF HERITAGE PLACES – ASSESSMENT DOCUMENTATION**

### **11. ASSESSMENT OF CULTURAL HERITAGE SIGNIFICANCE**

The criteria adopted by the Heritage Council in November 1996 have been used to determine the cultural heritage significance of the place.

#### **PRINCIPAL AUSTRALIAN HISTORIC THEME(S)**

- 3.18.2 Banking and lending
- 5.4 Working in offices
- 8.14 Living in the country and rural settlements

#### **HERITAGE COUNCIL OF WESTERN AUSTRALIA THEME(S)**

- 301 Grazing & pastoralism & dairying
- 302 Rural industry & market gardening
- 306 Domestic activities
- 308 Commercial & service industries

#### **11.1 AESTHETIC VALUE\***

The fine design detail in the Federation Free Classical style and vertical scale of *ANZ Bank, Northam* creates a building of significant presence in the streetscape. (Criterion 1.1 and 1.2)

The classical order and vertical scale of *ANZ Bank, Northam* creates an imposing presence in the streetscape of the Northam business district. (Criterion 1.3)

#### **11.2 HISTORIC VALUE**

*ANZ Bank, Northam* is associated with the development of banking facilities in the agricultural regions of the State in the early part of the twentieth century. The scale of the building and the materials used reflect the confidence the Union Bank had for the Northam area at that time. (Criterion 2.1)

*ANZ Bank, Northam* is the oldest operating bank building in Northam, and has housed banking functions from 1906 to the present (2006). (Criterion 2.2)

*ANZ Bank, Northam* is closely associated with the financial life of Northam and surrounding farming districts, having been purpose built for the bank's predecessor, the Union Bank, in 1906. (Criterion 2.3)

\* For consistency, all references to architectural style are taken from Apperly, R., Irving, R., Reynolds, P. *A Pictorial Guide to Identifying Australian Architecture. Styles and Terms from 1788 to the Present*, Angus and Robertson, North Ryde, 1989.

For consistency, all references to garden and landscape types and styles are taken from Ramsay, J. *Parks, Gardens and Special Trees: A Classification and Assessment Method for the Register of the National Estate*, Australian Government Publishing Service, Canberra, 1991, with additional reference to Richards, O. *Theoretical Framework for Designed Landscapes in WA*, unpublished report, 1997.

*ANZ Bank, Northam* was designed by the prominent West Australian architectural firm of Hobbs, Smith & Forbes, who designed numerous public buildings in the state including bank buildings for various institutions. (Criterion 2.3)

### **11.3 SCIENTIFIC VALUE**

-----

### **11.4. SOCIAL VALUE**

*ANZ Bank, Northam* contributes to the local community's sense of place as an impressive early twentieth century building in the main street of the central business district of Northam, and for its financial associations. (Criteria 4.1 & 4.2)

## **12. DEGREE OF SIGNIFICANCE**

### **12.1 RARITY**

-----

### **12.2 REPRESENTATIVENESS**

*ANZ Bank, Northam* is a good example of the type of two-storey Union Bank building designed for rural towns by Hobbs, Smith & Forbes in the early 1900s. (Criterion 6.1)

*ANZ Bank, Northam* is representative of a banking institution that has operated continuously since 1906 as demonstrated in the various stages of development that have occurred to facilitate the ongoing use. (Criterion 6.1)

The formal classical scale of *ANZ Bank, Northam* is a good representative example of a bank building constructed in the early twentieth century in a rural town of some importance, such as Northam. (Criterion 6.2)

### **12.3 CONDITION**

*ANZ Bank, Northam* is in good condition having been in constant use since construction. Regular maintenance has been applied to areas in regular use.

### **12.4 INTEGRITY**

The original intention of the banking function is intact, predominantly through the 1987 extension. The upper floor residential area no longer fulfils that function, and there has been considerable intervention to the ground floor area. *ANZ Bank, Northam* retains a moderate degree of integrity

### **12.5 AUTHENTICITY**

The ground floor is a mere shell of the original building: with no original interior walls; the original staircase removed and the 1987 staircase constructed in a different location; major intervention in the northeast wall; and, the original front entry and balcony above both removed and infilled. The upper floor of *ANZ Bank, Northam* retains much of the original form and fabric. The 1987 extensions at the rear have minimal impact on the fabric of the original bank. Overall the building has a moderate degree of authenticity.

