

SCHEDULE OF FEATURES WITH HISTORIC SIGNIFICANCE



AT

THE OLD RECTORY, BOLTON BY BOWLAND

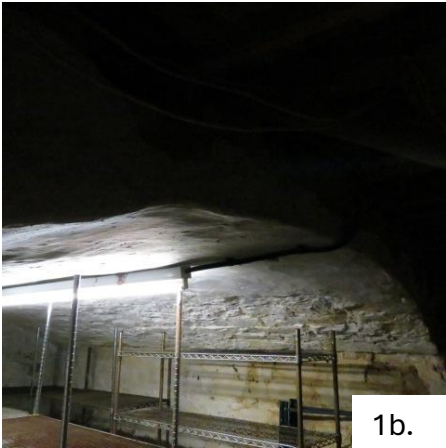
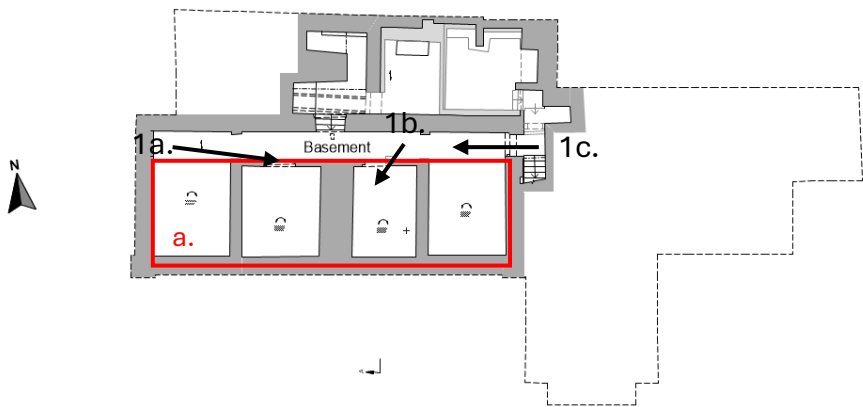
May 2025

Rev: Feb 2026

overtonarchitects

IDC · Valley Drive · Ilkley · West Yorkshire · LS29 8AL

Cellar:



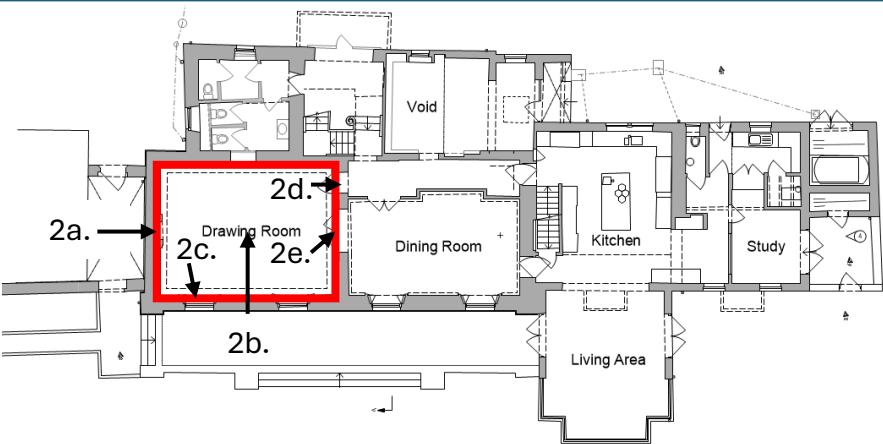
Historical Feature:

1a/b/c. Vaulted ceilings below principal rooms

Action:

Retain in-situ

Ground Floor - Drawing Room:



2a.



2b.



3c.



2d.



2e.

Historical Feature:

Action:

2a. Fireplace

Clean and refit following investigation and repair to currently dry-lined external wall

2b. Sliding sash windows, panelling and shutters

2no. new double glazed timber window to match existing detail. Retain and refurbish shutters and panelling.

2c. Panelled door and architrave

Carefully remove, block up opening and re-use elsewhere

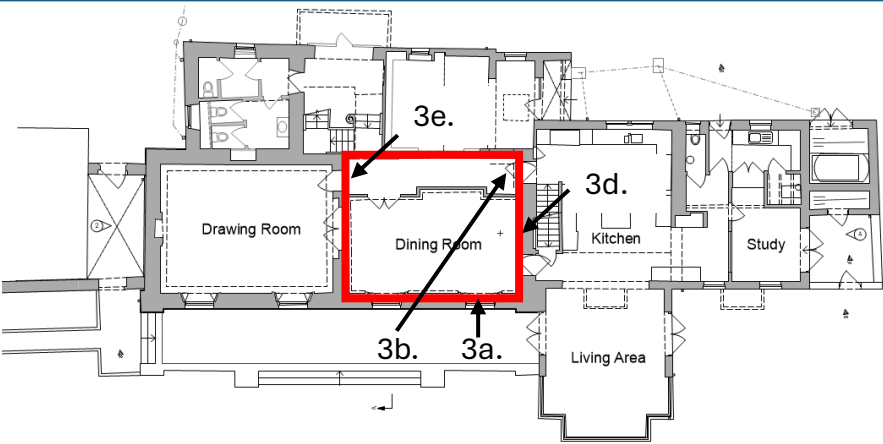
2d. Double panelled doors, architraves and arch

