

An Archaeological Interpretative Survey  
of

**HAZELDEN FARMHOUSE,  
CRANBROOK, KENT**



by  
David Martin FSA IHBC MIFA & Jane Clubb BA MA

**AN ARCHAEOLOGICAL  
INTERPRETATIVE SURVEY  
OF  
HAZELDEN FARMHOUSE,  
CRANBROOK, KENT**

**Commissioned by  
CHANTECLAIRE LTD.**

**PROJECT REF. 3806**

**by  
David Martin FSA IHBC MIFA  
&  
Jane Clubb BA MA**

**Archaeology South-East  
Institute of Archaeology  
University College London**

**2009**

# STANDING BUILDINGS

## ARCHAEOLOGICAL INTERPRETATIVE SURVEYS

### AN INTRODUCTORY NOTE

#### ABOUT THESE SURVEYS

The intended purpose of an *Archaeological Interpretative Survey* is to give an overview of the date, sequence of construction, and principal architectural features of a building. As such, they should not be regarded as a detailed archaeological record, nor should they be taken as definitive. Further research, particularly that undertaken during building works, is likely to refine and extend the archaeological record and could modify the dates suggested.

These reports are aimed at three groups of user, namely those owners who wish to know more about their property, those persons (architects and planners) who are charged with the responsibility for both conserving the buildings and ensuring that they are carefully adapted to the needs of the future, and finally the academic carrying out wider historical or archaeological research. A secure use for the future is, in our opinion, the only way of ensuring the long-term survival of any historical building.

#### INVESTIGATIVE TECHNIQUE

Unless noted to the contrary, the assessments involve a visual inspection of the fabric, both internally and externally, including any accessible roof voids and basement areas. Except where building works are being carried out, intrusive techniques are inappropriate. Interpretation of the fabric and fittings therefore relies principally upon inspection of the visible evidence. As part of the interpretative procedure, a measured outline survey of every property is undertaken.

#### THE WRITTEN REPORT








For ease of reference the written reports are divided into sections under a series of headings and sub-headings. The typical sequence of headings is as follows:-

- 1 Location of the building.
- 2 Sequence of development.
- 3 Detailed architectural description, arranged period-by-period.

#### THE DRAWINGS

A set of drawings produced from an measured outline survey is included within the body of each report. The purpose of these drawings is to identify the features included within the written text and to illustrate, as far as is known, the form of the structure during its various stages of development. For clarity the drawings have been prepared in the form of scale 'sketches', rather than detailed archaeological record drawings. For reasons of economy, the making of detailed archaeological drawings is restricted to stripped-out or exceptionally important buildings.

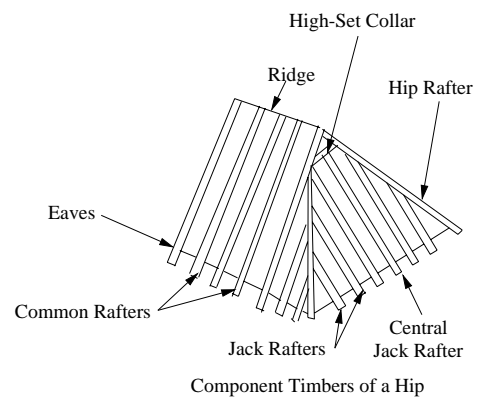
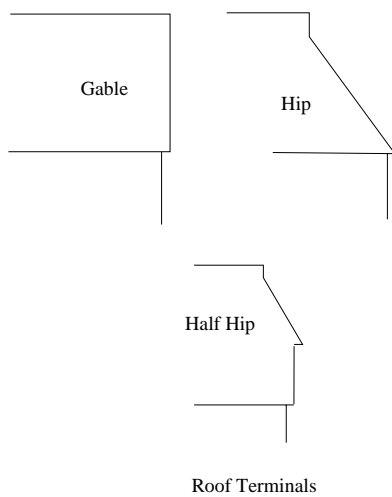
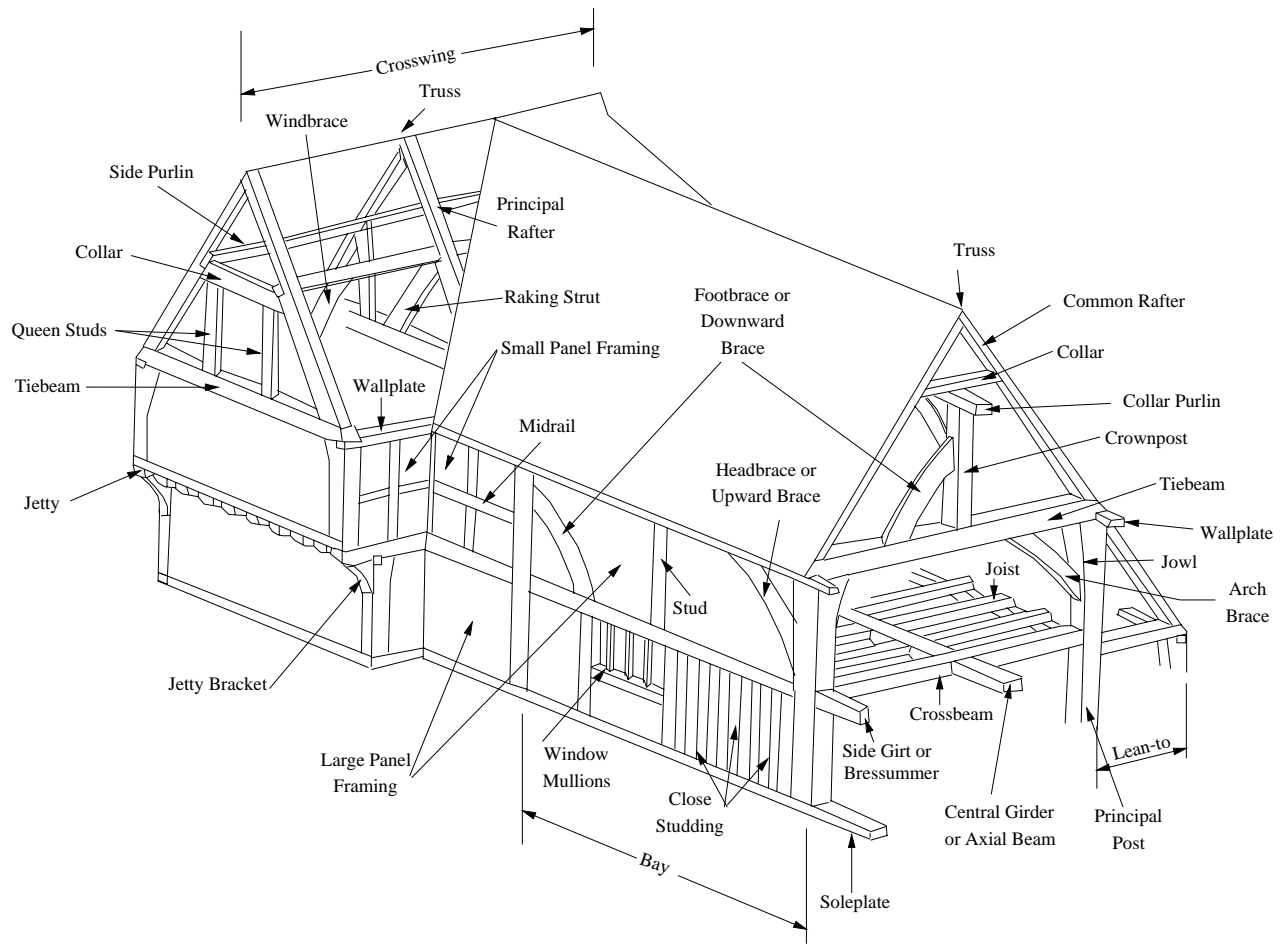
The symbols as used in the drawings attached to this report are as follows:

