

THE OLD RECTORY, MERE,
WILTSHIRE, BA12 6DS

HERITAGE IMPACT STATEMENT
June 2026

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1.0 INTRODUCTION

1.1 This Heritage Impact Statement refers to The Old Rectory, Church Street, Mere, Wiltshire, BA12 6DS, and has been prepared in support of a Listed Building Consent Application for alterations and improvements to the house. This statement has been prepared by The Heritage Consultancy and is written by Adrienne Ridler-Lee MSc on behalf of the applicants, Dr John Middleton and Catherine Stevens.

1.2 This report takes reference from policy within the National Planning Policy Framework (NPPF) and the Wiltshire Core Strategy 2015. Guidance is taken from Historic England's 'The Setting of Heritage Assets' Good Advice in Planning Note 3 (GPA3), 'Managing Significance in Decision-Taking in the Historic Environment' Good Practice Advice Note 2 (GPA2), and Historic England's Conservation Principles, Policies and Guidance.

1.3 This application for Listed Building Consent seeks permission for works to stabilise the building and prevent further deterioration, including measures to address weathering and water ingress. It also includes modest internal and external alterations to sympathetically improve the functionality, circulation, and thermal performance of the house. The Applicants have recently purchased The Old Rectory (NGR ST81064 32221), a Grade II listed building designated on 6 January 1966, which has experienced a period of limited maintenance and repair. The list entry is provided at Appendix 1.

2.0 BACKGROUND

2.1 Mere is a small market town located in the south-western corner of Wiltshire, close to the borders with Dorset and Somerset. It occupies a transitional position between the chalk uplands of the South West Wiltshire Downs and the lower clay vales to the south, giving rise to a varied and visually distinctive landscape setting. The town sits beneath prominent downland ridges and is closely associated with the wider designated landscape of the Cranborne Chase and West Wiltshire Downs Area of Outstanding Natural Beauty. Its proximity to the A303 provides good road connectivity, while nearby Gillingham offers rail links, allowing the town to remain accessible while retaining a strongly rural character. Mere accommodates a range of everyday facilities, including a primary school, healthcare provision, local shops, a post office, and a selection of community and leisure amenities such as public houses, cafés, a museum and a library.

2.2 The Old Rectory is located to the south of the designated Conservation Area (Fig. 1), along Church Street. This part of the town contains a notable concentration of designated heritage assets, including the Grade I listed Church of St Michael the Archangel, located approximately 26 metres to the east-north east of the application site. The church incorporates fabric dating from Saxon period, and the C12 and C13s.

BACKGROUND CONTINUED

2.3 The Old Rectory is not located within a Flood Risk Zone and is not located with the Cranborne Chase & West Wiltshire Downs Natural Landscape, formerly known as the Area of Outstanding Natural Beauty (AONB). There are no Public Rights of Way (Fig.2) that traverse the Application Site, or that will be impacted by any of the proposed works. Footpath Mere 2, Path 2 is located to the south/south east of the Site boundary, and Mere 4, Path 4 is located to the south/south west of the Site boundary.

2.4 This statement accords with Section 16, Paragraph 207 of the NPPF (Conserving and enhancing the historic environment) and provides proportionate information sufficient to assess significance and the potential impacts.

2.5 Section 8 of this statement considers the proposed development alongside its potential impacts on significance. The supporting images at Appendix 2 should be read in conjunction with this section of the assessment.

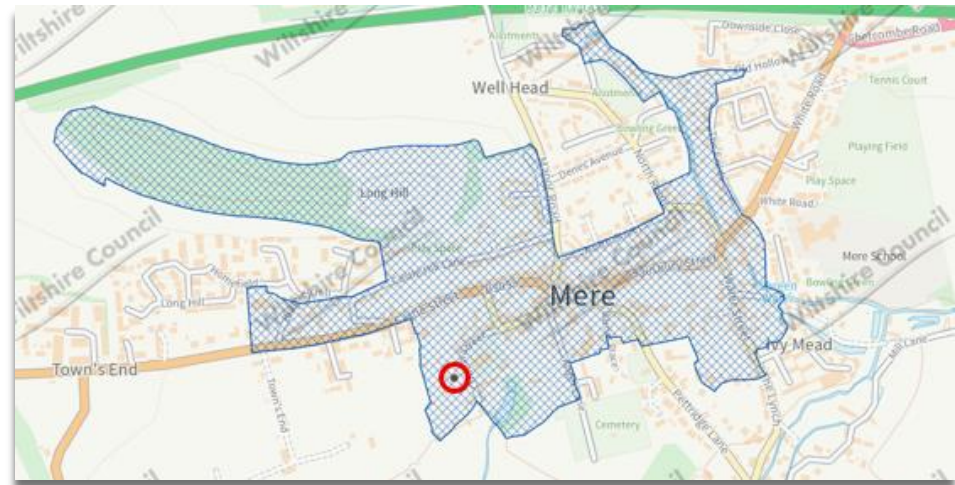


Figure 1. Location of The Old Rectory (indicated) in relation Mere Conservation Area boundary.

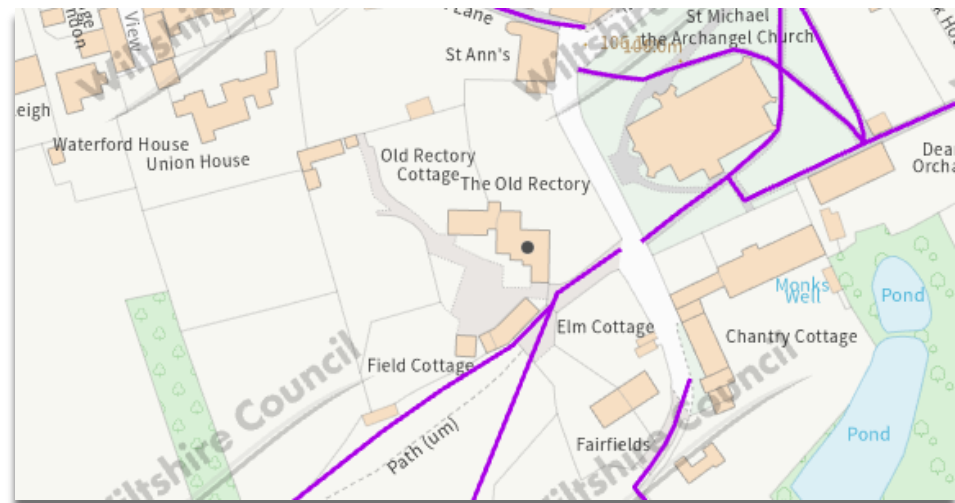


Figure 2. Location of The Old Rectory in relation to Public Rights of Way; Mere 2, Path 2, and Mere 4, Path 4.

3.0 MAP REGRESSION & INFORMATION

3.1 Map regression illustrates the evolution of Mere with the 1773 map (Andrews' and Dury's Map of Wiltshire; Fig.3) indicating the C18 grain of development within the wider setting of the Church of St. Michael the Archangel, however the associated Church buildings such as the Vicarage, Chantry House (C15), Dean's Orchard (1708) and a C16 service range are omitted from the map. It is known that during this time the former Vicarage suffered fire damage and was rebuilt, albeit with some retained internal detail (see para. 4.4).

3.2 The 1810 map (Andrews' and Dury's Map of Wiltshire; Fig. 4) depicts Mere in a broadly similar form to that shown 37 years earlier. As with the earlier map, the ancillary ecclesiastical buildings are not illustrated.

3.3 The 1887 Ordnance Survey map (Fig.5) illustrates The Old Rectory, by then known as Layfield House, having been sold by the Church in 1865, and no longer part of the group of buildings associated with the Church. A new vicarage was constructed to the north west in 1865 (see para. 4.5). Alongside the church, Chantry House and Dean's Orchard are also shown (with the Deanery further to the north), collectively illustrating the significant influence of the Church on Mere in the late C19. The Old Rectory was then an 'L' shaped building, with the dwelling shaded in black, and an adjoining outbuilding unshaded indicating its ancillary character and function.



Figure 3. 1773 Andrews' and Dury's Map of Wiltshire illustrating the C18 setting of Mere, with the Church of St. Michael the Archangel.



Figure 4. 1810 Andrews' and Dury's Map of Wiltshire illustrating the C19 setting of Mere, much as it was in 1773.

3.4 By 1901 (Fig.6) the Application Site is clearly illustrated with the adjoining range to the north/north west, previously illustrated as ancillary, now shaded to indicate domestic use. The settlement remained strongly influenced by its ecclesiastical setting and character into the early C20, with a further building to the east identified as 'Monk's Well'. The Deanery to the north (not included in the map excerpt) is recorded as having been removed by this date; the site merely identified as 'Deanery, Site of'.

3.5 Figure 7 shows the Application Site in 1925, much as it was in 1901, however by 1945 (Fig.8) an additional range is seen as having been constructed to the north west. Alteration within the wider setting included the closing of the Workhouse, reflecting social and economic development commensurate with that witnessed nationwide during the mid C20. The laundry associated with the Workhouse remains and has since been converted into a dwelling.

3.6 By 1979 (Fig.9), the Application Site was identified on the map as 'The Old Rectory', reflecting its former use as an associated, ecclesiastical building. As was typical during the period, new vicarages were often constructed to provide more modern and comfortable accommodation to attract Vicars to the post, and a replacement building was established to the east. The mapping also shows alterations to the C20 extension to the north/north-west, although this may in part reflect improved survey detail rather than substantive change.

3.6 cont. The associated outbuilding to the south of the main dwelling, originally a coach house, is identified as the Surgery (today known as Field Cottage), which The Old Rectory is widely known as hosting between 1964 until 1990 when a Doctor was in residence (see para. 4.6).

3.7 Figure 10 shows The Old Rectory in 2005, with its footprint and form unaltered, despite known construction taking place in 1994 following planning application Nos. S/1993/1693 & S/1993/1694. The former Surgery building is identified as Field Cottage, demonstrating further transition in function throughout the C20, from an ancillary outbuilding in a subordinate use to the main dwelling, to a Doctor's Surgery, and to a residential annexe.

3.8 An aerial image taken in 2025 (Fig.11) captures the modern day setting of The Old Rectory, showing the form and footprint of the house within the confines of its private grounds, and in relation to the Church of which it once served.

3.9 A search on the Wiltshire Historic Environment Record (map seen at Fig.12) yields no information or evidence of site specific Monuments, Find Spots, or areas of other historic or archaeological importance that may be potentially impacted by the proposed works at The Old Rectory.

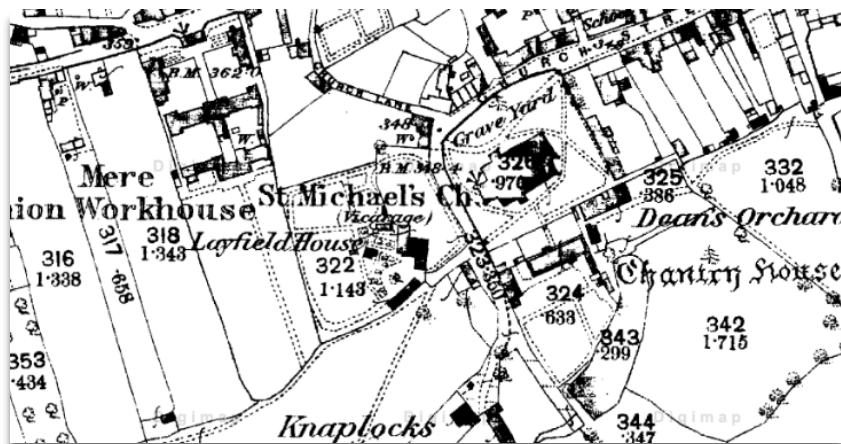


Figure 5. 1887 OS map of Mere illustrating 'Layfield House' with associated outbuildings. New Vicarage (1865) located to north west.

