

Heritage Statement

The Old Rectory 43 Main Street, Newbold Verdon, LE9 9NN

National Grid Reference: SK 44500 03756

Listed Building Consent application **PP-15197115**

Replacement of French doors and Coach house window.

Introduction

The Grade II listed Old Rectory is a former rectory, built around 1820. The back (North) of the house was extended in later 19th century (**List Entry Number: 1074087**, 28/2/1991).

Character and appearance of the heritage asset.

“Red brick with pale headers, ashlar dressings, hipped slate roof with overhanging eaves, 4 brick wall stacks. 2 storey 3 bay front with central 6 panelled door, flanked by single glazing bar sashes. The ground floor openings have cambered ashlar lintels with keyblocks. To the first floor are 3 glazing bar sashes to eaves. The 3 bay side front is similar but with central French window. Interior retains stick baluster stair with wreathed handrail and oval skylight with glazed dome above stairwell, Plaster cornices in principal rooms” (From historicengland.org.uk listing).

History of the building

The Old Rectory was built 1820 as a residence for the rector. It was sold as a house in the post WW2 period. For a period it was used as the surgery for the local doctor, and during this time it was altered, with an internal rearrangement of the back entrance area and the back stairs, to create a patients' waiting area and a dispensary. At the end of the 2000s, the windows and doors were replaced, with listed building consent, to return them to the original character. A few years later, a porch was erected, with listed building consent, outside the back door.

Proposed work

The proposed works are replacement for a set of French doors and a window, which are at the end of their working life due to wear. Repairs are not viable, due to the age and conditions of the existing woodwork. The replacements will change minimally the design of the doors and the window to return them to a style more in keeping with the style of the existing windows. They will be built in hardwood and single glazed, using the same materials as the original construction, and as the existing doors (the coach house window is built with softwood).

Impact the significance of the heritage asset

The impact is minimal. The replacements are like for like, with minimal stylistic correction to bring the design closer to the original construction. Neither the building, nor its character are altered in the least. The proposed replacements are not visible from any public road, bridleway, or footpath.