	Surviving Timber-Framed Wall
	Surviving Brick or Stone Wall
	Features evidenced but destroyed or masked from view
	Beam or feature immediately overhead
	Conjectural or very approximate
	Structural timber
	Details unknown or doubtful

#### OTHER CONVENTIONS USED -

1 Doors are shown in plan only where known: hence rooms may appear to have no obvious means of access.

2 With the exception of rafters, wallplates, and some chimneys and roof-lines, sections show features cut by or immediately adjacent to the cutting line only.



## GLOSSARY OF PRINCIPAL TERMS

## **PROJECT No. 3806**

### **HAZELDEN FARMHOUSE, CRANBROOK**

**NGR TQ 7674 3846**

#### **LOCATION [Drawing No. 1]**

Hazelden Farmhouse lies north of Cranbrook village, 1.5 miles to the NNW of the parish church. The 'T'-plan farmhouse and associated outbuildings are set some distance from the road, being reached by a track to which the main range of the farmhouse is aligned parallel, on a NE-SW axis (hereafter assumed east-west). The parlour face-wing projects to the south-east (hereafter assumed south) towards the lane. From around the 19th century to the present day, the principal facade has faced to the south-west.

#### **OVERVIEW OF THE BUILDING [Drawing Nos. 1-3]**

There is only very fragmentary evidence to indicate that a house existed upon this site in the 17th century [**Period A**], based mainly upon a single, apparently-residual truss at the end of the later roof, and the conjunction of peg holes and mortices on a number of timbers used within the period-B frame. What can be very tentatively concluded is that the easternmost truss seems to have been standing when the period-B structure was (re)built, and that many of the timbers within the period-B frame appear to have come from the same earlier structure, which has either been rebuilt or heavily repaired.

It was around the end of the 17th century [**Period B**], that the house took on its present-day basic form, consisting of a five-bay main range with southern projecting face-wing, with its roof gabled at all three terminals. This house comprised a two-bay hall and hall chamber to the west of the central bay, and two service rooms and chambers to the east. The central bay housed the chimney, which served the hall in the main range and the parlour and parlour chamber within the face-wing. A brick-built cellar is located under the parlour, reached by steps leading down from the western service room.

Three extensions were added to the house in the late 18th or early 19th century [**Period C**]. A second parlour and parlour chamber were built in the south-western angle of the building, and a small lean-to was constructed in the south-eastern angle. Against the rear wall was built another lean-to, with two rooms. Internally, there was some subdivision of space on the first floor, and new stairs were built.

Later in the 19th century the south-eastern lean-to was extended eastwards and a new bake/wash-house (which retains its large brick oven and fittings for the copper) was built

against the period-B main range's eastern end wall. Unlike the earlier, timber-framed phases, these additions were carried out in brick. A chimney was built against the inside of the main range's eastern wall, at the southern end. It may have been at this date that the eastern end of the house was opened up into a single ground-floor space and the floor to this area was laid with large ceramic tiles.

There have been many modern internal modifications, including the formation of a corridor on the first floor, to create private access to the southern chambers, and the creation of a WC area in the northern lean-to. The floor in the hall has also been lowered by at least 150 mm. Plasterwork of unidentifiable late date hides much of the detail of the earlier frame. However, from the visible evidence it is clear that much of the period-B and -C timberwork was from the outset meant to be masked by plaster, with only that in the secondary areas left exposed to view.

Externally, the whole house has been weatherclad, mainly in weatherboarding on the south and west elevations, but with some tile hanging to the north and east. Apart from the timbers removed to build the low brick walls at ground level, this style of weathercladding suggests that much timberwork survives within the external walls.

The windows and doorways are mostly of later date than the periods discussed below, but are generally of traditional design.

All work carried out since period C is excluded from the more detailed architectural description which follows.

For analyses of the historic barn and oasthouse to the north-east of the house, see separate reports.

## **LISTED STATUS OF THE BUILDING**

Hazelden was listed grade II on 19th May 1986, its listed building reference being TQ 73 NE 3/77. The description in the list entry is purely for the purpose of recognition and is normally, therefore, primarily based on external appearance. The date is given as C16. [Source: English Heritage, Images of England - website]. The description must not be treated as a comprehensive schedule of those elements which are legally protected as, no matter what the grade, the legislative cover not only relates to both the interior and exterior, but also extends to any building within the curtilage which predates the 1st July 1948.

## DETAILED ARCHITECTURAL DESCRIPTION

NOTE: It should always be borne in mind that much of the structure is currently hidden by later coverings and that a large proportion of the material, of all historical periods, is constructed using secondhand timber. Therefore there are contradictions in the evidence which have necessarily led to uncertainties in the interpretation of the building at all phases. In the event that any parts of the now-hidden frame are exposed to view, the interpretation offered below may need to be modified.

### PERIOD A (17th Century) [Not Illustrated]

The timber frame which forms the later, period-B house shows much evidence to indicate that it is constructed using secondhand material. Although some of the timbers appear to have been taken from a completely different frame, there is enough correlation between some of the secondhand timbers which form the principal frame to suggest that they originate from an earlier structure. At least one truss – now forming the eastern end wall – remains *in situ* from the period-A house upon this site, and the same is possible of the other elements also. What is evident, however, is that anything which has survived from period A has been very extensively repaired and modified. Though there is not enough evidence to indicate in detail the form of the earlier dwelling, some points may be drawn out.

As can be seen on Drawing No. 6, at roof level truss F-F (East Elevation) is framed differently to the other roof trusses. The levels of the collar and the (now removed) side purlins are lower than those in the remainder of the trusses, and the principal rafters are diminished accurately above the purlin notches. One of the original two queen studs in this truss survives underneath the collar. The truss was once windbraced. The principal rafters of the other trusses within the roof are all diminished and both these and the reset collars are morticed to match the configuration in truss F-F. However, the queen studs in the other trusses have been removed and the collars raised to suit the period-B roof. In addition, an intermediate truss has been incorporated into the roof adjacent to truss F-F in order to carry the end of the extant, later purlin (Plate 1; *also see Period B: Roofs below*). Therefore, though almost all of the roof was rebuilt during period B, truss F-F was left *in situ*. The reason for the truss's retention is not known, but it proves



*Plate 1*  
*Period-A truss F-F showing later intermediate truss in foreground.*

the existence of a structure before period B, some of which survived the period-B rebuild.

Furthermore, that most of the timber originates from a single frame (either extant or re-erected) can be seen in joist mortices which are visible in the eastern face of crossbeam B-B and in the western face of crossbeam C-C. There are an equal number of mortices on each crossbeam and they are positioned equally, suggesting that what is now a central-girder floor was once formed of longitudinally-set joists, similar to those in bay A-B.