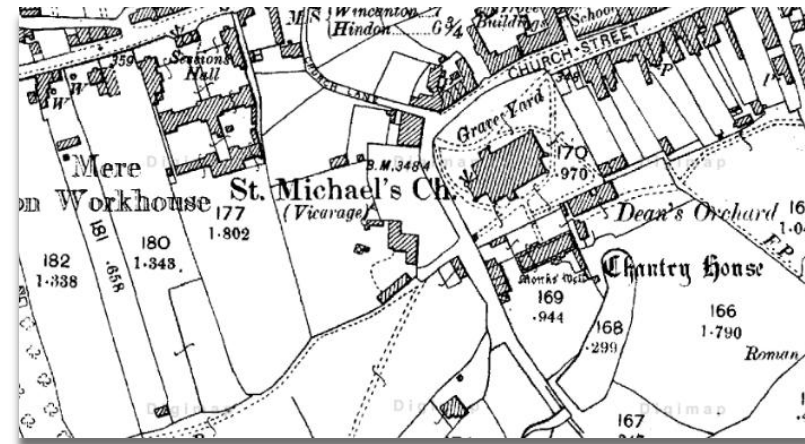


Figure 6. 1901 OS Map illustrating 'The Vicarage' with former ancillary range now illustrated as domestic.

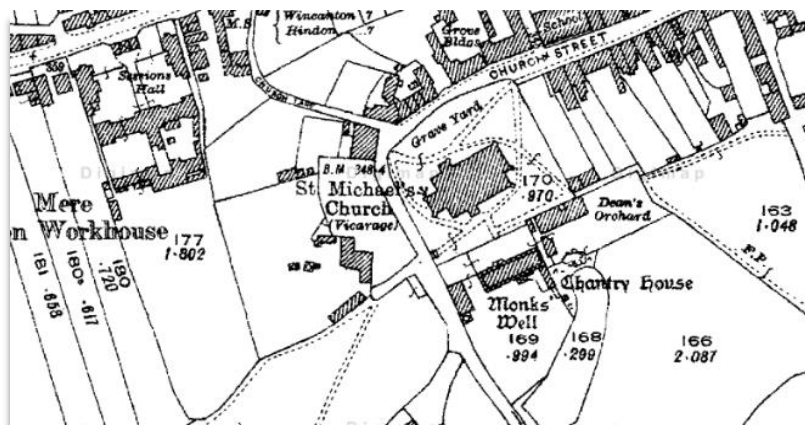


Figure 7. 1925 OS map illustrating 'The Vicarage' as it was in 1901.

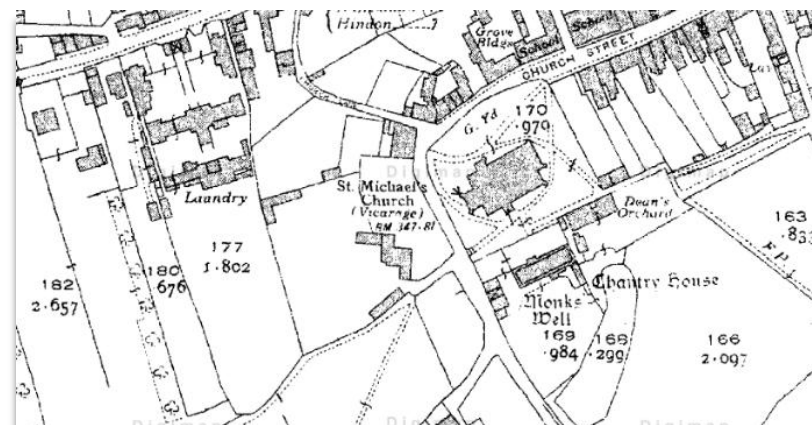


Figure 8. 1945 OS map illustrating 'The Vicarage' with an additional range constructed to the north/north west.

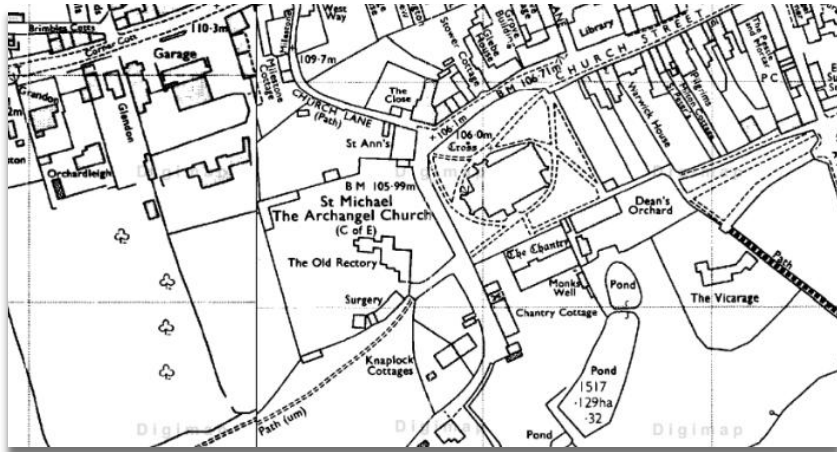


Figure 9. 1979 OS map illustrating 'The Old Rectory', with 'The Vicarage' to the east.

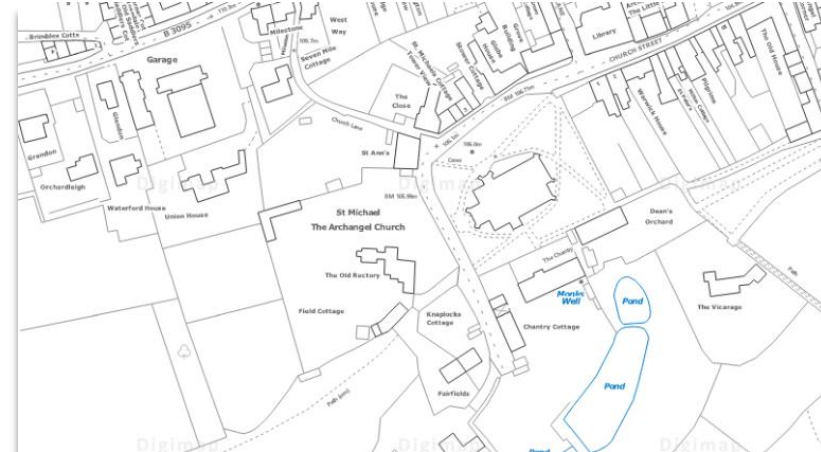


Figure 10. 2005 OS map illustrating The Old Rectory; Surgery now identified as 'Field Cottage'.



Figure 11. Aerial image (2025) capturing the modern day setting of The Old Rectory.



Figure 12. Excerpt of HER map showing no features within confines of Application Site (indicated in red).

4.0 HISTORIC OVERVIEW

4.1 The origins of Mere extend back to prehistoric times, as evidenced by the presence of barrows, earthworks and nearby hillforts within the surrounding landscape. The settlement itself is likely to have developed during the Saxon period, with its name reflecting its historic position near a boundary between territories. By the medieval period, Mere had become an established market centre, and this role shaped its physical form, including the creation of a market square and the development of a network of streets radiating from the historic core. The remains of a former castle on Castle Hill continue to provide a prominent landmark and reinforce the town's historic significance. Much of the built fabric within the centre dates from the post-medieval period onwards, often constructed in local stone, contributing to a consistent and recognisable vernacular character.

4.2 The Church of St Michael the Archangel has Saxon origins, adapted in the late C11 and developed steadily from the C12 through Medieval expansion and a major C15 rebuilding, establishing it as the principal Parish Church of Mere. Following the Reformation, it continued in Anglican use with periodic repairs. This continuity reflects the sustained importance of the Parish Church within the town, accompanied by the establishment and evolution of associated Parish structures, such as the Vicarage.

4.3 The Old Rectory, in its present form, developed in part upon the site of an earlier building, which may have originated in the C15 during a period of settlement expansion in Mere during the late C14 and early C15s. In 1424, Henry VI granted land for a Chantry which was subsequently built for the priests, along with the Vicarage, Deanery, and the rebuild and enlargement works to the Church. Mere Museum holds records that indicate a succession of vicars from 1330, all of whom would have required accommodation. It is therefore likely that a dwelling was established on the Application Site during this period, potentially predating the C15 structure.

4.4 During the 1770s, the Revd. Caleb Perfect, who had resided at The Old Rectory died, and Revd. Thomas Staples took over the post, he too living at the Vicarage. However, within a year, Revd. Staples had also died (1774), and it was during this period that the original vicarage burnt down, with Staples' wife taking responsibility for the rebuild. Whilst much of the house was destroyed, elements of the earlier core were retained, including 2 rooms, a fireplace, old casement windows and a stone arch leading to a well at the back of the house, all of which remain.

4.5 During the C19 and C20, many Parishes across England saw the replacement of old vicarage dwellings, which were cold and draughty buildings that did nothing to attract new Vicars to the post.

4.5 cont. In 1863, the Vicar of Mere, Henry Townsend campaigned for the then existing Vicarage (The Old Rectory) to be replaced, stating that the building was '*in a most dilapidated state and should be sold*', which it subsequently was in 1865, being named Layfield House by 1887 as seen on the map (Fig. 5) and commented upon in para. 3.3. A new vicarage was constructed at Bramley House, Castle Street which was occupied by Townsend and his family. By 1901, The Old Rectory was simply identified as St. Michael's Vicarage on the OS map (Fig.7), and it passed through several ownerships until Colonel C. H. Walsh purchased it in 1935, renaming it The Old Rectory, however this title was incorrect as the building had never accommodated a Rector.

4.6 1964 witnessed a new era for The Old Rectory, when Dr. Longbourne and his family moved in, with the former coach house readapted into a surgery, until eventually a purpose-built surgery was constructed elsewhere within Mere, that coincided with Dr. Longbourne's retirement in 1990.

4.7 During the C21 The Old Rectory has served as a private residence, with the former coach house and surgery (Field Cottage) primarily being used for ancillary accommodation to the main house. The house has been without regular and adequate maintenance or repair for several years yet has been recently purchased by the Applicants who are keen to undertake a programme of conservation works to safeguard the historic building for future generations to enjoy.



Fig.13 Image courtesy of Strutt and Parker



Figure 14. West and south elevations of The Old Rectory.



Figure 15. North elevation; earlier core within this range.



Figure 16. North west elevation of Field Cottage, former coach house/surgery.



Figure 17. 1969 photograph capturing west elevation with first floor sash window.

5.0 SITE DESCRIPTION AND SETTING

5.1 The Old Rectory is a generally a 2-storey dwelling that could be considered to comprise 2 ranges; the main 'L' shaped range with elevations facing to the east (front cover) and north (Fig.15), with a later range constructed adjoining the west elevation.