### 13. SUPPORTING EVIDENCE

The documentation for this place is based on the heritage assessment completed by Irene Sauman, Historian Laura Gray, Heritage and Conservation Consultant, with amendments and/or additions by HCWA staff and the Register Committee.

#### 13.1 DOCUMENTARY EVIDENCE

*ANZ Bank, Northam* is a two-storey rendered brick and tile building constructed in Federation Free Classical style for the Union Bank of Australia in 1906, to a plan by architectural firm Hobbs, Smith & Forbes.

The town of Northam developed as a service centre for the pastoral district in the Avon Valley and as an important railway junction on the Eastern Goldfield line.<sup>1</sup>

The Union Bank of Australia began in Launceston in 1834, as the Bank of Tamar. A prospectus for the Union Bank of Australia was issued in 1837. Its development was paralleled by that of the Bank of Australasia, which was established in Launceston in 1828, as the Cornwall Bank and became the Bank of Australasia in 1835. The Union and Australasia banks were both British owned and were known as the 'Imperial Banks.' They were well respected and successful in the nineteenth century.<sup>2</sup> In 1898, the Union Bank of Australia had fourteen branches in Western Australia and the Bank of Australasia had seven.<sup>3</sup>

The Union Bank established its presence in Northam on 6 March 1903, under manager William Henry Lunn.<sup>4</sup> It was the third bank to establish in the town, after the National (1888) and the West Australian (1891).<sup>5</sup> The location of the bank's first premises is not known. Title to lot 15 and part of lot 16 of Northam Town Lot A was acquired in October 1903.<sup>6</sup> The site, on Fitzgerald Street, backed onto the railway reserve where the line ran through the centre of town between West Northam and East Northam railway stations.

In 1905, with the goldfields declining and the rural districts developing strongly, the Bank commissioned the architectural firm of Hobbs, Smith & Forbes to design a building for the site. This firm had been formed in 1904 by the partnership of J. J. Talbot Hobbs, Dean Smith and W. J. Waldie-Forbes. Hobbs had been the architect for the Union Bank in Western Australia since about 1893, having taken over from Melbourne architect George Inskip, who was responsible for the Perth, Fremantle, Geraldton and Albany Union bank buildings. Throughout the state, over several decades, Hobbs, Smith & Forbes designed a number of bank buildings for the Union, National and Western Australian banks and the Bank of New South Wales.<sup>7</sup>

The Northam Union Bank was built by Abbott & Rennie at a cost of £2,188.<sup>8</sup> The only reference found for these builders is an entry for Henry Abbott of William

- 
- 1 For the early development of Northam see Heritage Council documentation: P1871 Commonwealth Bank; P1880 The Residency and P1898 Railway Institute Northam.
  - 2 Merrett, David, *ANZ Bank, Northam: A history of the Australia & New Zealand Banking Group Ltd & its Constituents*, Sydney, Allen & Unwin, 1985.
  - 3 *Wise's Post Office Directory*, 1898-1920.
  - 4 'Northam (WA) – historical notes', 3 pages, ANZ Bank Group archives, Melbourne.
  - 5 Ball, J., Kelsall, D., & Pidgeon, J., *Statewide Survey of Banks 1829-1939: Southern Region, Western Australia*, National Trust of Australia (WA), November 1997, entries 105 B1-B5.
  - 6 Certificate of Title, Vol. 288 Fol. 149, 31 October 1903.
  - 7 Ball, J., Kelsall, D., & Pidgeon, op cit; Architectural plans, Forbes and Fitzhardinge archives, Battye CN 83.
  - 8 *WA Mining, Building & Engineering Journal*, tenders called 23 September, 1905, p. 22 & accepted 6 October, 1905, p. 24; 'Northam (WA) – historical notes', 3 pages, ANZ Bank Group archives, Melbourne.