## **PERIOD B (Probably 1690 +/-25 years) [Drawing Nos. 4-7]**

### **LAYOUT**

At this period the house was laid out in 'T' plan, comprising a five-bay, timber-framed main range with a single-bay face-wing to the south, biased slightly to the east of the centre of the elevation. The main range measures 12.45 metres (40'10") long x 6.15 metres (20'2") wide; the face-wing projects by 3.50 metres (11'5") and is 5.75 metres (18'10") wide. A large, three-flue, brick-built chimney is located within the central, narrow bay of the main range, serving the two-bay hall to the west, and also originally serving the parlour and parlour chamber within the face-wing to the south. The two-bay hall chamber was unheated. To the east of the stack lay two unheated, single-bay service rooms, each with a chamber above. A cellar lies beneath the parlour face-wing, and the roof void was always intended to be used as attic space. Due to the later removal and alteration of partitions and wall infill, the access arrangements within the house are uncertain.

### **WALL DESIGN**

There are some contradictions in the visible evidence for the wall infill, not helped by the use of secondhand material in the frame (see Period A above) – these contradictions include apparently redundant peg holes and clashing sets of stave mortices. This inevitably creates difficulties in identifying the style of wall framing utilised at a particular period. An indication of the wall framing can be seen in Drawing Nos. 5-7, but unfortunately it is difficult to separate those peg holes which relate to previous use from the peg holes which indicate period-B infill timbers which are either hidden from view or have been removed subsequently.

There is good survival of the principal timbers; many principal posts survive to their full height, and a section of soleplate survives in the northern wall of the main range. Apart from the southern principal post in truss B-B (the jowl of which secondhand timber has been cut back to create a square-cut jowl) the principal posts have swelling jowls, and

many are chamfered. The tiebeams are mostly uncambered: in truss C-C, the tiebeam incorporates a slight camber along its length, but the top face of the timber has been hacked back in order that it does not project above the floor of the attic. The eastern end of the northern wallplate incorporates a hanging jowl at truss F-F: this seems to be a principal post used to repair the wallplate as there is a scarf joint midway along bay D-E. The wall infill is mostly hidden by plaster, but where evidence is visible the framing is mostly of regular-stud type. In the north elevation of the main range, there seems to be a pattern of studs incorporated mid-way along each bay; also in this wall on the ground floor there are short sections of slender, unpegged midrails, but no visible bracing of this date. Some raking struts, not visible on the principal face of the wall, have been utilised within the south elevation of the main range and within truss G-G, but there is no regular pattern. The partitions which enclose the chimney stack on the first floor are of regular-stud construction: the studs interrupted by raking struts.

## **WINDOWS**

No period-B windows survive; even the positions of the windows are unconfirmed. However, the locations of shutter grooves in the underside of the northern and southern wallplates of the main range may indicate the positions of window openings for which other evidence has been removed (see Drawing No. 7). Even so, as with some details of the wall design, these shutter grooves may be residual evidence within a secondhand timber and may not relate to this building – indeed, the apparent lack of peg holes for associated window cills seems to make this possibility a likelihood.

## **DOORWAYS**

There is only one doorway position definitely identifiable for this period: the locations for other assumed doorways are shown on Drawing Nos. 4, 5 and 7, qualified by question marks. The known doorway was located at first-floor level in the southern wall of the main range, to the east of principal post D, leading from the (probable) stair landing into the parlour chamber. The width of the doorway is 830 mm. The opening was blocked in antiquity, but its use is confirmed by pintle holes visible on the northern face of the stud which acts as the door jamb.

## **FLOORS AND CEILINGS**

Floors of both central-girder and longitudinally-set-joist type have been used within the period-B house, with much inclusion of secondhand material. The floors over the two-bay hall and hall chamber utilise central girders in the eastern bay but have longitudinally-set joists (and therefore no girder) in the western end bay. Because the visible principal post survives to its full height, it can be confirmed that there was never an end jetty in this location. The central girders to both floors are chamfered and incorporate cyma stops. The joists to the first floor have slightly variable widths,

averaging around 140 mm wide, and have blunted edges. Some joists have nail holes in their soffits but the pattern of nail holes is not uniform throughout the room, suggesting that some joists are secondhand, and that in their present configuration the joists were meant to be exposed. The joists within the attic floor are underplastered.

In the two eastern bays, the floors are supported by longitudinally-set joists, mostly hidden by underplaster. Again, these incorporate secondhand timbers: some joists exposed to view within the outer service chamber ceiling are of medieval scantling, measuring 140 mm x 90 mm. The joists within the cellar also appear to be reused medieval timbers. Within the first floor and the attic floor of the face-wing, central-girder floors have been used, and these too are underplastered, though the ends of some joists are visible in the parlour cupboards. The visible joists in this room measure 105 mm x 100 mm.

## **STAIRS**

All the superstructure staircases of this date have been rebuilt, but at least the present eastern stair appears to be in its period-B location. Although there is now a stair to the north of the chimney stack within the central bay, in a common location for a stair, it is not known whether one existed here during period B.

The cellar steps are original. They are formed of brick, and lead to the cellar from the western service room.

## **CHIMNEYS**

The house at this date was served by a single chimney stack incorporating three fireplaces arranged in a *very* novel configuration with the ground-floor fireplaces set at right angles to one another. The stack is of brick, with a rebated cap. The main working fireplace faces west into the hall. It measures 2.50 metres wide and 1.20 metres deep, with a seat in the northern jamb. The northwards return to the southern jamb is of modern brickwork, being a strengthening pier stitched back to the period-B work with occasional bricks. The two fireplaces serving the parlour and parlour chamber faced south and have both been blocked.

## **ROOF**

The roofs over the main range and the parlour face-wing are of clasped-side-purlin type. Unlike today, the terminals were originally all gabled. The majority of the timbers used within the roof are secondhand, but seem to have originated from the period-A house on this site (see Period A above). As reused, the collar and purlins are set at a higher level than in the original configuration, presumably so as to provide increased headroom. Unlike the original roof, there is no windbracing in the present configuration. An extra

internal truss has been incorporated adjacent to truss F-F in order to carry the ends of the higher period-B purlins. The collar in the retained period-A truss (F-F) is too low to fulfil this function.

The trusses of the roof over the face-wing also incorporate similar redundant mortices to the main range roof. The ridgeline of the face-wing to the south of the chimney is lower than the ridge to the north of the chimney, between the stack and the ridge of the main roof. This enables the awkwardly-placed chimney to be adequately weathered without trapping rainwater.

## **PERIOD C (c.1800) [Drawing Nos. 8-9]**

NOTE: The parts of the structure dealt with in this period are shown in red on Drawing Nos. 8 and 9. They belong to the same date range, but may have been carried out in more than one scheme of construction.

### **LAYOUT**

The house was added to and modified during this phase in a number of discrete areas. A two-storeyed extension was built in the south-western angle between the period-B main range and parlour face-wing, projecting slightly beyond the southern wall of the face-wing. The room and chamber within the new extension were both served by fireplaces in an internally-projecting stack against the southern wall.