5.2 The building incorporates elements of what appears to be 2 structures, evident in the stonework of the north elevation, an internal stone arch, 2 rooms with casement windows and a cellar. The rubble stone elevations include dressed stone quoins, with the principal elevations largely characterised by 2-over-2 sash windows with curved horns. On the east elevation at first-floor level, a casement window with glazing bars has been inserted between the sashes, disrupting the visual consistency of this elevation.

5.3 Ground-floor openings are set beneath timber lintels, with first-floor openings positioned just below the eaves. The west-facing fenestration of the east range (viewed from the driveway) includes two 2-over-2 sash windows at ground-floor level, consistent in scale and design with those on the east elevation. At first floor, two irregularly arranged casements with leaded lights are present, with the southern window replacing an earlier sash, as shown in a 1969 photograph (Fig.17).

5.3 cont. The south-facing elevation of the adjoining range features a stone entrance porch beneath a hipped clay tile roof, with casement windows at both ground and first-floor levels.

5.4 To the west of the main house is a lean-to extension, and again further to the west is the C20, 2 storey extension; accessed from the historic range by a single-storey connecting hall (with access door to the south elevation). The C20 extension was constructed to correspond in style and materiality to its host building, however it is easily read as a later structure and represents no architectural merit. The south fenestration of this range comprises leaded casements of 3 lights, and a single storey garden room with full height glazed units of corresponding design dated 1994.

5.5 The entire roof material varies, with the historic range comprising fish-tail, red clay tiles on the north and east slopes, and squared red clay tiles to the west. Stacks constructed of alternate brick are sited on the ridge. The north slope of the main house has 2 hipped dormers (each of 2 lights), with hung clay tile cheeks, and a stack to the west gable end which has been heightened. The lean-to roof is covered with red clay pantiles.

5.6 The rainwater goods comprise a mix of Ogee cast iron and rusted half-pipe cast iron and cracked plastic gutters, and a mix of iron and replacement perished/cracked plastic downpipes. All rainwater goods require prompt remedial attention or replacement where necessary to safeguard the structural integrity and decorative order of the historic fabric of the house.

5.7 The interior fittings, fixtures and features are individually commented upon in Section 8 of this statement, if they are relevant to this proposal. As with the exterior, the interior would benefit from routine maintenance, repair and sensitive modernisation to support a sustainable and energy-efficient dwelling aligned with C21 living requirements.

5.8 The Old Rectory occupies a generous, historically associated plot that includes outbuildings such as the former coach house. The house is set within private gardens and grounds, with its eastern boundary along Church Street defined by a stone wall and mature hedgerow. From within the grounds, direct views to Castle Hill (Fig.19) to the north, and the Church to the east (Fig.18) are achievable, providing context to the historic origins of the settlement. Situated in a quiet, discreet location south west of the town core, The Old Rectory enjoys a relatively tranquil, unencumbered setting, with open fields to the west and south providing green space and tree cover that reinforce its peaceful character.



Figure 18. Looking south east towards Church.



Figure 19. Looking north towards Castle Hill.

6.0 SIGNIFICANCE

6.1 Section 16 of the NPPF (Conserving and enhancing the historic environment) advises:

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance'

6.2 The NPPF defines 'Significance' as follows:

'The value of a heritage asset to this, and to future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.'

6.3 There are 4 core values that contribute to significance; evidential, historic, aesthetic and communal. In some cases, the significance of heritage assets may also derive from associative or illustrative value.

6.4 The Old Rectory possesses the 4 core values which are described individually to assess its overall significance.

6.5 The **evidential value** of the Grade II listed Old Rectory derives from its surviving historic fabric and legible architectural form, including elements that both predate, and post-date the 1770s fire, providing valuable insight into the building's evolution, function, and status over time. Notable survivals, include 2 retained rooms (pre-1770s), the inglenook, a cellar, a stone arch, recently revealed intact Georgian fireplaces, and a largely intact plan form that enable an understanding of its evolution, as well as its deliberate orientation in relation to the formerly associated Church. A high timber lintel to the north of the east elevation indicates a former door opening, purposefully aligned to face the Church the dwelling historically served.

6.6 The ancillary outbuilding (Field Cottage) that comprises the former coach house, evidences the historic operation of the site, with a service function that is characteristic of a dwelling of status as compared to the more modest vernacular. The C20 readaptation of the coach house into a Doctor's Surgery demonstrates social and functional evolution, albeit within both purposes the site has served the local community.

- 6.7 The historic boundary treatments, the intentional orientation of the house, gardens, and approach provide evidence of the designed setting, illustrating how the property was experienced and accessed in relation to its original visual and functional relationship with the Church.
- 6.8 The **historical value** of The Old Rectory, Mere, Wiltshire, derives from its clear association with the ecclesiastical development of the settlement and its longstanding function as accommodation for the parish clergy. Its historic design and construction, together with evidence of an earlier building incorporated within the present structure, illustrate continuity of use and adaptation over time. The documented occupation by identified vicars strengthens its direct connection to the administrative and pastoral history of the parish.
- 6.9 The recorded fire in the 1770s and subsequent rebuilding, incorporating elements of the earlier structure, demonstrate the building's evolution, resilience, and response to changing circumstances. Its later sale and adaptation reflect wider C19 reforms to clerical housing, when many vicarages and rectories were rebuilt or improved to meet contemporary standards. Its subsequent use as a doctor's dwelling, including a surgery, further evidences a change in function that contributes to its historic social and community significance.
- 6.10 The **aesthetic value** of The Old Rectory, Mere, Wiltshire, derives from its coherent historic composition and the quality of its materials and detailing. The building is characterised by handsome stone elevations with dressed quoins and a roof of fish tail clay tiles, which together create a visually robust and locally distinctive appearance. The sash windows contribute to a largely regular arrangement on the principal elevations, whilst a more irregular fenestration to the secondary, west elevation introduces a degree of informality, resulting in a subtle but effective contrast in architectural expression.
- 6.11 The property is further defined by its clear boundary treatments and formerly landscaped grounds, which remain legible and continue to contribute positively to the setting. This combination of built form and setting enhances The Old Rectory's visual presence and contributes positively to the character of the area, reinforcing a strong sense of place.
- 6.12 The **communal value** of The Old Rectory, Mere, Wiltshire, derives from its contribution to the historic built environment and its longstanding association with the community and ecclesiastical life of the parish. Although not publicly accessible, it forms part of the visible C18 built fabric of Mere, collectively illustrating the town's development and reinforcing local identity.

6.13 The building's historic role as the Vicarage establishes a strong connection with the Church and the social structure of the parish, helping to inform an understanding of how the settlement functioned. Its later use, including the former coach house serving as a doctor's surgery, has embedded it within local memory, with residents recalling its community role and service.

6.14 These layers of association contribute to its communal value through shared experience, memory, and continuity, while its presence within the parish continues to support appreciation of the historic relationship between domestic, ecclesiastical, and community life in Mere.

6.15 In summary, the significance of the Grade II listed 18th-century Old Rectory, Mere, derives from a combination of evidential, historical, aesthetic, and communal values. Its surviving historic fabric and legible plan form provide insight into its development and evolution, while its long association with the parish clergy and later adaptive uses illustrate its historical and social importance. Architecturally, its quality materials, detailing, and relationship with its setting contribute to its aesthetic interest. Collectively, these aspects, together with its role within the historic built environment and local memory, establish the building as an important and valued heritage asset, whose significance can be conserved and enhanced through appropriate and sympathetic interventions.



Figure 20. Aerial image capturing the setting of The Old Rectory and Church of St. Michael the Archangel. 2007.

7.0 RELAVANT PLANNING HISTORY

VALID DATE	REFERENCE	PROPOSAL	DECISION
11/04/2023	PL/2023/02919	St Michael The Archangel Church; Install solar panel array on south roof of south aisle	Approved
29/07/1996	S/1996/1143	Conversion of outbuilding to form residential accommodation ancillary to The Old Rectory	Approved
06/12/1993	S/1993/1693 S/1993/1694	Extension and Alterations (C20 range to west)	Approved
18/12/1989	S/1989/2263	Conversion of Doctor's surgery to single dwelling	Approved

7.1 The Relevant Planning History demonstrates 1), the evolution of the former coach house, from the Doctor's Surgery to residential, although there are no supporting photographic images to visually assess the Application Site, and 2), the evolution of the C20 range to the west from detached cottage with porch, to attached (to The Old Rectory) with sun room. There are no records of previous planning applications or Listed Building Consent applications that refer to the historic ranges of The Old Rectory. However, it is known that the coach house was converted into the Doctor's surgery in 1964 following purchase by Dr Longbourne. It may also be surmised, considering the location of the presumably external medieval door, the lean-to nature of the extension and 1887 map showing ancillary buildings on the west and north sides, that the current kitchen was added during the 19C. Otherwise, little to no reconfiguration or alteration from the C18 plan form has taken place.

7.2 The 2023 planning application (PL/2023/02919) relating to St Michael the Archangel Church demonstrates that heritage assets within designated areas can successfully accommodate renewable energy technologies, delivering environmental benefits and improved sustainability. In doing so, such interventions support the long-term viability of these assets and contribute to the safeguarding of their continued use and conservation.

8.0 PROPOSED DEVELOPMENT & IMPACTS UPON SIGNIFICANCE

8.1 In part, the proposed development at the Old Rectory seeks to address C20 interventions that have adversely affected the performance and/or character of the historic fabric of the GII listed building.

8.2 The general improvements that are included in this application comprise the following:

- I. The removal of all 1970s secondary double glazing.
- II. The removal of all 1970s wardrobes which were fixed to the internal walls.
- III. The sensitive repair and conservation of all windows to ensure that they may operate as originally intended. All traditional window furniture will be retained where possible, unless otherwise explained and justified elsewhere within this report.
- IV. The removal of bitumen-lined wallpaper and damp unkeyed plaster (entrance hall; south and west elevations) which has negatively impacted upon the historic elevations' ability to permeate moisture. The plaster will be replaced with an appropriate lime plaster.
- V. The removal of boards over original Georgian fire grates and the conservation of the same.

8.3 All of the above will provide enhancement, both physically and visually, and therefore the impact upon significance is positive.

8.4 The Applicant also wishes to carry out a number of modest alterations and improvements, which are discussed throughout Section 8, together with an assessment of the potential impact each element may have on the significance of the heritage asset and the degree of any potential harm.

8.5 PROPOSED DEVELOPMENT - EXISTING UTILITY

8.6 At present, the spatial organisation of the house is somewhat fragmented, with certain ground floor rooms no longer functioning in their originally intended roles, as living requirements and domestic patterns have evolved over time. Until the recent sale, the family dining room was located to the east, beyond the historic kitchen (with inglenook) which now serves as a living room, with the route between interrupted by a flight of steps. The existing kitchen (Figs.21 & 22) can accommodate a small breakfast table but is not sufficiently large to accommodate family or guests and is therefore not commensurate with the scale of the family home.

8.7 The proposed scheme seeks to improve and rationalise the ground floor layout, enhancing both circulation and functionality within the family home. This will be achieved by reconfiguring the existing utility room to form a new kitchen, thereby positively incorporating this space into the principal living accommodation. This intervention will also facilitate the removal of wall-mounted units within the existing kitchen, allowing the original room proportions to be reinstated. The space will then be capable of functioning as the family dining room, with more direct, convenient and safe access to the adjacent food preparation and cooking area. This arrangement will also remove the existing separation between the host and family or guests during cooking and dining.