Street, Perth under the Contractors listing in the Trades and Professions section of the 1915 Post Office Directory.<sup>9</sup>

The Union Bank was a two-storey building with rendered façade, parapeted gable-end walls, and a semi-circular balcony at the upper-floor central window directly above the entrance to the banking chamber. The banking chamber occupied the front of the building with the drawing room, bedrooms and bathroom of the manager's residence directly above. The rear section of the building was single-storey and contained the residence's kitchen, dining room and maid's room, with a timber-framed wash house attached at the back. Timber-framed outbuildings comprised a wood shed with two toilet stalls and a stable with coach house, horse stall and harness and feed room. The stables were located at the southwest corner of the site and accessed from a rear right-of-way.<sup>10</sup>

No newspaper item on the construction or opening of the place has been located but a photograph of Fitzgerald Street that appeared in the *Northam Advertiser* in September 1906 shows the building in existence at that time.<sup>11</sup>

William Lunn was the manager at the time of construction. Later managers were Albert Edward Charles Middleton, who took over from Lunn in May 1913, Wilfred Horace Butler (January 1918), Charles Thomas Peck (December 1924) and Joseph Treleaven (May 1927). Treleaven guided the branch through the Depression years and was succeeded by A. C. R. Horn c.1934.<sup>12</sup>

In the first half of the twentieth century the market share of the Union Bank and the Bank of Australasia declined while the Australian-owned banks grew in importance. During the Second World War, the Federal Government sought voluntary curtailment of non-essential services through rationalisation, requiring banks to reduce the number of branches in a district. The rationalisation plan was overseen by the Minister for War Organisation of Industry. By early 1942, 489 bank branches had been closed Australia wide.<sup>13</sup> In Northam, the Union Bank continued to function but the Bank of Australasia closed its doors after operating in the town since 1910. A. C. R. Horn was the manager of the Union Bank during most of the war years. He was succeeded by L. R. Klinge (May 1944-October 1950). Photographs of the place in the late 1940s and early 1950s show that a double-height verandah had been added on the northwest side and the balcony had been removed.<sup>14</sup>

After several failed attempts, the Union Bank and Bank of Australasia merged, becoming the Australia and New Zealand Bank Ltd (ANZ Bank) on 1 October 1951. The manager who oversaw these changes at *ANZ Bank, Northam* was P. A. L. McDowell (October 1950-1954). The 1960s were a period of expansion by the ANZ Bank with an emphasis on marketing and point-of-sale advertising in the banking chamber.<sup>15</sup> On 1 October 1970, the ANZ Bank took over the English,

---

<sup>9</sup> *Wise's Post Office Directory*, 1915.

<sup>10</sup> Photograph, c.1906, courtesy ANZ Bank Group archives, Melbourne; Hobbs, Smith & Forbes, Architects, Plan no. 87, 'Banking premises at Northam for the Union Bank of Australia Ltd', Forbes & Fitzhardinge collection of architectural plans, Battye Library, CN 83 Item 42.

<sup>11</sup> *Northam Advertiser*, 22 September, 1906, pp. 3 & 6.

<sup>12</sup> 'Northam (WA) – historical notes', op cit.

<sup>13</sup> Holder, R. F., *Bank of New South Wales: A history, 1817-1970*, Angus & Robertson, Sydney, 1970, pp. 856-8.

<sup>14</sup> 'Northam (WA) – historical notes', op cit; Photographs, late 1940s and 1954, courtesy ANZ Bank Group archives, Melbourne.

<sup>15</sup> Merrett, David, op cit, pp. 157-196.

Scottish and Australian Bank and became the Australia and New Zealand Banking Group Ltd.<sup>16</sup>

Between the 1960s and 1980s, Northam continued to grow and develop as a major regional service centre for the surrounding farming communities. Commercial premises, recreational facilities and community services expanded, extensive demolition of old buildings took place, especially in the town centre. Many businesses built new premises or extended existing ones.

A 1972 photograph of *ANZ Bank, Northam* shows a low, flat roofed addition along the northwest side of the place. A 1974 plan shows that the lower portion of the northwest side brick wall had been removed to access the new area and it is likely that this addition was originally used as part of the public space.<sup>17</sup> In 1974, an addition on the northeast side created a large general office for staff. An opening was put through the exterior wall of the former manager's office to access the new addition, and the interior wall of the manager's office was opened up to the public space. Partitioning on the opposite, northwest side, of the banking chamber closed off the earlier addition to create a new manager's office and interview room. The 1974 work was undertaken by the architectural firm of Hobbs, Winning, Leighton & Partners.<sup>18</sup>

