# HERITAGE STATEMENT

## The Nature of the Asset

Listed grade 2 building situated in a conservation area and heritage buffer zone.

History, Character and Appearance

Three storey detached Georgian grade 2 listed property. Three bay west elevation, believed to date from c1794. Russet brick walls with dentil eaves and cornice with Welsh slate roof, sash windows topped with stone lintels. Central painted door with stone pilasters and a pediment.

Originally thought to be built from stone, the external facings to the rear are stone, and to have been a modest dwelling.

## The Extent of the Asset

The property is in a prominent position when approaching Duffield. It has a range of outbuildings including a 2 storey coach house and utility outhouses. There are garden areas surrounding the property but mainly to the rear which is walled on all sides.

## The Significance of the Asset

Significance of Particular Features

To the front, wooden single glazed new and original sash windows. The front elevation of the property is extremely significant particularly the fine carved stone door surround and other carved stone work on the western elevation fronting the road. Any works to this elevation would be historically impactful.

## Proposed Works

Stone repair and replacement work to the stone front door surround outlined in blue and lilac, replacement of the keystone on the south window outlined in red on the front elevation drawing._The proposal involves the partial replacement of the existing stone front door surround and window keystone. The works are confined to these two areas and do not alter the position width or height of the doorway opening or window.

Preserve

The proposed works are limited to the partial replacement of deteriorated sections of the stone door surround and window keystone. The majority of the existing historic fabric will be retained. Only those areas where the stone has significantly eroded and is beyond effective repair will be carefully removed.

Replacement stone has been selected to match the existing in type colour, texture and tooling ensuring visual continuity with the retained elements. The original profile and detailing of the surround will be accurately replicated and no alteration to the architectural composition is proposed.

Works will be undertaken by skilled stonemasons using lime based mortar ensuring compatibility with existing fabric.

The proposal therefore represents a minimal intervention which preserves the architectural character and historic significance.