8.8 In order to transition the existing utility (Figs.23-25) into an energy efficient, habitable, and functional area, this proposal comprises several aspects of improvement and alteration.

8.9 The removal of economic C20 ceiling tiles (and modern construction material above) and internal stud partition walls. The ceiling comprises aged fabric including lathe and plaster with a C20 fibreboard and plasterboard finish with tiles affixed. The ceiling is in a degraded state, with localised failure and loss of integrity. It is intended to remove any damaged sections of ceiling and insert a new plasterboard ceiling on the existing joists, retaining the wattle and daub in order to retain historic fabric. It is also intended to lay 300mm mineral wool insulation to improve the thermal efficiency of the range.

8.10 It is intended to insert 1 Conservation roof light discreetly on the west slope of the proposed kitchen above the proposed Aga eR7 150-5, to achieve maximum ventilation and natural light through new insulated, plasterboard lightwell below, reducing the reliance on mechanical or electrical means. The proposed rooflights will not be visible from within the Conservation Area, or from the Church tower (see front cover image for visual reference). Any tiles removed during the installation of the rooflights will be carefully retained and repurposed elsewhere on the building, in preference to modern replacement materials.

8.11 The west, north and east elevations are in fair condition, however it is intended to remove the unkeyed plaster (with sections of cement repair) from the historic stone wall (Fig.25) to the south elevation, which is most likely a former exterior wall based on the depth of the elevation. A section of C20 plaster has been removed from the wall to investigate the historic fabric underneath to identify the most appropriate approach to the works. The stone beneath the cement and plaster is intended to be left revealed with the existing cement mortar raked out and replaced with lime, however, should it be found that the stone is not viable to remain exposed, then the elevation will be plastered with a lime mortar.

8.12 A redundant boiler flue is located within the east elevation; it is intended to remove this and conserve the wall with salvaged stone (from the removed stone infill; south existing kitchen elevation) and lime mortar to match.

8.13 The existing utility modern pine plank floor (C20) will be replaced with traditionally styled, engineered timber planks with underfloor heating (see accompanying documents for detail). The floor will also be insulated beneath from the cellar (with earth floor). The C20 timber joists beneath the existing floor, (seen from within the cellar) have rotted and require replacement to provide structural stability.

8.14 In addition to the joists, a new C20 steel beam is intended to aid the support of the proposed kitchen floor (beneath the Aga). The 3 existing steel beams are to be repaired and conserved, with rust removed; the members being re-coated with an appropriate protective treatment as advised by the engineer. The beams will be strengthened at each end where they are inserted into the wall if and where necessary; further supported by existing (and additional) brick pillars which are to be repaired and retained. These discreet works will allow for the existing, temporary uprights to be cleared, reinstating the original cellar proportions.

8.15 At present, there is no safe access into the cellar (Figs.26 and 27) which reduces the ability to carry out routine checks or maintenance. The existing access is achieved via a ladder through a hatch in the existing utility floor. It is proposed to install a new timber stair from the kitchen (via the floor hatch) following the line of a previous stair (to the south east corner, seen in Fig.26) to reinstate access. The stair will cause minimal disruption to historic fabric, comprising a largely free-standing, lightweight structure with open treads and a hand rail, with any fitting points utilising any C20 elements if possible.

8.16 The proposed kitchen units and appliances will be arranged to utilise existing drainage services. Mechanical ventilation will extract through the roof to a tile vent.

8.17 The Applicants wish to extend upon the existing C20 window and door opening within the east elevation (Figs.24 and 28), with the insertion of traditionally designed, timber framed French doors with slim profile double glazing (each door comprising 8 lights above a timber panel), which will achieve enhanced security alongside the benefits of creating a visual and physical connection to the garden which will enhance the enjoyment of the historic setting throughout the year. The existing timber framed door (partially glazed) and window are of modern, economic construction (with stick on leaded glazing bars), are observed from the Church tower (see front cover for reference) and do not contribute positively to the significance or character of the building or setting. The proposed arrangement will

provide visual symmetry and will comprise doors of design and construction material that are far more in keeping with the character and status of the house, and as viewed within the setting.

8.18 The north elevation (Fig.29) of the proposed kitchen currently contains two window openings. The easternmost window (Fig.30) comprises a fixed, single-glazed casement with eight lights, incorporating vertical and horizontal glazing bars and external iron uprights set within the frame for security. The westernmost (central) window (Fig.31) consists of a lower glazed section with glazing bars and a single-pane upper light, both single-glazed. However, shrinkage of the timber frame has resulted in the window no longer fitting flush within the opening. Externally, this window is substantially screened by vegetation, but it is evident that it has a considerably lower sill level than the eastern window and appears to have been reduced in height at some point, as indicated by internal timber elements visible within the elevation. Evidence of a further historic opening to the west is also apparent (seen in Fig.31) within the external elevation, where stone infill has been inserted between surviving timber framing members.

8.19 It is proposed to enlarge the eastern window opening so that it corresponds more closely in scale and appearance with the existing central window, thereby improving visual balance across the elevation whilst enhancing natural daylight and ventilation within the kitchen. This element of the works will necessitate the removal of a limited amount of historic fabric. The proposed replacement windows will be constructed from hardwood timber and fitted with slim-profile double glazing, ensuring a design that is sympathetic to the character and appearance of the building, whilst contributing positively to the thermal performance of the house.

8.20 In order to transition the utility into a fully functional kitchen connected to the proposed family dining room, it is considered that a widened door opening between the 2 rooms (seen in Figs.22 and 25) would positively contribute to both the visual and physical connection and the overall flow of the layout, whilst also facilitating ease of movement, particularly when carrying trays or other kitchen and dining items.

8.21 It is evident that this opening formerly comprised a wider historic aperture of greater height within an earlier configuration of the building. The partial removal of C20 plasterboard/plaster has revealed a timber lintel above the head of the existing opening (Fig.25), confirming the original scale of the opening, which was later reduced, potentially as an intervention to mitigate heat loss.

8.22 The infill of the original opening was carried out with lathe and plaster, observed to the top of the existing opening, and stone to each side; the materials suggesting the opening was most likely reduced in the C19 following the sale of the house in 1873, when the house was in a dilapidated state, subsequently undergoing a programme of refurbishment works and modernisation.

8.23 The Applicants wish to reinstate the original proportions of the opening to maximise safe and convenient movement between the areas, utilising the historic opening to the benefit of modern living requirements.

8.24 The widening of the opening will require the removal of a modest amount of C19 material comprising stone; the joint of which is seen in Figure 25, to the right of the door. The proposed finish depends on the historic fabric beneath; if the stonework is in a materially and structurally viable condition, then it is intended to leave it revealed with repairs to the joints with a lime-based mortar. If it is not appropriate to reveal the stone, then it will be repaired with lime mortar before the application of a lime-based plaster. It is intended to retain the existing timber lintel, however once the surrounding material is removed, should it be identified as not being structurally able to support the load above, then it will be replaced with a suitably sized lintel of corresponding material to maintain the character of the dwelling.

8.25 IMPACTS UPON SIGNIFICANCE – EXISTING UTILITY

8.26 As is often the case with historic buildings, areas originally intended for ancillary purposes have frequently been subject to alteration over time to incorporate them into domestic use commensurate with evolving living requirements throughout the centuries. This adaptive process provides these spaces with a viable and sustainable function, contributing to their continued upkeep, safeguarding them for the future. The existing utility space is a clear example of this evolution in use.

8.27 The utility room has historically served an ancillary function to the main dwelling and has undergone division with the insertion of unsympathetic and economic, lightweight partitions to accommodate storage and domestic appliances. The proposed removal of the C20 partitions will reinstate the historic room proportions.

8.28 Overall, the proposed works to the utility room, and its associated cellar represent a sensitive and proportionate intervention that will enhance the functionality and long-term viability of the space. The removal of later partitions, and the reinstatement of the existing utility/kitchen door proportions will restore the former spatial arrangement and flow of the space, and the modest reconfiguration of the

fenestration to the east will improve visual balance, ventilation, light and/or access, resulting in a positive impact upon the significance of the heritage asset. The largening of the existing high window to the east of the north elevation will require the removal of the existing frame which is of little historic or architectural significance. The removal of a small amount of stonework below to allow for the insertion of an opening to match the existing further to the west (centre) will result in the loss of a modest amount of historic fabric, however the benefits of the scheme that allow for the utility to transition into a viable element of the home, outweigh this harm, and therefore any harm upon overall significance is considered to be neutral.

8.29 The replacement of degraded timbers/construction material within the existing utility and cellar, and the provision of improved access to the currently inaccessible space below, will ensure that the cellar can be appropriately used, maintained, and preserved into the future. Whilst the proposals may result in a very limited degree of alteration to some historic fabric, any harm is considered to be clearly outweighed by the public and heritage benefits associated with bringing the space into a sustainable, functional, and viable use. As such, the overall impact upon the historic and architectural significance of the listed building is considered to be neutral.

8.30 The proposed enlargement of the existing single door opening and adjacent narrow casement window to the east will facilitate the formation of a symmetrical double door opening fitted with high-quality, traditionally detailed doors. The works will require the removal of a limited amount of material beneath the existing window and to either side of the current openings. The intervention represents a modest alteration to the east elevation of this subservient single storey element and is considered to improve the visual balance and functionality of the elevation. Whilst visible from the church tower, the proposed opening will not be readily perceptible from the public realm, and its simplified and symmetrical form will remain in keeping with the character of the host building. This element of the proposed works is therefore considered to result in a neutral impact upon the significance of the listed building, whilst providing enhanced natural light, ventilation, and a stronger visual and physical relationship with the surrounding garden setting.

8.31 The proposed Conservation rooflights are not a concept that is alien to the Old Rectory, with existing rooflights on the east slope of the single-storey range between the proposed kitchen and Rectory Cottage (proposed boot room/utility) and will be concealed from views from the Church tower, and only minimally visible from the immediate southern environs, being a discreet intervention to enhance natural light and ventilation, reducing reliance on mechanical systems. Any traditional tiles removed will be retained and reused elsewhere on the building in place of modern replacements. This element of the scheme is considered to have a neutral impact on the architectural and historic significance of the listed building.

8.32 PROPOSED DEVELOPMENT - EXISTING KITCHEN

8.33 The readaptation of the existing kitchen (Figs. 21 and 22) into the family dining room will require minimal internal intervention, apart from the clearance of the kitchen units and appliances. It is evident that the flag stones were not laid in a historically appropriate configuration, with the joints between each flag comprising modern cement mortar measuring between $\frac{1}{2}$ an inch, and $\frac{3}{4}$ of an inch wide. The existing flagstone floor only runs up to the front of the kitchen units, indicating previous intervention, or relocation/loss of flags. Much of the existing flag stone floor will be temporarily lifted, with the siting of each flag being recorded so that they can be appropriately positioned with tighter joints of lime mortar, following the laying of underfloor heating. The Applicants will endeavour to source the required additional flags from a local reclamation yard. It is not anticipated that the lifting of the floor will disturb any historic fabric (the existing base comprising cement screed), however, if any fabric of potential interest is found, the local Planning Dept. and Conservation Officer will be informed and works halted following the appropriate protocol. It should be noted that the Applicant's do not intend to disturb the flagstone by the stone arch, to mitigate any potential disruption to historic fabric. Any pipework associated with the proposed underfloor heating will considerately avoid this area. Additional flag stones will be sourced to correspond with the existing and laid with skirting boards crafted to match those seen elsewhere within the house.