In 1987-88, major additions and alterations were made to *ANZ Bank, Northam* by architects Cohen & Waller. A single-storey addition at the rear created a large, modern banking chamber with interview room, store and vault. The 1906 rear single-storey section, the flat roofed addition on the northwest side, the 1974 northeast side addition and all verandahs, were removed. The northeast side opening became a window overlooking the covered walkway to the entrance of the new banking chamber at the rear of *ANZ Bank, Northam*. The front street entrance to the original banking chamber was replaced with a window to match the existing one. An arch shape was chosen for the walkway roof to match the arched windows on the ground floor façade and an attempt was made to reduce the visual intrusion of the walkway by using lightweight materials.<sup>19</sup>

Internally, the original banking chamber and manager's office became a general office, and a new manager's office occupied the space of the former strongroom, which was opened up to the hallway. A reception area, accessible from the new banking chamber, occupied what remained of the original 1906 ground floor space. The upper floor of *ANZ Bank, Northam* was taken over for staff facilities, where a kitchen and new toilets were evident. The stairway was remodelled to provide access to the upper floor from the general office.<sup>20</sup> The drawings for the work indicate that the residential function of *ANZ Bank, Northam*, which had still been evident in 1974, had ceased by 1987, and may have ended in the late 1970s, when a separate listing for the manager's residence first appears in the Telephone Directory, indicating a separate location.<sup>21</sup>

It was the experience of regional Australia during the 1980s that many bank branches closed as banking practices changed due to the use of electronic

---

16 'Northam (WA) – historical notes', op cit; Merrett, David, op cit.

17 Photograph, 1972 & Hobbs Winning Leighton & Partners plan, 'Extension to existing premises Fitzgerald Street, Northam', 3 February 1974, courtesy ANZ Bank Group archives, Melbourne.

18 Hobbs Winning Leighton & Partners plan, 'Extension to existing premises Fitzgerald Street, Northam', 3 February 1974, courtesy ANZ Bank Group archives, Melbourne.

19 Cohen & Waller plan, 'Redevelopment of ANZ Bank, Northam', [1987], courtesy ANZ Bank Group archives, Melbourne; *Avon Valley Advocate*, 10 February 1988, p. 3.

20 Cohen & Waller plan, 'Redevelopment of ANZ Bank, Northam', [1987], op cit.

21 *West Australian Telephone Directory*, 1979-80.

banking and the centralisation of services. In the same period many farmers were experiencing financial difficulties due to changes in the international markets. Foreclosures and forced sales of properties were not uncommon in regional Western Australia. This conjunction of events led to a negative perception of banks amongst the general public, contrary to the positive attitudes to banks in the 19<sup>th</sup> and majority of the 20<sup>th</sup> century.<sup>22</sup> The continuation of services by *ANZ Bank, Northam* is in contrast to the closure of other regional banks and indicates the role of Northam as a regional centre.

The painting of the whole exterior brickwork of the 1906 building and the textured paint finish of the street façade was likely to have been done during the 1987 remodelling.<sup>23</sup>

*ANZ Bank, Northam* was listed in the Art Deco Significant Building Survey in 1994 and the Statewide Bank Survey of 1997. In 1998, the place was entered on the Town and Shire of Northam Municipal Heritage Inventory with a management category C, which recommended to retain and conserve if possible.<sup>24</sup>

In 2006, *ANZ Bank, Northam* continues to be utilised as part of a banking premise.

### 13.2 PHYSICAL EVIDENCE

*ANZ Bank, Northam*, a double-storey brick rendered and clay tile building with 1987 extensions, shows influence of Federation Free Classical architectural style. The bank comprises the original two storey banking chamber and upstairs residence (1906), with a 1987 single storey extension at the rear, and barrel-vaulted canopy and glazed entry on the north east side of the original building.

*ANZ Bank, Northam* is located on the southeast side of Fitzgerald Street, in the block between Grey Street and Ensign Dale Place, and bounded by Elizabeth Street to the rear. Fitzgerald Street is the main commercial street of the town of Northam; a substantial regional town located 97 kilometres east of Perth.

Fitzgerald Street is an extensive commercial strip bounded on both sides for several blocks with continuous predominantly single storey buildings, interspersed with double storey buildings. Immature street plantings obscure the streetscape views of *ANZ Bank, Northam*. Elizabeth Street at the rear affords vehicular access to the car park along the northeast side of the 1987 extension, and the carport at the rear of the extension. The entire northeast side of the site from Fitzgerald Street through to Elizabeth Street is paved, including the car park, with areas of garden with various conifers and shrubs post 1987.