A single-storeyed, two-roomed lean-to outshut was added to the northern wall, accessed via a ground-floor door to the east of truss D-D. A second lean-to was built in the south-eastern angle between the main range and the face-wing.

Internally within the period-B structure, the (assumed) period-B staircase against the south wall of the main range was segregated from the first-floor chambers by a partition, with a new flight constructed at right angles at the head. This allowed access direct from the service part of the house to the servants' rooms in the attic, bypassing the first floor of the house. A further staircase was built to the north of the chimney within bay C-D, giving access to the first floor. A first-floor closet was created to the west of this new flight, necessitating the removal of the northern half of the first-floor partition of truss C-C. The hall chamber was divided into two by the insertion of a new partition. It was probably at this date that cupboards were built against the eastern wall of the period-B parlour, the northern of which has bead-moulded doors and plank interiors.

Access routes within the house at this date are more easily understood than for period B, as there is more evidence surviving. The front entrance appears to have been via a central door cut through the now-enlarged western wall, though the date of this doorway is uncertain: it may have been formed earlier or later. Stairs lead to the first

floor from the hall, and doorways give access from the hall southwards to the parlour, and eastwards to the service part of the house, which include the two new lean-tos. The first floor is reached by the stairs against the southern wall, which land in a lobby area to the north of the chimney. From this landing a doorway leads eastwards to the service chambers. The new closet, and the two hall chambers are also accessed from the landing, but the parlour chamber was accessed from the southern hall chamber. The means of accessing the rooms within the second parlour extension are not known. The three attic areas were accessed direct from the eastern ground-floor service room.

## **WALL DESIGN AND WINDOWS**

The different areas of work dating to this period display very similar constructional details. The walls are of regular-stud construction and incorporate no principal posts, having studs at the corners. The wallplates are held in level assembly at the corners of the structures, though the intermediate tiebeam within the northern lean-to outshut is carried in standard assembly – a common feature at this period. Reflecting the higher status of this part of the house, the walls within the second parlour extension have been plastered internally and weatherboarded externally, and therefore the constructional details are hidden. It is likely to be similar to the construction visible in the northern lean-to outshut and the two short first-floor partitions. These are of regular studwork with raking struts interrupting the studs. The partition dividing the hall chamber is plastered on both faces and therefore its details are not currently known; two studs are visible towards the western end, but these are probably secondhand.

No extant windows seem to be attributable to this date — although of traditional design, all appear to represent later replacements.

## **DOORWAYS**

For the location of the new doorways, see 'Layout' above.

At this date, the first-floor doorway in the south wall of the main range seems to have been blocked, and access to the parlour chamber moved to a new opening cut through to the west of truss C-C. The doorway in the lean-to partition measures 640 mm wide. Its jambs are bead-moulded, and the tiebeam doubles as its head. Another bead-moulded door surround survives in the first floor of truss E-E. The date of this opening is not currently known, as both sides of the partition have been plastered.

## **FLOORS AND CEILINGS**

The first floor within the second-parlour extension is of central-girder construction. The girder is a secondhand timber, and is ovolo-moulded on its lower leading edges. The joists are hidden by the ceiling and those forming the attic floor are also underplastered.

## **STAIRS**

The stairs from ground to first floor are located to the north of the period-B chimney stack. They rise with a quarter turn, and are accessed from a door at the foot of the stairs. The flight of stairs (in two parts) leading to the attic is completely enclosed by regular-stud partitions. The two parts of the staircase are in straight flights, with a quarter landing at the level of the first floor. The flight from the first floor to the attic is formed of planks laid across projecting battens.

## **CHIMNEYS**

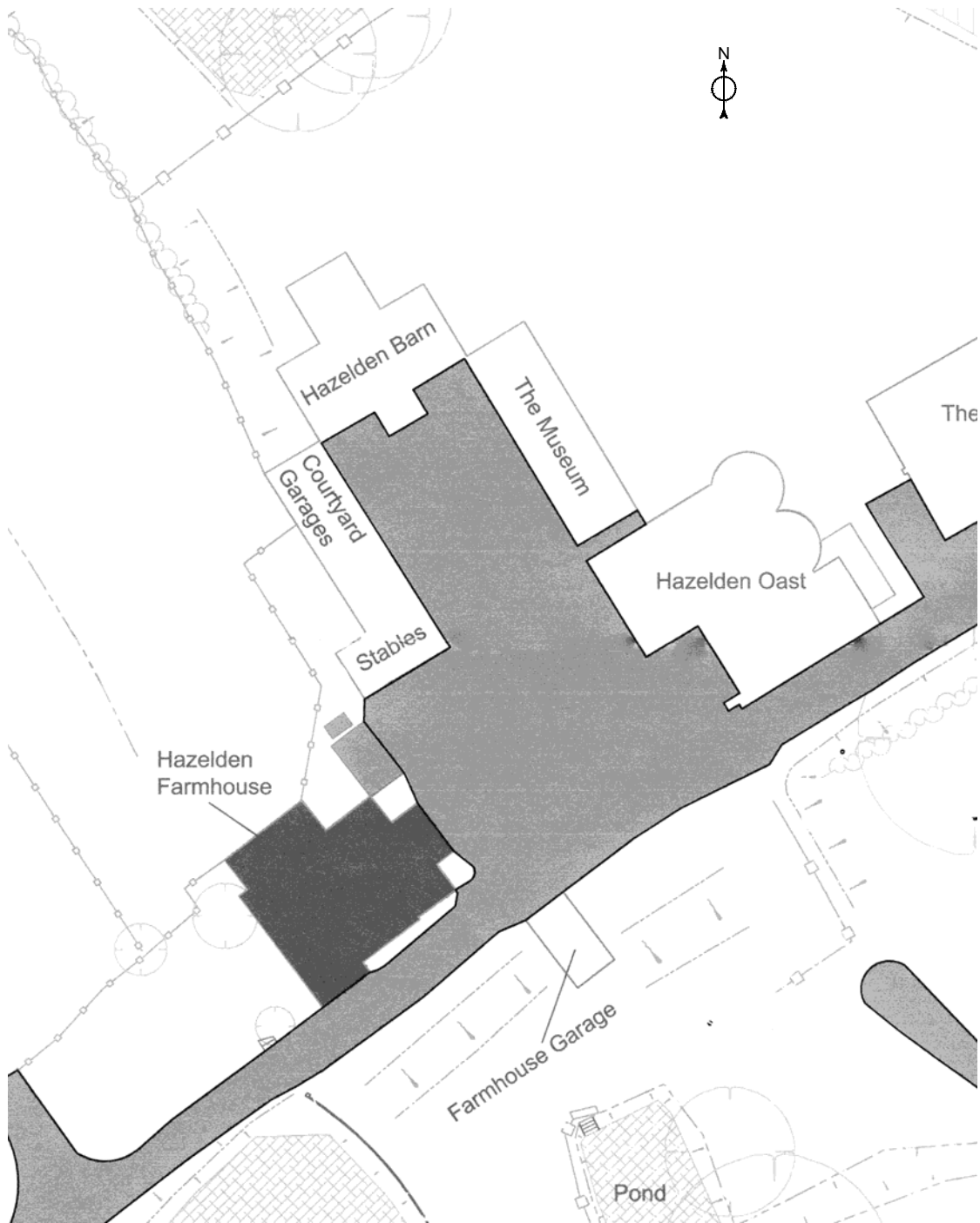
A two-flue, internally-projecting chimney with rebated cap serves the second-parlour extension. The stack is rendered externally. The fireplaces are hidden.