Refurbish and retain in-situ

2e. Cornice

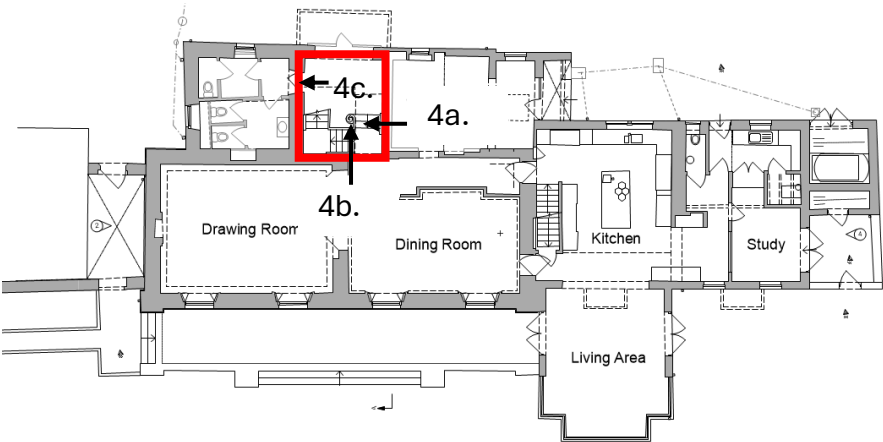
Retain to existing walls, replace where required

Ground Floor - Dining Room:



Historical Feature:	Action:
3a. Sliding sash windows, panelling and shutters	2no. new double glazed timber windows to match existing detail. Retain and refurbish shutters and panelling
3b/c. Cornice and Ceiling	Suspended ceiling and cornice to be removed. New ceiling at higher level with new cornice to replicate surviving section found above corridor ceiling.
3d. Fireplace	Salvage and retain in-situ . Re-use elsewhere
3e. Architrave / door surround	Carefully remove, block up opening and re-use elsewhere
3f. Deep skirting boards	To be salvaged and replicated as required

Ground Floor – Entrance Hall:



4a.



4b.



4c.

Historical Feature:

4a/b. Staircase

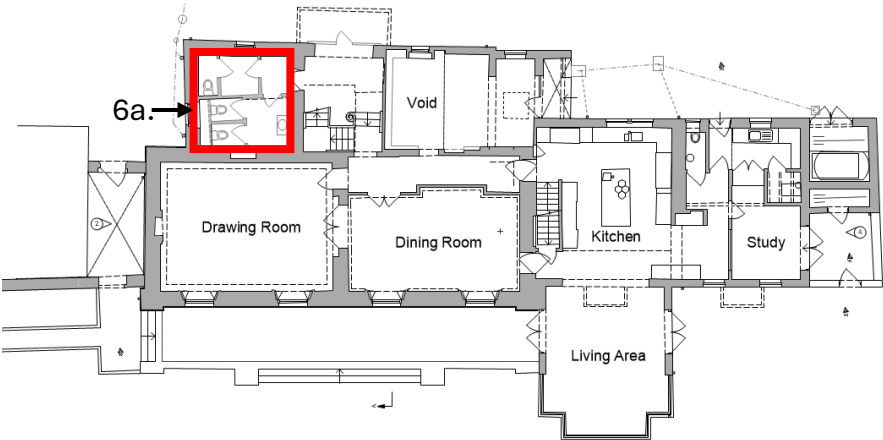
4c. Architraves

Action:

Refurbish and retain in-situ

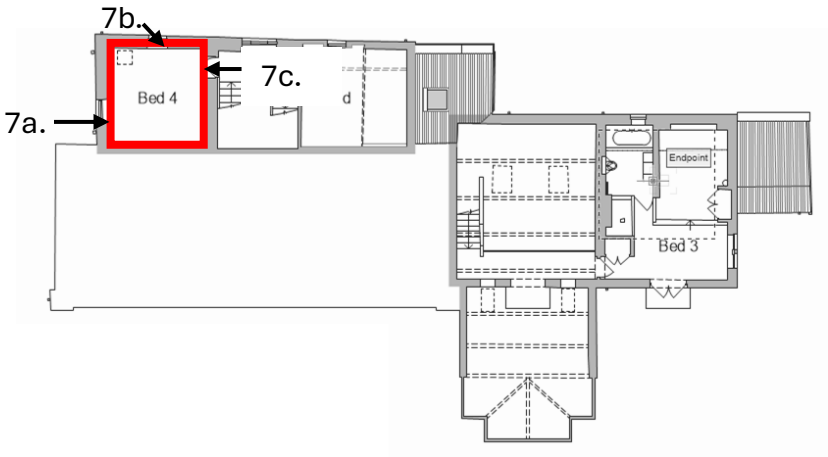
Refurbish and retain in-situ, replicate where missing.