The frontage of *ANZ Bank, Northam* is symmetrical, with an intrusive single storey canopy that is separate on the north east side. The front façade has no

---

22 David Fisher, 'Rural finance in Western Australia, 1829-1979' in *Agriculture in Western Australia 1829-1979* George H. Burvill (ed) UWA Press, 1979. Also see Donald S. Garden *Northam An Avon Valley History* Melb OUP, 1979, p. 125, 197. Closures of regional bank branches has been a source of public discussion since the 1980s and all levels of government have contributed to the debate. The House of Representatives Standing Committee on Economics, Finance and Public administration reported on the issue in 1999 in a paper titled 'Regional Banking Serves: Money Too Far Away' which can be found at [www.aph.gov.au/house/committee/efpa/rbs/rbsrep.htm](http://www.aph.gov.au/house/committee/efpa/rbs/rbsrep.htm). As an indication of the prevalence of bank closures in regional areas, the Western Australian state government has created a website via the Department of Local Government titled 'Creative Community Banking For Communities Faced With Bank Closures' at [www.communitywise.wa.gov.au/tools/banking.htm](http://www.communitywise.wa.gov.au/tools/banking.htm).

23 Physical evidence.

24 Geneve, Yvonne, *Significant Buildings of the 1930s in Western Australia*, National Trust, Perth, 1994; Ball, J., Kelsall, D., & Pidgeon, J., op cit; O'Brien Planning Consultants, Town and Shire of Northam Municipal Heritage Inventory, place T02.

setback from the pavement. The front facade of *ANZ Bank, Northam* displays some characteristics of Federation Free Classical style. The classical formality of the place makes an impressive contribution to the streetscape reflecting the stability of the nature of the institution. The symmetry, plain surfaces, verticality and classical proportions are typical of the style. The remaining elevations of *ANZ Bank, Northam* are less imposing with many original features obscured, including the face brick work painted over, the addition of a canopy and lobby area on the northeast side and the single-storey extension adjoining the rear of the two-storey building. There is no setback on the southwest boundary extending almost the full length of the site to Elizabeth Street at the southeast rear boundary.

*ANZ Bank, Northam* shows evidence of two distinct periods of development; 1906 original double-storey bank building; and the 1987 canopy, entry and single-storey extension at the rear.

*ANZ Bank, Northam* is a double-storey brick rendered construction with a clay tile roof. The symmetrical frontage is dominant in the streetscape with the verticality of the building emphasised by the high pitched gable roof and tall chimneys, extending beyond the roof height at both side walls, and another two chimneys at the rear. The facade features a series of three arched windows at ground floor level, aligned vertically with three rectangular windows at first floor level. The ground floor frontage above a simple moulded and panelled base (up to window sill height) is detailed in horizontal recessed banded rendering that splays to form keystones above the arched windows. The windows are timber framed with plain glazing in the openings and arched fanlight above. The central window, formerly the main entrance to the bank, is the same as the flanking windows. The first floor windows are central within bays formed by pairs of simple rendered pilasters that have decorative capitals that support the moulded cornice line. Between each pilaster pair are decorative moulded panel infills. The batten-lined eaves of the tiled roof are supported by a series of moulded decorative brackets. The first floor windows are pairs of casement windows with multi-paned fanlights above. Below each window casement is a moulded infill detail with three square decorative elements in a horizontal format. The centre panel (replacing the original balcony) is detailed in a geometric pattern while the flanking panels are decorative floral infills. The high-pitched tiled roof forms a significant element of the front facade with a considerable height enclosed between rendered parapet walls on each side. The rendered parapets align with the tall painted brick chimneys, one each side, with terracotta pots atop. The chimneys feature a moulded corbel top above a deep decorative stucco panel, and also a stepped corbel juncture to the external side walls.

On the north east side, interventions into the original ground floor wall are infilled with an expansive area of tinted glazing (near the front), and the ATM nearer the rear in the location of the original residential entry to the building. A steel framed barrel vaulted canopy is parallel to and separate from the north east wall, leading from Fitzgerald Street to the building entry on the northeast side. The canopy turns at right angles and adjoins the entry foyer into the 1987 extension that projects from the rear (southeast) of the two-storey building. The entry foyer is a steel framed single-storey glazed structure with a deep boxed Hardiflex clad parapet, as for the remainder of the 1987 rendered masonry building.