## **ROOF**

The roof over the second-parlour extension comprises paired secondhand rafters nailed to a continuous ridgeboard. It is hipped to the south. When this roof was built, the western period-B gable was altered to form a hip, allowing the slope of the period-C southern-parlour roof to continue across the whole western side. As part of this work the southern period-B rafters in bay A-B were removed. The south-facing gable over the period-B parlour face-wing was re-infilled (by adding studs to the external face) and converted to a half-hip. At the same time and in similar manner, the gable of truss F-F had a new regular-stud wall built up its outside face. This work is probably associated with the addition of external cladding.

The roofs over the two lean-to outshuts could not be seen. That over the northern lean-to is fully hipped, whereas that over the south-eastern lean-to is gabled to the south.

SITE PLAN SUPPLIED BY CHANTECLAIRE PROPERTIES



**HAZELDEN FARMHOUSE, CRANBROOK, KENT**  
**SITE PLAN**

Project Ref **3806**

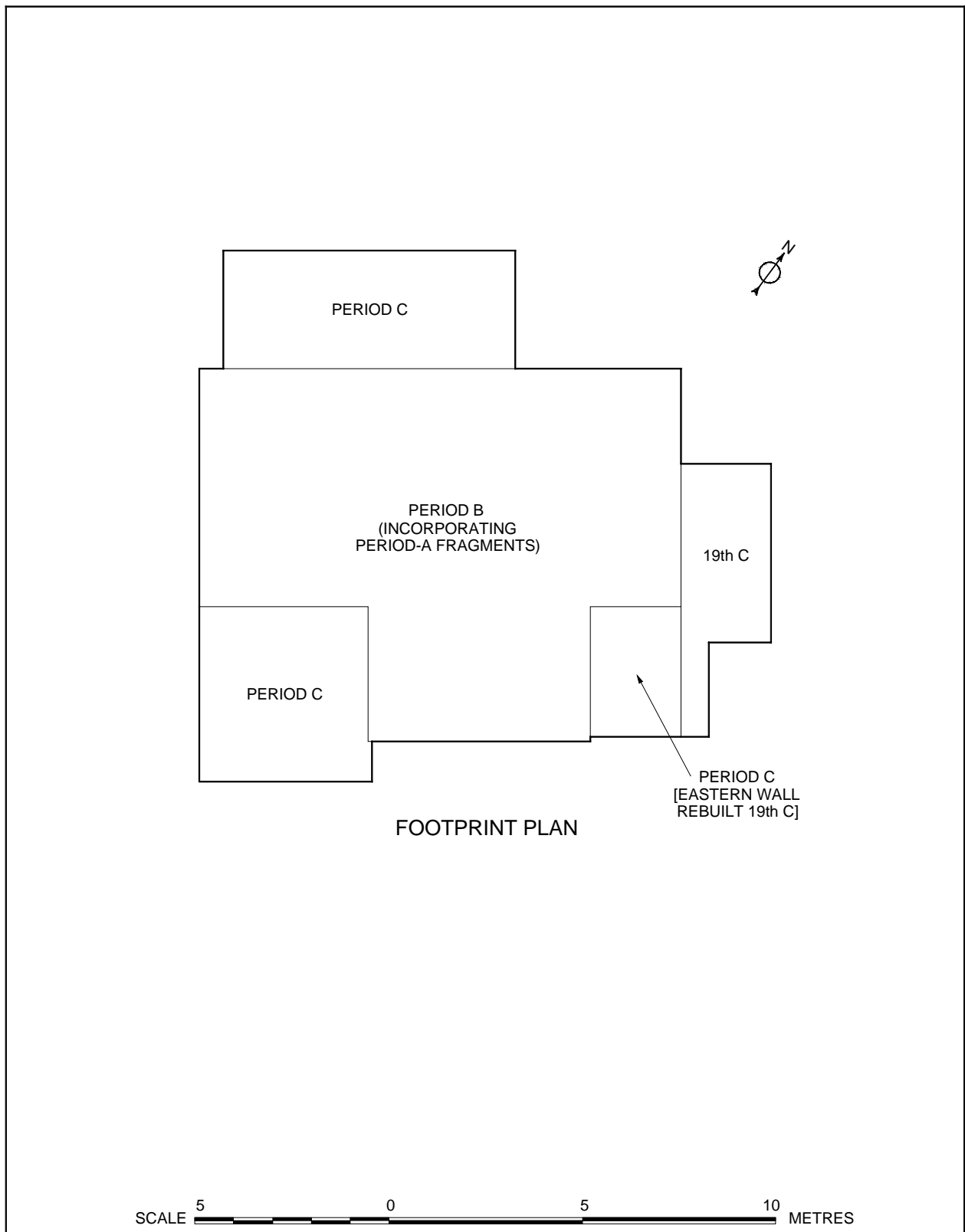
Drawing No. **1**

Drawn By **J Clubb**

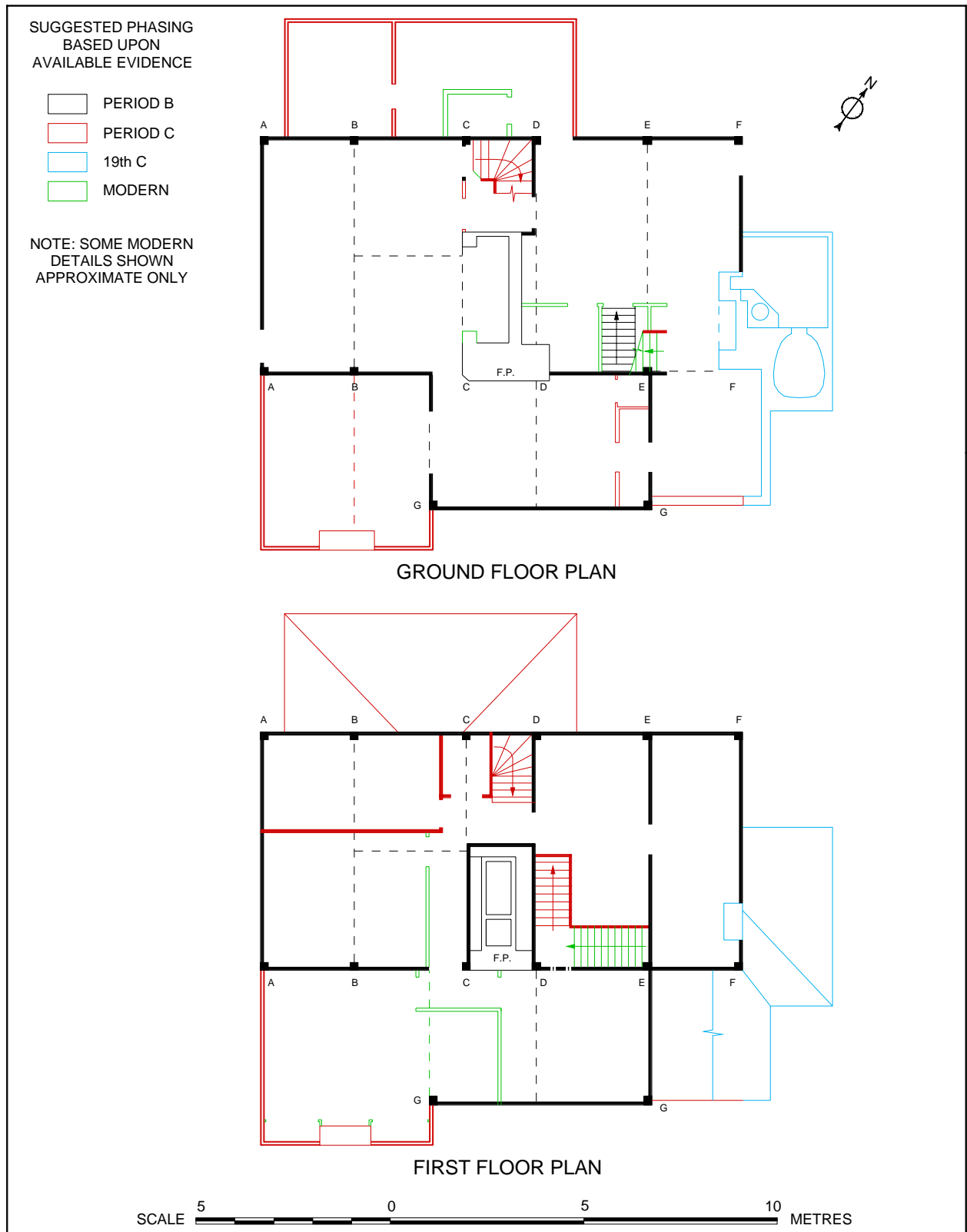
Revision No -

Date of original survey **2009**

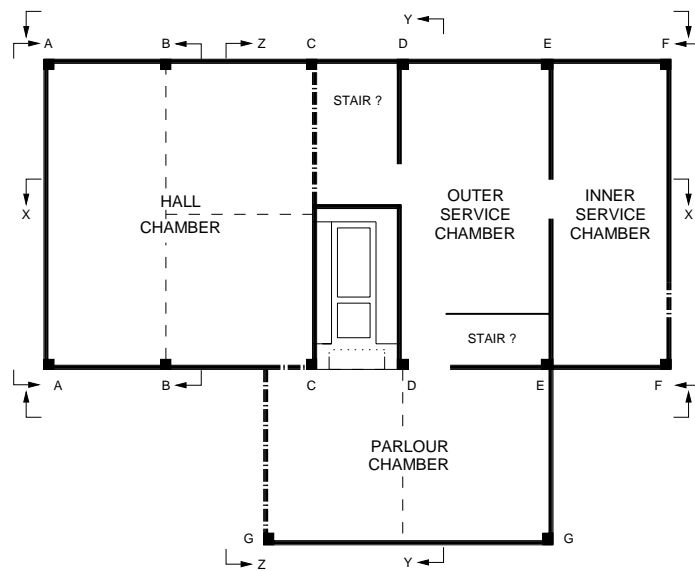
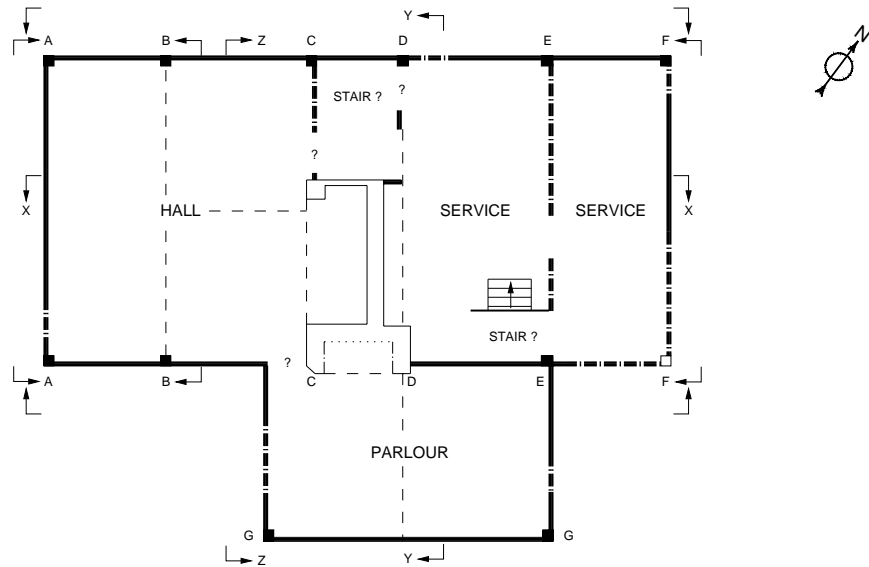
Date of this revision **2009**



<b>HAZELDEN FARMHOUSE, CRANBROOK, KENT</b> <b>OUTLINE PLAN SHOWING SEQUENCE OF DEVELOPMENT</b>				Project Ref <b>3806</b>	
				Drawing No. <b>2</b>	
Drawn By <b>J Clubb</b>	Revision No -	Date of original survey <b>2009</b>	Date of this revision <b>2009</b>		

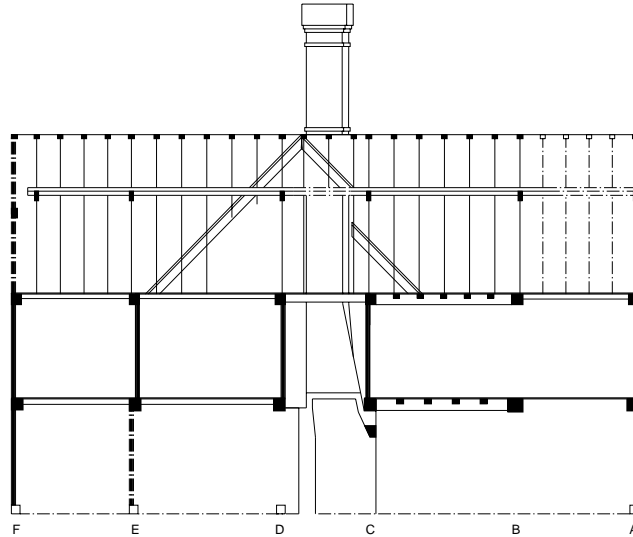


<b>HAZELDEN FARMHOUSE, CRANBROOK, KENT          PLANS AS EXISTING, 2009, SHOWING SUGGESTED PHASING</b>				Project Ref <b>3806</b>
				Drawing No. <b>31</b>
Drawn By <b>J Clubb</b>	Revision No <b>-</b>	Date of original survey <b>2009</b>	Date of this revision <b>2009</b>	