8.34 The south elevation of the existing kitchen features an aged C20 double casement window with faux leaded lights (Fig.32), set underneath a timber lintel, and above a stone sill. Below the window is stone infill, differing from the stone coursing to either side, clearly indicating the presence of a former door opening. The Applicants wish to remove the modern casement, along with a section of the infill below to allow for a window seat height within the recess, and to insert a new timber framed casement with glazing bars that will better respect the historic fenestration and character of the house. The proposed removal of stone infill does not comprise the loss of original fabric. During the works the cement mortar joints will be raked out and replaced with lime, which will also be applied to make good the area.

8.35 With reference to the former door opening, the Applicants wish to reintroduce ingress and egress into this area of the house via a new opening. The reinstatement of the door opening to the south has been considered, however the Applicants have concerns that an additional door leading off the parking area in such close proximity to the existing front door (leading to the entrance hall) may result in the elevation appearing visually over-busy, and may cause confusion to visitors as to the principal entrance. Instead, the Applicants wish to expand upon the existing window in the west elevation (Fig.33) to create a double door flanked by side lights. The proposed

arrangement would comprise a timber framed (hardwood) frame, with glazed units with glazing bars, with the lower section fitted with a timber panel; the overall style of the unit corresponding to those seen elsewhere (proposed kitchen and Old Rectory Cottage) to achieve visual and material consistency in design.

8.36 The proposed double doors would require the removal of a limited section of historic stonework; however, this part of the building appears to have undergone significant alteration over time. As previously noted, the window opening within the south elevation has been inserted within an earlier doorway demonstrating that this section of the house once comprised access. A section of the west elevation contains a timber lintel positioned beneath the eaves, together with a visible straight joint within the masonry below, likely indicating the presence of a blocked opening. The proposal therefore responds to an area of the elevation that has already experienced historic alteration, rather than resulting in the loss of a wholly intact section of primary fabric. The proposed door would require the removal of stone below a section of the lintel, below the existing window, and a minimal amount to either side. The introduction of the doors would enhance the functionality and long-term viable use of the building by improving physical and visual connectivity between the proposed dining room and the surrounding grounds. In addition, the opening would increase levels of natural light and ventilation within the space, contributing positively to the quality and usability of the interior, whilst remaining proportionate and sympathetic to the established character and evolution of the building.

8.37 In addition to the current rooflights (Fig.33) over the existing kitchen, it is proposed to insert an additional 2 to increase ventilation and light. The existing rooflights are comparatively small for the scale of the slope and the room below, that is not fitted with a suspended ceiling, instead the historic truss being exposed. The existing rooflights do not fit flush to the roof and will instead be replaced with Conservation rooflights (with lead flashing) to match the new. No historic material will be removed to accommodate the lights; the existing roof comprising machine manufactured red clay pantiles appearing to be C20 replacements that are proposed to be replaced (see para.8.23 below). Neither the proposed rooflights or the double door would be visible from the public realm or from the Church tower, resulting in a discreet intervention that enhances the living space whilst respecting the historic character of the house as observed from the west and south.

8.38 The existing kitchen range is currently roofed with C20 red clay pantiles. These pantiles are visible within a wider roofscape predominantly characterised by traditional plain red clay tiles when viewed from the west looking east. The proposal seeks to remove the existing C20 pantiles and replace them with traditional plain clay tiles. The replacement will result in a roof covering that is more

sympathetic to the character and appearance of the building and will better reflect the traditional roofing materials evident elsewhere within the property and its historic context.

8.39 IMPACTS UPON SIGNIFICANCE – EXISTING KITCHEN

8.40 The date of the range that comprises the existing kitchen is not known. An inventory dated 1695 makes no reference to this area of the house, and it is assumed that the single storey, lean-to structure was added during the Georgian or the Victorian era, although it is not illustrated clearly on C19 or early C20 maps. Based upon its subservient form and modest architectural detail it is most likely that this range was intentionally constructed to serve an ancillary domestic role associated with the management of the main house. It is evident that the existing kitchen range has undergone alteration, with evidence of former openings seen within the south and west elevations.

8.41 The proposed readaptation of the kitchen into the dining room will allow for the clearance of the kitchen units and appliances, reinstating the original proportions of the room that will provide enhancement, having a positive impact upon significance. The proposal includes the temporary lifting of the existing flagstone floor to facilitate the installation of underfloor heating. This approach avoids intervention to other historic fabric, including the stone arch, and enables the provision of a gentle, consistent, and energy-efficient heat source. The system will reduce the need for wall-mounted radiators, thereby minimising visual clutter and potential impacts on historic fabric. The existing flagstones will be carefully lifted and reinstated in appropriate positions. As no primary historic fabric will be lost or permanently altered, the proposal will have a neutral impact on the significance of the Old Rectory whilst supporting its continued sustainable use and occupation.

8.42 The existing range is clearly subservient to the principal house in both its form and historic function. Its modest scale and simple fenestration distinguish it from the higher-status elements of the Old Rectory, that include the sash windows and fish-scale tiled roof, reinforcing its ancillary character. The proposal involves the formation of a new double-door opening within the west elevation. This will require the removal of a limited area of historic fabric and will introduce a more domestic character to an otherwise simple elevation. Whilst this change will result in a degree of harm, it will not affect the overall primary contributing factors to the significance of the heritage asset. The range will remain readily identifiable as a subordinate structure, and the ability to appreciate the significance of the Old Rectory and its setting will be preserved.

8.43 Any harm arising from the proposal is considered to be less than substantial and at the lower end of the scale. This is outweighed by the benefits of securing a more functional and sustainable use of the range in association with the proposed kitchen to the north. The timber-framed doors, a traditional material used elsewhere within the property, will provide direct access to the garden and strengthen the visual and physical relationship between the building and its setting. Alterations to the range's elevations and openings are not without precedent, with evidence of previous modifications reflecting the changing use of the building over time. The proposal therefore represents a continuation of this pattern of adaptation whilst supporting the building's ongoing use and enjoyment.

8.44 The replacement of the existing C20 red clay pantiles with traditional plain red clay tiles will enhance the appearance of the range by removing a roof covering that appears visually incongruous within the context of the surrounding historic roofs. The proposed tiles will be more consistent with the traditional materials used elsewhere on the property and will therefore result in a positive contribution to the significance and character of the heritage asset.

8.45 The proposal also includes the replacement of two existing aged rooflights with Conservation rooflights, together with the insertion of an additional 2 with lead flashing. These works will improve natural daylight and ventilation within the building whilst providing visual and energy-efficiency benefits. The proposed rooflights will not result in the loss of historic fabric. Although the additional rooflights will introduce new openings within a roof slope that can be seen in views alongside the principal house, their modest scale and conservation design will minimise their visual impact.

8.46 Any harm arising from the introduction of the additional rooflights is considered to be less than substantial and at the very lowest end of the scale but is outweighed by the benefits of improving the building's functionality, environmental performance, and long-term sustainable use through reduced reliance on artificial lighting and mechanical ventilation.

8.47 PROPOSED DEVELOPMENT – ENTRANCE PORCH

8.48 The existing porch (Figs.34 and 64) has a half hipped, red clay roof covering, with ill-fitting bonnet tiles, that contrasts with the architectural quality and scale of the main house; the roof appearing to be a cumbersome addition that unnecessarily conceals the historic stonework behind and immediately abuts the bottom of the window above. The proposed flat, lead (with wood cored rolls) roof with lead flashings will provide reduced bulk and comprises a construction material as seen above (lead valley). The south elevation of the porch, to the left of the door opening features a modern, leaded light that does not reflect or compliment the traditionally styled

leaded casements elsewhere. It is intended to replace this with a modest, timber framed casement, with a single vertical and glazing bar; the design of which will not compete with historic windows that are observed within the same viewshed. In addition to these works, the existing gutters and associated downpipes will be cleared, and replaced with a simplified solution as detailed on the accompanying plans.

8.49 IMPACTS UPON SIGNIFICANCE – ENTRANCE PORCH

8.50 The existing porch roof is not historic, and its reduction in height will better reveal the 1770's stone elevation behind; the proposed flat lead roof comprising a visually modest and lightweight structure that positively contributes to the architectural significance of the heritage asset and enhances the ability to appreciate the listed building. No historic fabric will be removed. The removal of the modern leaded casement window and its replacement with a modestly detailed casement will enhance the visual appearance of the south and west elevations. The proposed window will sit more comfortably alongside the traditionally detailed fenestration and will not compete with the historic fabric or architectural hierarchy of the building. As such, the replacement window is considered to result in a positive impact upon the significance of the heritage asset.

8.51 PROPOSED DEVELOPMENT – ENTRANCE HALL

8.52 This application seeks to insert a cloak cupboard within the entrance hall, to discreetly store coats and boots. The proposed cupboard will be constructed of timber and stud and plasterboard. The existing south return wall will be extended forward of the existing stairs to the snug to allow for safe movement and improved flow. The modern, strip wood steps to the proposed dining room will be replaced with winding, stone treads with oak nosing. To achieve safe movement to the snug, it is intended to re-set the existing, uneven steps to comprise equal risers. This modest alteration will require an upstand and fascia beneath the existing under stair cupboard. A new internal soil pipe will be required to the south west corner of the room, dropping from the bathroom; the pipe will be discreetly enclosed and concealed by being boxed in.

8.53 IMPACTS UPON SIGNIFICANCE – ENTRANCE HALL

8.54 The proposed alterations to elements of the entrance hall (Fig.35) are minimal and will achieve a space with improved and safe movement. The proposed cloak cupboard comprises a lightweight structure that will provide necessary storage and is entirely

reversible. The proposed boxing for the soil pipe will appear visually discreet, will reduce pipework to the exterior, enhancing the appearance of the heritage asset, and will allow for updated facilities on the first floor that are commensurate with the scale of the family home. None of the proposed entrance hall works will detract from the architectural or historic importance of the Old Rectory, and any impact upon significance is neutral. Other general works such as the removal of damp, unkeyed plaster, and the bitumen lined paper will enhance the historic fabric and aesthetic of the house, and will therefore have a positive impact upon significance.

8.55 PROPOSED DEVELOPMENT – DRAWING ROOM

8.56 The drawing room (Figs. 36 and 37) is in need of general maintenance and repair in order to conserve and enhance the surviving C18 fixtures and fabric. An original Georgian arched doorcase survives to the west side of the room, providing a historic connection to the entrance hall, however, this feature is concealed by a later, lightweight insertion forming a small lobby (Figs.37 and 38), likely introduced to reduce draughts from the entrance hall beyond. The lobby disrupts the original proportions of this principal room and diminishes the visual and physical relationship between the historic doorcase and the space it was designed to serve. The proposal intends to remove this lightweight lobby, with no harm to any historic fabric in order that the original room proportions can be reinstated, which will reveal the arched doorcase and reestablish the connection to the drawing room. To the north of the lobby is a C20 bookshelf (Fig.38); not comprising a historic or original fixture or fitting. Along with the removal of the lobby, it is intended to remove the bookshelf (the securing of which has not altered any historic fabric) to further reveal the original form of the interior west elevation. Book cases will instead be fitted to the east (see accompanying detailed drawing).