The original *ANZ Bank, Northam* forms a square footprint, with the 1987 extension forming an elongated rectangle adjoining the rear. The ground floor houses banking facilities and on the first floor what was originally the manager's

residence now provides staff room, toilets, and storage space. The upper floor rooms remain predominantly empty.

The entry into the banking chamber in the 1987 extension is from the north east side of the building, at the entry foyer where the canopy terminates. The entry foyer opens into the public space of the banking chamber. To the right of the public space, an arched opening (likely original) accesses the ground floor of the original two-storey building that is not a public space. The entire ground floor area of the original building comprises partitioned offices with minimal evidence of original walls or layout. The 1987 staircase along the south west wall accesses the first floor. The stairs turn at the wall juncture and proceed upwards along the rear southeast wall, opening into a central corridor central on the rear wall. The corridor accesses toilet facilities on the left, the staff room at the end of the corridor, and storage rooms along the north east side of the building.

At the ground floor, the 1987 bank chamber and offices are open plan with partitioned offices at the south east end, accessed by a corridor along the south west wall.

The 1987 extension has concrete floors that are carpeted over. The floors throughout the original bank building are timber, similarly carpeted over. The original bank building evidences hard plaster walls and suspended ceilings with lighting and services throughout on the ground floor, and simple plaster ceilings upstairs. The windows throughout the original building have vertical steel grilles attached on the interior of each frame. The first floor rooms are substantially intact. The original timber architraves, skirtings and internal four panel doors have been retained. The back-to-back truncated fireplaces are boarded over. The toilets and staff room have 1987 fitouts.

The building is in good condition having been in constant use since construction. Regular maintenance has been applied to those areas in constant use.

### 13.3 COMPARATIVE INFORMATION

There are nine banks entered on the State Register, four of which are in the metropolitan area. Those comparable are *Western Australian Bank (fmr)*, Midland (P2529) and *ANZ Bank, Northam Building*, Carnarvon (P0465). Both were designed by Hobbs, Smith & Forbes.

*Western Australian Bank (fmr)*, Midland (1905) is occupied as the Police Department Regional Office. It is a two-storey building of similar scale to *ANZ Bank, Northam*. It was built in Federation Free Classical style and retains its original rendered lower floor façade and red brick upper floor façade with rendered quoining.<sup>25</sup>

*ANZ Bank, Northam Building*, Carnarvon (P0465) was built to the same plan as *ANZ Bank, Northam* but with a different façade, and is one of several Union Bank buildings constructed to this design in rural towns. It was built in 1905 in brick and iron with a projecting entry portico and little other detailing on the facade. The place has had single storey additions on each side, which detract from the streetscape presentation and scale.<sup>26</sup>

Other bank buildings constructed to this design include: The former *Union Bank & Quarters (fmr)*, Goomalling (P1115), which was built in 1924-25 and has a similar façade to Carnarvon. It ceased to function as a bank in 1943 and has been

---

<sup>25</sup> Heritage Council assessment documentation, P2529.

<sup>26</sup> Heritage Council assessment documentation, P0465.

occupied as a shop premise. A verandah addition over the footpath obscures much of the entrance portico. The *Union Bank (fmr)*, Katanning (P1352) was built in 1911. It has a highly detailed facade and entrance portico. It continues to function as an ANZ Bank.<sup>27</sup>

Hobbs, Smith & Forbes also designed the Commercial Bank (Albany), National Bank (Merredin, Bunbury, Kojonup, Narrogin, Wagin and Perth), Bank of New South Wales (Carnarvon and Perth), and Western Australian Bank (Wagin, Fremantle, and Perth).<sup>28</sup>

*ANZ Bank, Northam* is a good example of the type of Union Bank building designed by Hobbs, Smith & Forbes in the early 1900s, despite the paint finish.

#### **13.4 KEY REFERENCES**

Information provided by ANZ Banking Group archives, Melbourne (03) 9558 8522.

#### **13.5 FURTHER RESEARCH**

-----

---

<sup>27</sup> Ball, J., Kelsall, D., & Pidgeon, J., op cit.

<sup>28</sup> Architectural plans, Forbes and Fitzhardinge archives, Battye CN 83.