

**NEWBOLD VERDON CONSERVATION AREA MANAGEMENT PLAN - ADOPTED 10 MARCH 2009**

7 Main Street has not been constructed to the same ridge and eave line as the surrounding properties and it out of scale with traditional buildings in the conservation area

1-5 Main Street have had unsympathetic additions including porches, plastic windows, and concrete roof tiles. However, the extension to the rear of 1 Main Street is an excellent example of building to the traditional design of the conservation area

11-15 Main Street are traditional workers cottages which have been spoilt by the addition of concrete roof tiles and modern plastic doors and windows

The workers cottages along Main Street have had some modern additions that detract from their traditional design but generally they still retain their rustic charm

The large modern garages on Bells Lane are out of character with the conservation area

The use of an outbuilding as a garage in the grounds of the Old Rectory detracts from the original rustic charm of the building

The large paddock on the north western edge of the conservation area is important in visual terms, allowing excellent views toward the Hall, the remains of the Hall's walled garden, and the church

The view into the conservation area from Dragon Lane could be improved by the removal of the 1950s office extension at 20 Main Street and the enhancement of the brickwork and render on 35 Main Street

The Old Rectory is an excellent grade II listed building standing in its own landscaped grounds behind high brick walls, wrought iron gates, and a dense screen of mature trees

St James's is a C12 grade II listed church built of granite and ashlar stone in the Early English style with a small, sloping 'Sussex' steeple

The modern brick wall bounding the footpath in the church yard should be replaced with a stone wall with saddleback coping to match the wall at the front of the church

The Baptist Church is in need of some minor maintenance including painting the metal fence to the rear

Newbold Verdon Hall is an excellent grade I listed property with distinctive features including a hipped roof. The Hall, its pavillions and courtyard provide a key space in the conservation area

The traditional character of the cottages at 1-7 Mill Lane has been compromised by the addition of wooden canopies, modern bow windows, and a satellite dish

The medieval moated site is a Scheduled Ancient Monument screened by a spinney

The modern brick wall and wooden fence bounding the Methodist Church should be replaced with a wall built with traditional materials. The car park is currently surfaced with tarmac and would benefit by being replaced with a variation of treatments

Granite setts and cobbles front the cottages along Main Street providing a pleasant setting on the wide street scene

There is a housing development in the grounds of The Rectory currently under construction. The layout of the housing will allow for views towards The Old Rectory, however there has been a significant loss of vegetation screening the development along the northern and southern boundaries.

The area of land between the pavillion and 2A Main Street allows an excellent vista into the countryside to the south

2A & 4A Main Street have large open frontages and are built of non traditional materials. They could be improved by replacing the concrete roof tiles with traditional slate roof tiles

The modern dwelling at 2 The Paddock has attempted to fit in with the traditional design of the conservation area

Church Farm is an excellent grade II listed property which has had sympathetic alterations

The frontage of 18-20 Main Street could be improved with the modern wall being replaced with a traditional wall, enhanced hard landscaping, and the removal of the 1950s office extension

The Victorian School building (now the Church Hall) is an interesting building with decorative blue brickwork and tall windows and gables. However the modern ground floor window and metal entrance gate are detrimental to it's character. The wooden fence along Brascote Lane should be replaced with brick in similar design utilised in the existing wall

Unfortunate ground levels make the poor concrete sectional garage at 2 Brascote Lane too prominent. The war memorial could be improved with traditional hard landscaping and planting to screen the rear boundary and garage.

The large double garage at 50 Main Street is out of character with the conservation area and spoils views towards the Methodist Church

The unsympathetic modern walls fronting 51-55 Main Street should be rebuilt in traditional materials as displayed by the rebuilt wall fronting 49 Main Street

The area fronting the modern properties on Main Street would be improved with the addition of traditional coping to the stone walls along the boundary