8.57 The drawing room retains historic skirting boards, picture rails, and a window seat with panelling beneath (Fig.39) which are all of historic and architectural value, however, defective rainwater goods have resulted in inadequate disposal of rainwater, allowing the external stone elevations to become saturated and leading to moisture ingress within the internal walls. This has adversely affected historic timber elements, resulting in localised decay and areas of rot.

8.58 The Applicants are committed to retaining historic fabric wherever possible, however sections of skirting board to the west elevation, the window seat and its associated panelling below are now beyond repair (Fig.40) and require replacement on a like-for-like basis to match the existing profiles and materials. This represents a necessary intervention to conserve the character of the room.

8.59 It is also intended to remove the damp, unkeyed plaster where necessary in this room, and to replace with lime plaster. In addition to this, it is intended to install French drains to the exterior to mitigate the issues with water ingress and damp that are currently causing harm to the original fabric of the house.

8.60 It is evident that the C18 fireplace surround has at some point in time been removed. The existing replacement (Fig.36) comprises a cast cement piece, which is incongruous to the period, character and status of the room. The Applicants wish to source an appropriate, Georgian piece (salvaged, not replica if at all possible) that will be fitted along with a slate hearth.

8.61 IMPACTS UPON SIGNIFICANCE – DRAWING ROOM

8.62 The Applicant's overall approach to the conservation works is one of "repair rather than replace". However, in relation to the timber fixtures within the drawing room, namely the skirting boards, window seat, and wall panelling, extensive decay has rendered the material too fragile for effective repair, and replacement is therefore the only viable option.

8.63 The replacement elements will be manufactured by a suitably experienced heritage joiner to match the existing detailing, ensuring continuity in design, materiality, and character. The proposals will reinstate the quality and coherence of the interior fabric within the room and will not result in further loss of surviving historic material beyond that already compromised. Other surviving timbers within the space will be retained, appropriately conserved, and treated to ensure their long-term preservation.

8.64 Overall, the impact on significance is considered to be neutral, with any limited loss of fabric being outweighed by the benefits of restoring the legibility and character of the drawing room and securing its long-term conservation.

8.65 The removal of the later, lobby structure (and bookshelf) will reinstate the room proportions, and the ability to observe and experience the space in its original form. No historic fabric will be removed. This element of the scheme will provide enhancement and will have a positive impact upon significance.

8.66 The proposed replacement of a C20 cast cement fireplace surround, and the replacement with a heritage appropriate, salvaged piece seeks to reinstate the originally intended character of the drawing room, providing enhancement and a positive impact upon significance.

8.67 The proposed removal of the existing damp unkeyed plaster and the replacement with a lime based material (alongside the installation of French drains) will have a positive impact upon the fabric of the building, will safeguard its physical integrity for the future, and will provide great visual enhancement, having a positive impact upon significance.

8.68 PROPOSED DEVELOPMENT – SNUG

8.69 The space that comprises the existing snug, once formed the original kitchen/service quarters, comprising surviving fabric of the building that pre-dated the C18 fire. The stonework within the inglenook (Fig.41) does not pre-date the fire, instead appearing to be an C18 insertion. The timbers above the opening appear to be C18, however the raised stone hearth appears to later; its condition not commensurate with centuries of use.

8.70 The Applicants wish to insert a wood burning stove set upon the existing hearth (and associated flue/liner) so that the opening and stack can continue to safely operate in its originally intended purpose.

8.71 The existing C20 parquet flooring (seen in Figs.41 and 42) is somewhat visually and materially incongruous within the historic context of the room. It competes with the significance of surviving historic fabric, including the stonework and the pre C18 door leading to the kitchen, thereby diminishing the legibility of the room's earlier character.

8.72 The proposal seeks to lay a heritage-appropriate engineered timber floating floor with the parquet floor retained beneath. This would provide a more visually simplified and sympathetic finish that respects the historic character of the space and allows the principal architectural features to read more clearly.

8.73 IMPACTS UPON SIGNIFICANCE – SNUG

8.74 The proposed insertion of a wood burning stove will have no impact upon the historic, or architectural significance of the Old Rectory. It is acknowledged that the new appliance will alter the originally intended open function of the fireplace, however the energy efficient stove provides a safe means of heat, is heritage appropriate and is an entirely reversible intervention if future generations wish to do so.

8.75 The proposed engineered timber floor will introduce a more appropriate and sympathetic finish that sits comfortably within the historic context of the room. The works will not affect any surviving historic fabric and will conceal a visually unsympathetic later intervention. As a result, the proposal will enhance the overall legibility and appreciation of the room's historic character without causing harm to significance. Overall, the impact on significance is considered neutral to beneficial, reflecting a modest enhancement to the character and appearance of the interior.

8.76 PROPOSED DEVELOPMENT – FORMER ENTRANCE LOBBY; OLD RECTORY COTTAGE

8.77 The existing entrance lobby (Figs.43 and 44) is accommodated within a modest single-storey stone-built structure, set beneath a pitched roof clad in square red clay tiles. The building forms a discreet link between Old Rectory Cottage and the principal house and is set back from the primary elevations of both, resulting in a subservient and visually recessive appearance within the overall composition.

8.78 The existing configuration comprises internal block partitions on the north wall that provide division between the entrance lobby, a w.c., and a small utility behind. It is intended to remove the block partitions alongside forming 2 new steps to address the issue of the utility room floor (concrete) being 280mm higher than that of the lobby; the existing floor sloping out of level. This will facilitate access from the primary house to the only ground floor level w.c., as well as a modest utility area, and will allow for the entrance lobby to be used as a boot room.

8.79 Currently there are 2 Velux rooflights (east slope) in the w.c. and small utility respectively. These are to be replaced with flush fitting Conservation Rooflights. The east roof slope is visible from the Church tower, but not from within the public realm.

8.80 IMPACTS UPON SIGNIFICANCE – FORMER ENTRANCE LOBBY; OLD RECTORY COTTAGE

8.81 The clearance of C20 block partitions to allow for the rearrangement of the existing configuration will have no impact upon any historic fabric and will not be visually perceptible from outside. The replacement of the existing Velux rooflights with Conservation-style rooflights will provide both a visual and physical enhancement to the building, resulting in a more heritage-appropriate appearance that better reflects the character and significance of the historic property.

8.82 Taken together, the proposed works will enable the removal of a number of modern interventions and unsympathetic materials, whilst improving the functionality, liveability, and circulation of the dwelling. The proposals will also provide convenient access to a ground-floor W.C., a facility currently absent from this part of the historic house. The introduction of a utility room and boot room will provide practical storage for coats, footwear, and household items, reducing the potential for clutter within the principal historic spaces and supporting the continued use of the building as a family home. These facilities are considered appropriate to the scale and requirements of the property and have been designed to integrate sensitively within the existing fabric.

Overall, the proposals are considered to result in a **modest enhancement to the significance** of the heritage asset through the removal of modern alterations, improved legibility and enjoyment of the historic building, and the provision of facilities that support its sustainable long-term occupation and maintenance.

8.83 PROPOSED DEVELOPMENT – OLD RECTORY COTTAGE

8.84 The C20 (1920s and 1990s), 2 storey Old Rectory Cottage (Figs.44 and 44) is constructed of coursed stone underneath a red clay tile roof, with a single storey garden room to the west. The range has historically been used as ancillary/separate accommodation to the Old Rectory. It is now proposed to bring the building into integrated everyday use with the main house through the removal of domestic facilities, including the kitchen and living areas. These facilities are currently surplus to requirements and are no longer required for the future use of the property.

8.85 It is intended to remove internal steps and partitions (with door openings) on the ground floor to create an open study within what is currently the ground floor living area (Fig.46). The existing kitchen (Fig.47) will be cleared of domestic units to create a workshop that will support the ongoing maintenance and repair of the house. The door opening from the existing kitchen (proposed workshop) to the living room (proposed study) will be blocked to create separation (physical and audible) between the 2 areas. The existing, redundant fire opening (seen in Fig.46) will be blocked, and vented. In addition, the door opening from the existing dining room (proposed to be incorporated into the garden room) will be blocked and replaced with a half wall/half window that allows light through from the garden room to the study, while the existing window between the study and garden room will be replaced with a doorway, improving access and flow between the rooms.

8.86 The existing ground floor and first windows comprise timber-framed units incorporating faux lead detailing, reflecting a modern interpretation of traditional design. It is proposed to replace these with timber-framed casement windows with glazing bars, matching the size of the existing openings. This would result in a modest physical and visual enhancement and provide a more sympathetic response to the historic fenestration pattern of the main house.

8.87 Currently the west elevation (Fig.45) of the single storey, pitched roof range (garden room) accommodates a timber framed, glazed (with faux lead lights) double door, flanked by corresponding side lights to the south end of the elevation, of which appears visually unbalanced. It is proposed to remove these doors, partially reconstruct the elevation in stone corresponding to the existing, and to insert 2 double doors that will provide access to the west terrace. The proposed doors will correspond in design to the double doors to the south.

8.88 The south elevation of the garden room currently comprises a timber-framed, glazed full length double windows with faux leaded lights, flanked by matching sidelights, with corresponding glazed lights extending above to eaves level. The proposal seeks to replace the existing windows and associated glazed elements with a timber-framed double door and side lights incorporating slim-profile double glazing and traditional glazing bars, matching the intended design for the west elevation of the proposed dining room, and west elevations of the garden room.

8.89 This approach will provide greater consistency across the elevations, improving the visual coherence and balance of the fenestration. In addition, the replacement units will deliver a significant improvement in thermal performance. The existing single-glazed doors and sidelights are poorly fitted, resulting in draughts, moisture ingress, and heat loss. Their replacement with high-quality, thermally efficient units will enhance the comfort and energy efficiency of the building whilst maintaining an appropriate traditional appearance.

8.90 Internally, a glazed screen with door opening currently divides the existing ground floor dining area from the garden room (Fig.48). It is intended that this be removed to double the size of the garden room making an attractive light and sunny three season space for multi-generational family living. This would be further enhanced by raising the ceiling within the room up to the existing purlins supporting the roof joists. It is also intended to further enhance this space with the insertion of 2 Conservation style rooflights that will further contribute to ventilation and the permeation of natural light. Since these alternations are within a 1994 extension to the cottage,

there is no impact on the historic fabric of the building. The 2 rooflights, located on a single storey building, will not be overly visible from the public realm, nor from the Church tower, and will only be able to be minimally glimpsed from certain aspects of the historic ranges/areas of the Old Rectory.

8.91 The existing ground floor is constructed of floating chipboard. It is intended to lift this and lay a new insulated floor with underfloor heating upon the existing concrete slab. It is also intended to install underfloor heating on the first floor.

8.92 In response to climate change strategy, the installation of six solar panels is proposed on the south-facing roof slope of Old Rectory Cottage. This will enable the generation of renewable energy on site and contribute positively to the environmental sustainability of the dwelling.

8.93 IMPACTS UPON SIGNIFICANCE – OLD RECTORY COTTAGE

8.94 The proposed works to the interior and fenestration of Old Rectory Cottage will not result in the loss of, or harm to, any historic fabric. Given the limited historic and architectural significance of the existing joinery and glazing, the proposed replacements and modest alteration to the fenestration (west) are considered to have a **neutral impact on the significance** of the heritage asset, whilst delivering tangible benefits in terms of appearance, functionality, and sustainability.