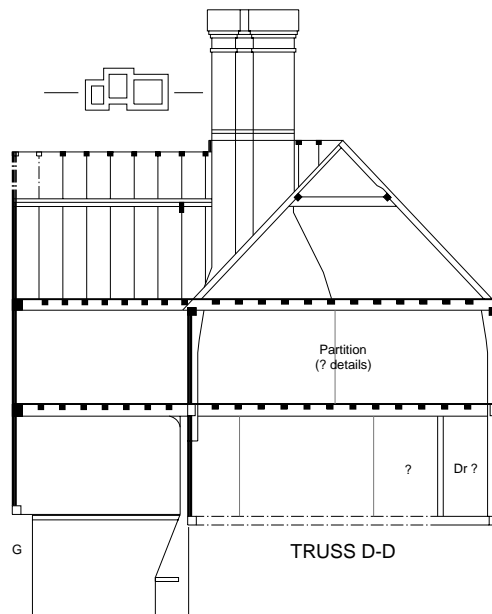


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<b>HAZELDEN FARMHOUSE, CRANBROOK, KENT                  PERIOD-B RECONSTRUCTION DRAWINGS</b>				Project Ref <b>3806</b>
				Drawing No. <b>4</b>
Drawn By <b>J Clubb</b>	Revision No <b>-</b>	Date of original survey <b>2009</b>	Date of this revision <b>2009</b>	



LONGITUDINAL SECTION X-X

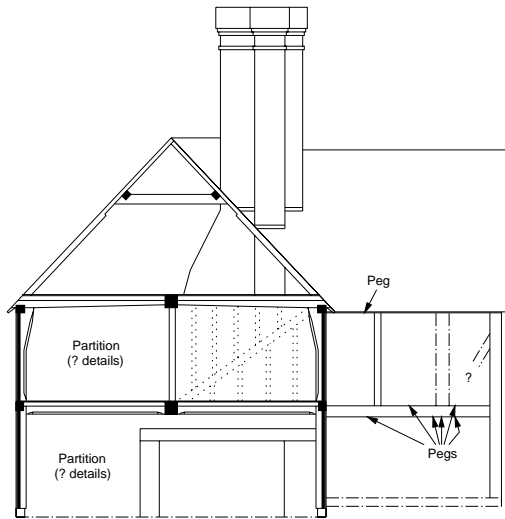


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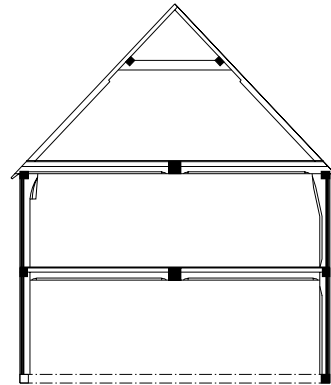
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<b>HAZELDEN FARMHOUSE, CRANBROOK, KENT</b> <b>PERIOD-B RECONSTRUCTION DRAWINGS</b>				Project Ref <b>3806</b>			
				Drawing No. <b>5</b>			
Drawn By	J Clubb	Revision No	-	Date of original survey	2009	Date of this revision	2009

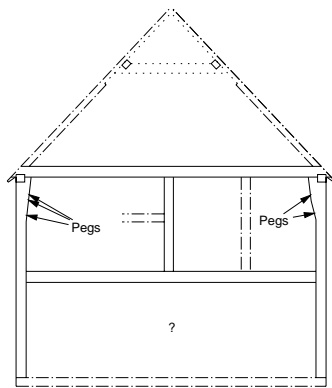
DETAILS SHOWN IN DOTTED OUTLINE VISIBLE ON OPPOSITE FACE



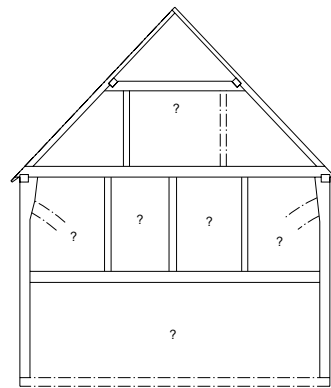
TRUSS C-C  
SECTION Z-Z



TRUSS B-B



WEST ELEVATION

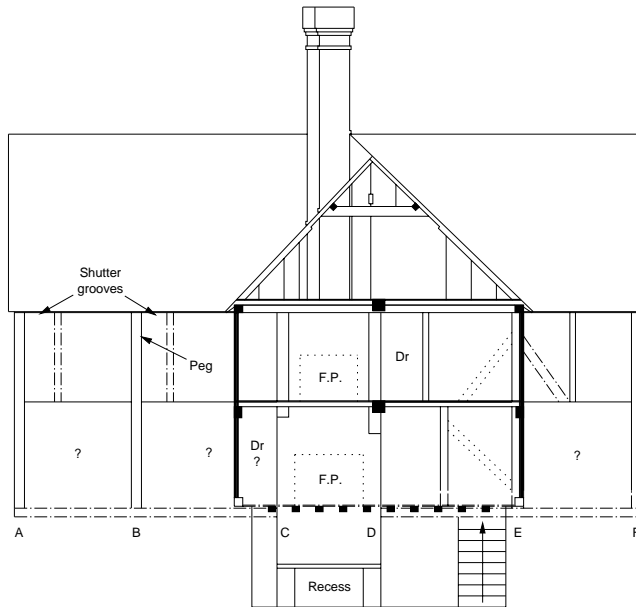


EAST ELEVATION

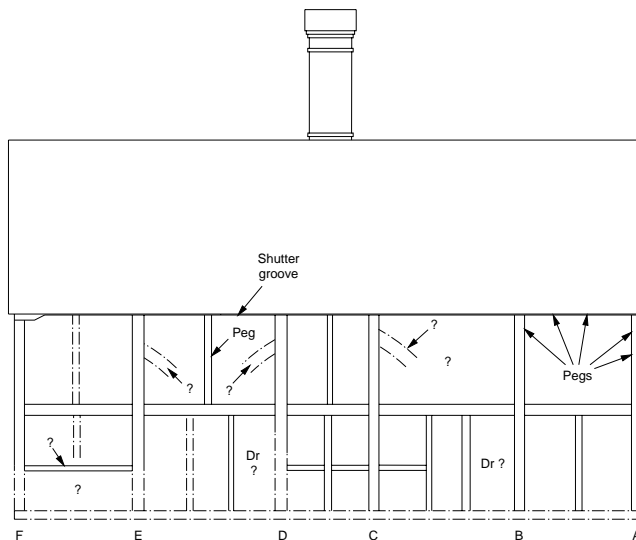


<b>HAZELDEN FARMHOUSE, CRANBROOK, KENT</b>				Project Ref	<b>3806</b>
<b>PERIOD-B RECONSTRUCTION DRAWINGS</b>				Drawing No.	<b>6</b>
Drawn By	<b>J Clubb</b>	Revision No	-	Date of original survey	<b>2009</b>
				Date of this revision	<b>2009</b>