8.95 The proposed internal alterations will improve the functionality, usability and amenity of the building as part of the wider dwelling, facilitating its integration with the main house. In doing so, the proposals will reinforce the site's historic identity as a single residence of some status, whilst providing a cohesive and well-equipped family home capable of meeting contemporary living requirements and supporting its continued sustainable use for future generations.

8.96 The proposed roof-mounted solar array will result in no harm to historic fabric, given its location on a C20 extension. However, it is acknowledged that the installation would be visible within the same viewshed as the main house as observed within the immediate setting. Due to intervening structures (Field Cottage) and vegetation, the proposed panels would not be visible from either the footpath (Mere4) or the wider public realm, and due to the angle of the south pitch of Old Rectory Cottage, the panels would not be overly perceptible from the Church tower. It should be noted that consent (PL/2023/02919) was approved (6th of June 2023) to install a solar array on the roof of the Grade I listed Church roof (south side of the south aisle roof); the panels being visible from the tower.

8.97 It is acknowledged that the introduction of modern interventions within the setting of a listed building and Conservation Area has the potential to give rise to a degree of less than substantial harm through visual change. In this instance, however, the proposed solar panels constitute a fully reversible intervention that has been carefully designed to minimise visual impact whilst delivering clear environmental and sustainability benefits.

8.98 The principle of renewable energy infrastructure within the historic environment has already been accepted locally, as demonstrated by the approval of solar panels on the Grade I listed church. The proposed installation will make a meaningful contribution to the energy efficiency and long-term sustainability of the property, supporting its continued viable use and occupation. Any visual effects arising from the proposal would be limited and localised in nature and would not detract from the ability to appreciate the significance of either the heritage asset or the wider Conservation Area. Consequently, any **less than substantial harm identified would be at the lower end of the spectrum and is considered to be clearly outweighed by the public benefits** associated with renewable energy generation, carbon reduction, and the sustainable stewardship of the historic environment.

8.99 PROPOSED DEVELOPMENT – FIRST FLOOR AND ATTIC

8.100 The upstairs bedrooms and bathrooms generally retain original, wide elm boards which are of significance. Over time, ad-hoc repair has occurred with modern timbers that are visually and materially incongruous, detracting from the character of the rooms, and introducing a modern intervention that negatively impacts upon the fabric and character of the first floor (Figs.49-51). The Applicants wish to utilise the corresponding floor timbers from the loft; an area which is not in everyday domestic use, merely being used for storage. The replacement of the missing first floor timbers with an authentic, site specific material that was used in the C18 construction provides a pragmatic solution; simply relocating timbers to enhance the fabric and character of the space. The timbers within the loft will be replaced with pine replacement timbers as seen elsewhere within the top floor space.

8.101 Currently, Bedroom 1 (Fig.49) includes an ensuite to the west (Fig.52), comprising a w.c., basin and bath (with wall mounted electric shower). It is intended to remove the existing C20 partition (Fig.53) between the 2 rooms, to reconfigure the space to include a dressing room between the bedroom and the proposed ensuite (w.c., Jack and Jill basins, and a shower unit). The partition wall, seen in Fig.52 (including a door opening to the hall) to the south of the bathroom comprises economic construction material of no historic or architectural merit. It is intended to largely replace this wall, and to block the door opening. The doors and linings will be retained for

reuse. The proposed plasterboard (skimmed finish) partitions will be insulated with acoustic fibre. The proposed ensuite will utilise existing services and drainage.

8.102 It is visually evident that some of the historic elm boards underneath the existing bathtub have suffered water ingress, are decayed and have reached the end of their serviceable life. As is the case with other first floor areas, instead of replacing the entire floor that comprises historic fabric it is considered more appropriate to relocate corresponding timber boards from the loft. Due to the existing bath still being in situ, the underneath has not yet been assessed for load bearing capabilities. It may be that additional support is required which would be inserted underneath the floor timbers, and above the ceiling below. The method and supporting material cannot be confirmed until a surveyor has access after the existing bath is removed and can therefore advise accordingly.

8.103 The existing door opening to Bedroom 2 (Figs.54 and 55) is located inconveniently within the west partition (abutting the first-floor hall) which does not allow for the room to accommodate a double bed. It is intended to seal this door, leaving it in situ for readability, and to create an opening to the north west (Fig.56) which will improve the accommodation within the room. Following investigative works relating to the condition and viability of the chimney stack above, a plywood panel was removed from a previously blocked fireplace opening (Fig.57). This revealed an original Georgian fireplace (Fig.59), which had been concealed. It is now proposed to reinstate and conserve this feature as an original architectural element of the room, albeit as a non-operational feature.

8.104 A window to Bedroom 2 (seen in Figs.54, 58 and 63), which faces east towards the Church, has previously been replaced with a timber-framed casement incorporating glazing bars, each arranged as 8 lights. It is understood that the original configuration would have comprised a 2-over-2 sash window with curved horns, consistent with the surviving windows to either side of this central east-facing first-floor window. It is therefore proposed to replace the existing window with a timber sash to match the adjacent original examples, thereby reinstating the intended fenestration design and restoring visual consistency to the eastern elevation as observed from the Conservation Area, Church Street and the Church.

8.105 Another window proposed for replacement is the first-floor Bedroom 3 window (seen in Figs.13, 14 and 60), which currently comprises a timber-framed multi-paned casement with leaded lights. A historic photograph dated 1969 (Fig. 17) indicates that this opening formerly contained a sash window with glazing bars.

8.106 It is proposed to replace the existing casement with a 2-over-2 sash window with curved horns, in keeping with those below and on the east elevation, in order to achieve a more coherent, balanced and historically informed fenestration arrangement. This element of the proposal would not involve the loss of any historic fabric.

8.107 A second Georgian fireplace (Fig.61) was uncovered in Bedroom 3, in addition to the fireplace discovered in Bedroom 2. This feature will be conserved using the same approach and methodology proposed for the fireplace in Bedroom 2.

8.108 The proposed works include modest improvements or alteration within the attic space. The existing dormers require thermal improvement; this will be achieved by lining the cheeks with 10mm SpaceTherm Multi insulation which will then be finished in plaster to match the surrounding surfaces.

8.109 Any elm boards that are identified as being suitable to replace missing elements on the first floor, will be carefully lifted from the central bay, and replaced with new, square-edged pine, matching those already seen to the west end of the attic.

8.110 A new built-in linen cupboard is proposed beneath the attic staircase (Fig.62), accessed from the first-floor landing. This will replace the existing C20 cupboard currently accessed from the principal bathroom. The works can be accommodated without the loss or alteration of any historic fabric.

8.111 The proposal will provide discreet and practical storage by utilising a currently unused void beneath the staircase. In addition to addressing the current absence of dedicated linen storage within the house, it will facilitate the removal of the existing C20 cupboard from the principal bathroom, enabling the reinstatement of the room's original proportions and improving appreciation of its historic form. The proposal will therefore enhance the functionality of the dwelling whilst making more effective use of existing space and preserving the significance of the heritage asset.

8.112 IMPACTS UPON SIGNIFICANCE – FIRST FLOOR AND ATTIC

8.113 The proposed works will result in an overall positive impact upon the significance of the Old Rectory, through the removal of unsympathetic modern interventions, the reinstatement of lost or inappropriate historic fabric, and the improved legibility, coherence and functionality of principal interior spaces.

8.114 The first-floor bedrooms retain significant areas of original wide elm floorboards, which contribute positively to the historic character of the building. However, these areas have been compromised in places by ad hoc repairs using modern timber, which are visually and materially incongruous and detract from the integrity of the historic fabric. The proposal to relocate corresponding elm boards from the loft space, where they are not in primary domestic use, and to reuse them within the principal first-floor rooms represents a sensitive and sustainable approach to conservation. This will strengthen the authenticity and continuity of historic fabric at main living level, whilst ensuring that replacement pine boarding in the loft remains a legible and appropriate modern intervention. Any works to facilitate structural adequacy will be carefully designed following further investigation, ensuring that no unnecessary harm is caused.

8.115 Within Bedroom 1, the removal of later C20 subdivisions and reconfiguration of ancillary spaces will rationalise a previously altered arrangement. The introduction of a dressing area and new, reconfigured en-suite will improve usability without impacting on fabric of historic or architectural significance. Non-significant partitions will be replaced with lightweight, insulated constructions, whilst original doors and linings will be retained for reuse, ensuring that historic elements are conserved and re-integrated where possible. Overall, this will result in a more coherent spatial arrangement that better reflects the status of the principal dwelling.

8.116 The removal of the existing bath will allow for the assessment of floorboards beneath and the level of potential decay, with any subsequent replacement using elm timbers from the loft, which is considered to be an appropriate conservation-led strategy. This avoids wholesale loss of historic flooring and instead prioritises repair in kind, thereby preserving the maximum extent of original fabric. Where structural reinforcement is required, this will be introduced in a discreet and reversible manner, ensuring minimal intervention and no undue impact on significance.

8.117 The reconfiguration of Bedroom 2, including the closure of an inconveniently located door and the creation of a new opening, will improve the functionality of the space. Whilst this introduces alteration to historic fabric, the retained door opening will remain legible, preserving evidence of the building's evolution.

8.118 The fortuitous discovery of original Georgian fireplaces in both Bedrooms 2 and 3, and their proposed reinstatement as a non-functioning features, represents a clear enhancement to significance, as it restores previously concealed elements and improves understanding of the historic plan form and interior hierarchy.

8.119 The proposed window replacements to Bedrooms 2 and 3 will also result in a positive impact upon significance. The existing inappropriate casements and leaded replacements will be replaced with timber sash windows informed by surviving historic examples and documentary evidence, including a 1969 photograph. This will reinstate a more authentic fenestration pattern, improve the architectural coherence of the elevations and strengthen the building's contribution to the Conservation Area. No historic fabric will be lost as part of these interventions.

8.120 The proposed linen cupboard underneath the attic stair will not result in the loss, alteration, or removal of any historic fabric, and merely utilises existing space. Within the attic space, the upgrading of dormer cheeks using internal insulation and plaster finishes will provide improved thermal performance with minimal visual change, ensuring continued use and reducing energy demand. The careful replacement of any elm boards with matching pine boarding, consistent with existing later attic interventions, will maintain legibility between historic and modern fabric.

8.121 Overall, the proposals are considered to be conservation-led and repair-focused, prioritising the retention, reuse and reinstatement of historic materials wherever possible. Whilst some limited, localised and less-than-substantial harm may arise from necessary alterations, this is consistently outweighed by the benefits of enhanced legibility, improved architectural coherence, better functionality, and the positive reinforcement of historic character across the principal spaces of the building.

8.122 PROPOSED DEVELOPMENT – EXTERIOR

8.123 The chimneys will undergo general remedial works to remove any cementitious render, and to replace with lime.

8.124 The chimney of Old Rectory Cottage will be taken down so that a lead tray can be inserted; before the chimney is reconstructed. The western chimney on the Old Rectory has previously been heightened with 3 courses of modern brick; the Applicants wish to remove the 2 courses and replace with traditional, salvaged brick to match. The chimney to the east has been capped, and it is intended to replace a single brick with an air brick to ensure adequate ventilation. The 3 stacks on the Old Rectory require chimney pots to be reinstated; this will be carried out using 450mm Redbank Roll Top clay pots which are appropriate to the historic building, and to the setting in general. The central chimney is no longer in use; however the flues will be re-capped, and Redbank Roll Top clay pots fitted to correspond with the other stacks, reinstating consistency in appearance.

8.125 The existing 125mm Ogee gutters to the east of the Old Rectory will be repaired. The 100mm half round guttering on the north, south and west elevations are beyond viable repair, and are also not adequate to manage current and any potential increased levels of rainwater. Hence, they will be replaced with 125mm half round cast iron guttering which can suitably cope. They will be appropriately treated to reinstate their original appearance. The north elevation requires a new outlet, comprising a 75mm cast iron downpipe. Any materially viable elements of historic rainwater goods will be retained for use on smaller roofs. All grey, plastic half round guttering and downpipes will be removed from the listed building and will be replaced with black 100mm or 125mm half round, cast iron and 75mm downpipes. In addition to the proposed improvements to the existing rainwater goods, the removal of the soil pipe and vent (Figs.34 and 64) on the south elevation, and its subsequent relocation to the interior will greatly contribute to the physical and visual enhancement of the exterior elevation.

8.126 IMPACTS UPON SIGNIFICANCE – EXTERIOR

8.127 The proposed works to the external fabric will result in a clear and positive enhancement to the significance and appearance of the listed building. The removal of incongruous C20 plastic rainwater goods and their replacement with appropriately detailed cast iron alternatives will reinstate traditional materials and detailing consistent with the historic character of the building. The proposed increase in gutter capacity will also ensure effective management of rainwater discharge, improving the building's long-term resilience and reducing the risk of damp-related deterioration to historic fabric.

8.128 In heritage terms, these interventions will restore visual coherence to the elevations, removing inappropriate modern accretions and reinstating a more authentic architectural expression. The works to the chimneys, including the removal of cementitious render, the reinstatement of traditional brickwork and clay chimney pots, and the rationalisation of previously altered or capped elements, will further enhance consistency across the roofscape and strengthen the legibility of the historic form.

8.129 Overall, the proposals will have a significant beneficial impact upon the significance of the listed building through the removal of harmful modern alterations, the reinstatement of traditional materials and detailing, and the improvement of the building's performance and durability. These works will safeguard both the fabric and appearance of the heritage asset, securing its continued architectural integrity and contribution to the historic environment for future generations.

9.0 CONCLUSION

9.1 The proposed scheme has been developed through a conservation-led approach that seeks to secure the long-term future of the Old Rectory through sensitive repair, enhancement and adaptation. Throughout the building, the emphasis has been placed upon the retention and conservation of historic fabric wherever possible, with replacement only proposed where elements have demonstrably failed, are beyond repair, or comprise later interventions that detract from the character and significance of the heritage asset. The works will remove a range of unsympathetic C20 alterations and introduce more appropriate materials and detailing, resulting in a clear enhancement to the building's architectural and historic character.

9.2 A benefit of the proposals is the reinstatement of lost or obscured historic features and the improved legibility of the building's historic development. The restoration of original room proportions, the reopening and conservation of concealed Georgian fireplaces, the reinstatement of historically appropriate sash windows, and the repair and reuse of original elm floorboards will collectively strengthen the authenticity of the building and improve appreciation of its significance. These interventions will reinforce the architectural coherence of the Old Rectory and better reveal the qualities that contribute to its special interest.

9.3 The proposals also seek to improve the functionality and usability of the house in a manner that is sympathetic to its historic character. The rationalisation of internal layouts, improved circulation, and the integration of ancillary spaces into the principal dwelling will provide accommodation better suited to modern family life. By enabling the building to function efficiently as a comfortable family home, the proposals will support its continued occupation and active use, which remains one of the most effective means of ensuring the long-term conservation of a historic building.

9.4 Significant environmental and sustainability benefits will also be achieved. The introduction of improved insulation, underfloor heating, conservation rooflights, slim-profile double glazing, permeable lime-based materials, and carefully considered renewable energy measures will enhance the thermal performance of the property whilst respecting its historic fabric. These improvements will reduce energy demand, improve internal comfort, and contribute positively towards climate change objectives, ensuring that the building remains viable and resilient in the future.

9.5 Where limited harm has been identified, this is confined to minor and localised interventions that result in either no loss of significant historic fabric or a very low level of less-than-substantial harm. In each case, such impacts are outweighed by the considerable heritage, environmental and functional benefits arising from the proposals. Many of the interventions are reversible, ensuring that future generations retain the ability to adapt or amend them if circumstances change.

9.6 Taken as a whole, the proposed works will retain, conserve and enhance the significance of the Grade II listed Old Rectory. They will safeguard historic fabric, improve the building's environmental performance, restore lost architectural quality, and ensure that the property remains a viable, sustainable and cherished family home. The proposals will therefore safeguard the heritage asset for future generations whilst maintaining and, in many instances, enhancing its special architectural and historic interest.

APPENDIX 1 – LIST ENTRY

Heritage Category: Listed Building

Grade: II

List Entry Number: 1130754

Date first listed: 06-Jan-1966

Date of most recent amendment: 07-Jul-1989

List Entry Name: The Old Rectory

Statutory Address 1: THE OLD RECTORY, CHURCH STREET

The scope of legal protection for listed buildings

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself, and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

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

District: Wiltshire (Unitary Authority) Parish: Mere

National Grid Reference: ST 81064 32221 Details ST 8032-8132 MERE CHURCH STREET (west side) 6/35

6.1.66 The Old Rectory (formerly listed as House opposite West End of Church)

GV II Large detached house; 1774 and C19. Coursed limestone rubble, fish-scale roof tiling. In two stages of building forming an L-plan with further one and two-storey extensions to the north. Towards church is 2 storeys and attic, 3+1 windows, mainly 4-pane sash, but a 2-light glazing bar casement at first floor, and ground floor, right is a 2-light leaded opening brought to pavement level. Right returns, to north, has 4 small 2-light casements with leading, to wood lintels, below a large tripartite 4:12:4-pane sash plus 3-light leaded casement; 2 hipped 2-light dormers. Entrance door within the 'L'. To right a one storey later wing. Hipped return. Three brick ridge stacks. Two storey extensions to north west not of special interest.

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

Legacy System number: 320163

Legacy System: LBS

Legal

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

APPENDIX 2 – FIGURES 22 – 64



Figure 21. Existing kitchen looking south.



Figure 22. Existing kitchen looking north. Note opening to utility.



Figure 23. Existing utility looking north.



Figure 24. Existing utility, east and north walls.



Fig.25. Existing utility looking south west. Note lintel above door.



Figure 26. Cellar, note C20 steels and historic stair line.



Figure 27. Cellar; opening with mullion and iron ferramenta.



Figure 28. North elevation of main house, and east elevation of utility, with door and window opening.



Figure 29. North elevation of existing utility.



Figure 30. Easternmost window in north elevation of utility.



Figure 31. Central window in north elevation of utility. Note blocked opening to west (right).



Figure 32. South elevation of existing kitchen, note evidence of blocked door (beneath window).



Figure 33. West elevation of existing kitchen; evidence of former opening (beneath lintel); anomalies in stone, evidence of straight joint.



Figure 34. South and west elevations with porch. Note soil pipe.

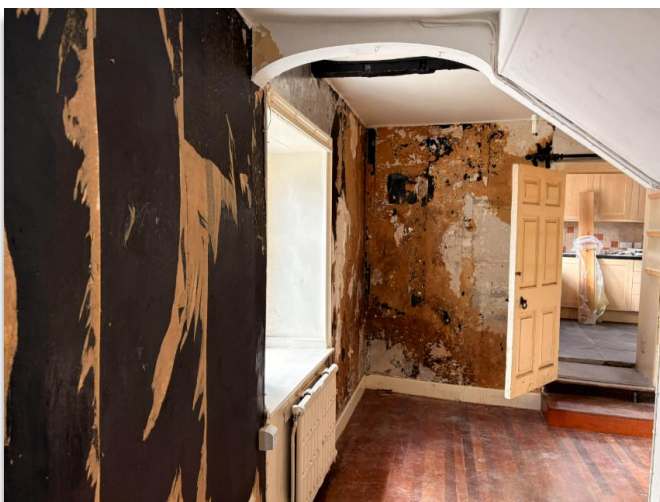


Figure 35. Entrance hall looking towards kitchen. Note steps.

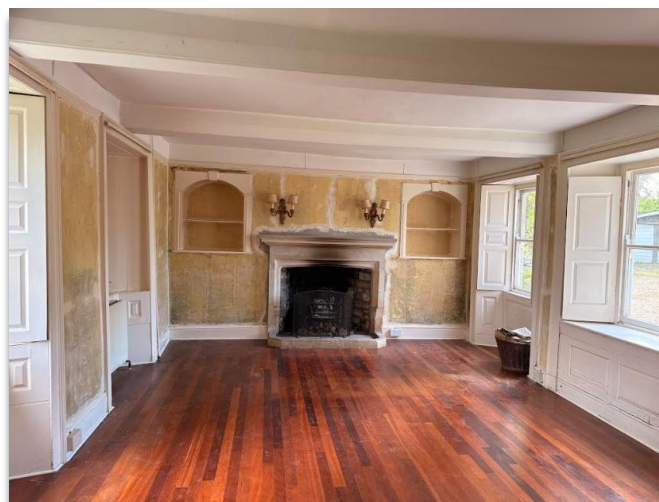


Figure 36. Looking south in drawing room.



Figure 37. Looking north in drawing room. Note lobby to west (left).



Figure 38. Drawing room door lobby (C20) and bookshelf.



Figure 39. West window; panelling and skirting damp, suffering rot.



Figure 40. Section of drawing room skirting board, demonstrating level of decay.



Figure 41. Snug inglenook. Steps to existing kitchen, proposed dining room. Note parquet floor.



Figure 42. Looking towards snug and entrance hall from existing kitchen, through historic stone arch.



Figure 43. Entrance lobby.



Figure 44. South elevation of Old Rectory Cottage and entrance lobby.



Figure 45. West elevation of Old Rectory Cottage (garden room).



Figure 46. Ground floor, Old Rectory Cottage.



Figure 47. Kitchen, Old Rectory Cottage.



Figure 48. Screen between dining room and garden room, Old Rectory Cottage.



Figure 49. Bedroom 1. Note ad hoc timber replacement.



Figure 50. Bedroom 2. Ad hoc timber replacement.



Figure 51. First floor bathroom. Ad hoc timber replacement.



Figure 52. Bedroom 1 ensuite. Note lightweight partition.



Figure 53. Bedroom 1; Wall between bedroom and ensuite.



Figure 54. Bedroom 2; note door to hall and window.



Figure 55. Bedroom 2 door from hall.



Figure 56. Proposed location of Bedroom 2 door from hall.



Figure 57. Bedroom 2; looking north east (note sash window and blocked fireplace).



Figure 58. Bedroom 2 sash and casement windows.



Figure 59. Bedroom 2; Georgian, cast-iron grate within fireplace.



Figure 60. Bedroom 3, C20 replacement window.



Figure 61. Bedroom 3; Georgian fireplace with cast-iron grate.



Figure 62. Proposed location of linen cupboard under attic stair.



Figure 63. Central casement with glazing bars. Bedroom 2.



Figure 64. South elevation; note soil pipe and porch.