DETAILS SHOWN IN DOTTED OUTLINE VISIBLE ON OPPOSITE FACE



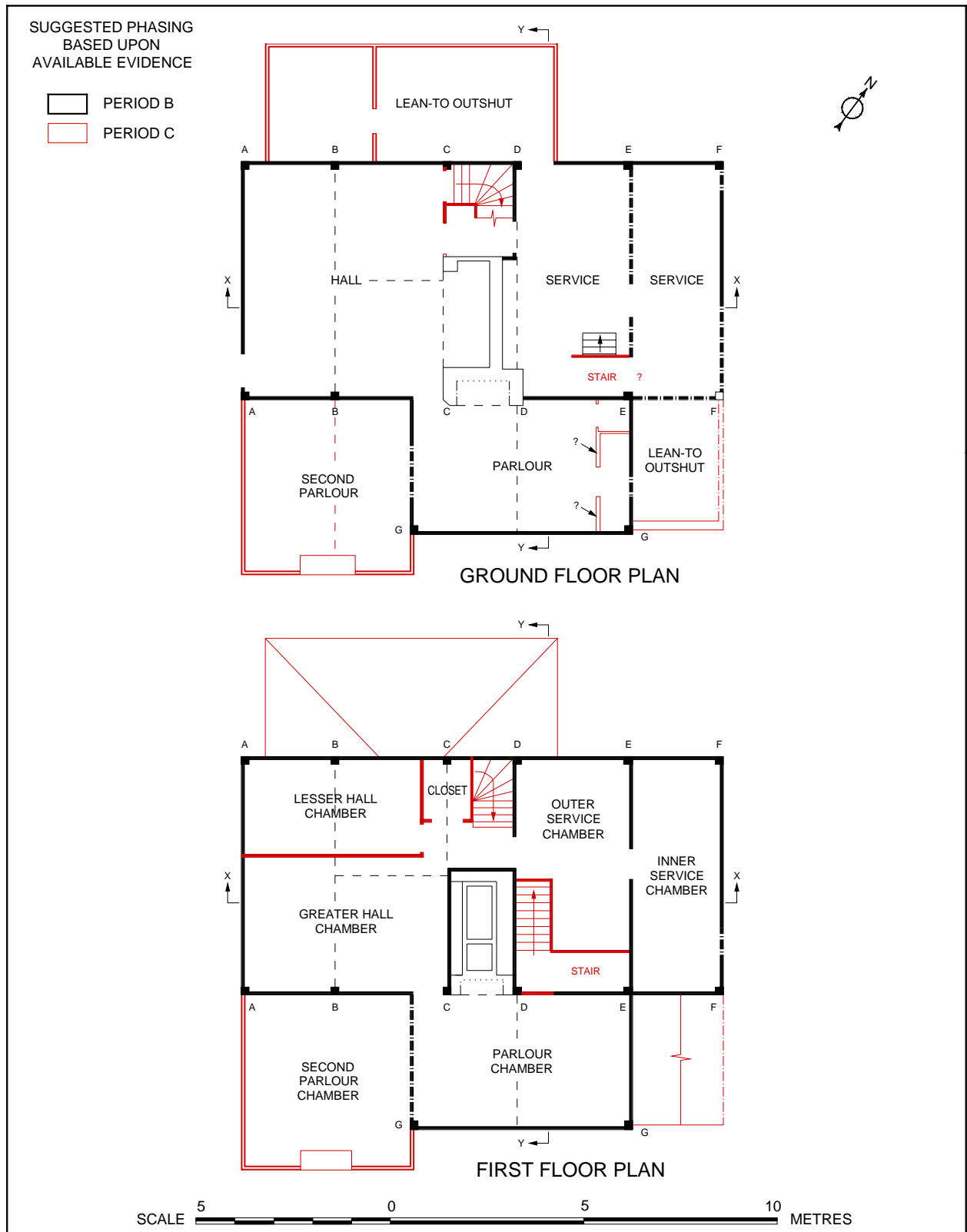
MAIN RANGE SOUTH ELEVATION



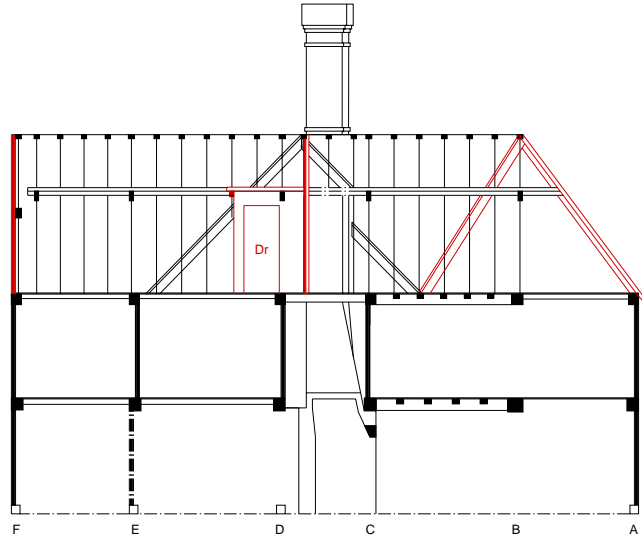
MAIN RANGE NORTH ELEVATION

SCALE METRES

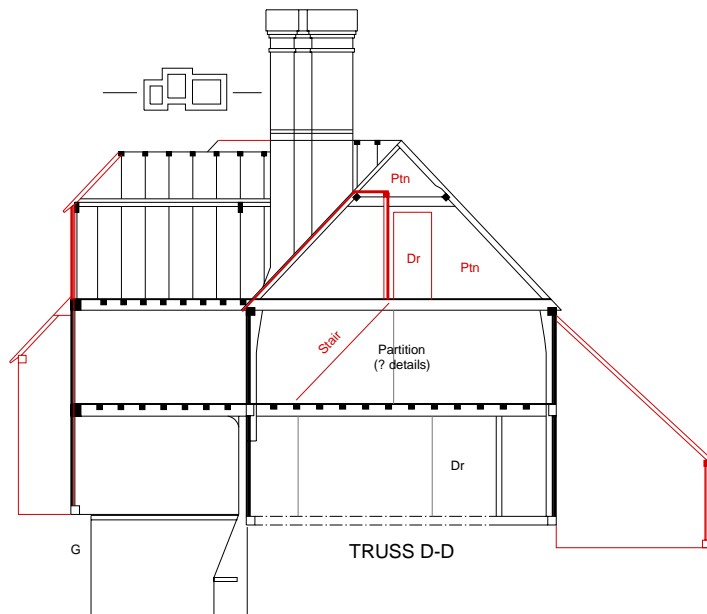
<b>HAZELDEN FARMHOUSE, CRANBROOK, KENT PERIOD-B RECONSTRUCTION DRAWINGS</b>				Project Ref <b>3806</b>
				Drawing No. <b>7</b>
Drawn By <b>J Clubb</b>	Revision No <b>-</b>	Date of original survey <b>2009</b>	Date of this revision <b>2009</b>	



<b>HAZELDEN FARMHOUSE, CRANBROOK, KENT PERIOD-C RECONSTRUCTION DRAWINGS</b>				Project Ref <b>3806</b>
				Drawing No. <b>8</b>
Drawn By <b>J Clubb</b>	Revision No -	Date of original survey <b>2009</b>	Date of this revision <b>2009</b>	



LONGITUDINAL SECTION X-X



LONGITUDINAL SECTION Y-Y

SCALE 
5
0
5
10
 METRES

<b>HAZELDEN FARMHOUSE, CRANBROOK, KENT          PERIOD-C RECONSTRUCTION DRAWINGS</b>				Project Ref <b>3806</b>
				Drawing No. <b>9</b>
Drawn By <b>J Clubb</b>	Revision No <b>-</b>	Date of original survey <b>2009</b>	Date of this revision <b>2009</b>	