Ground Floor - Snug/WCs:



Historical Feature:	Action:
6a. Timber lintel	In poor condition. Replace with PCC lintel as SE requirements and plaster over. New double glazed timber window to match existing detail

Lower 1st Floor - Bed four:



7a.



7b.



7c.

Historical Feature:

7a. Sliding sash window

7b. Sliding sash window

7c. Panelled door and skirting

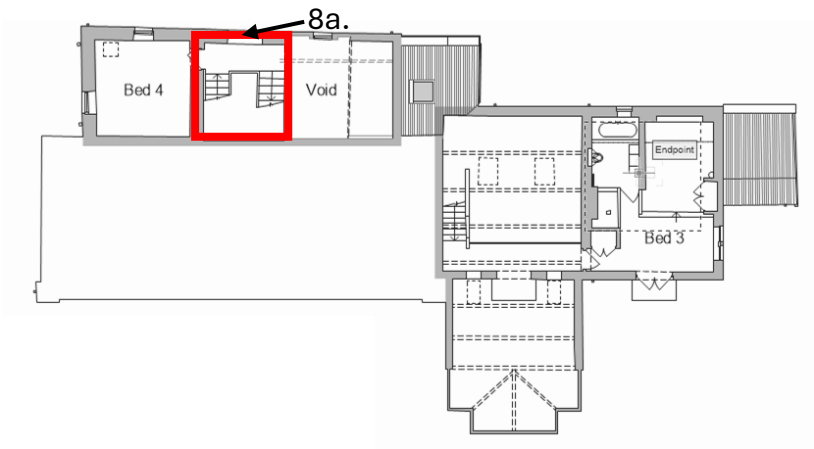
Action:

New double glazed timber window to match existing detail

New double glazed timber window to match existing detail

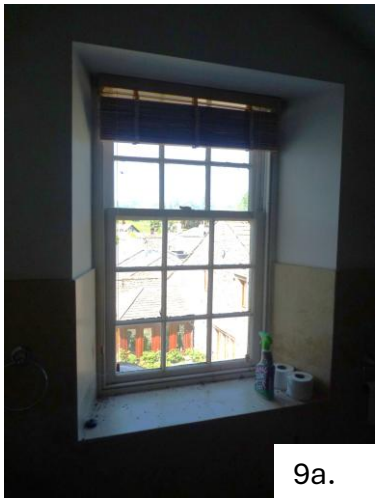
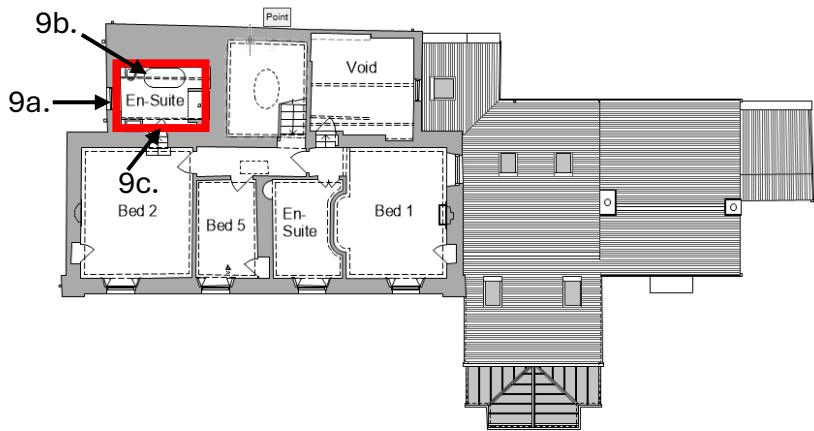
Refurbish and retain in-situ

Lower 1st Floor - Stair well:



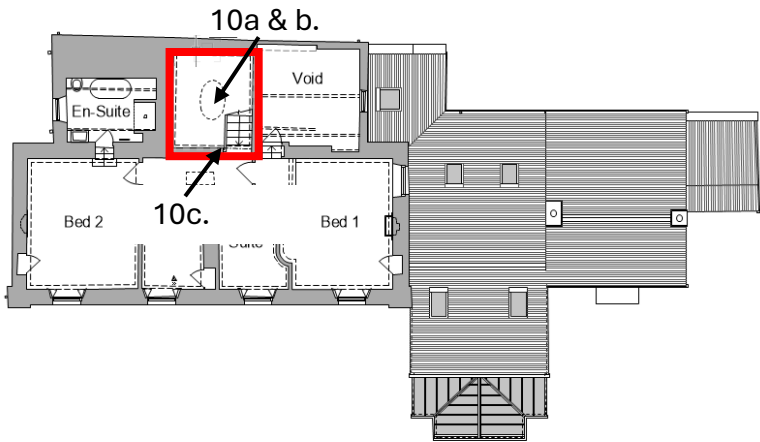
Historical Feature:	Action:
8a. Triple sliding sash window	New double glazed timber window to match existing detail.
8b. Landing, stairs and continuous handrail	Refurbish and retain in-situ

Upper 1st Floor – En-suite one:



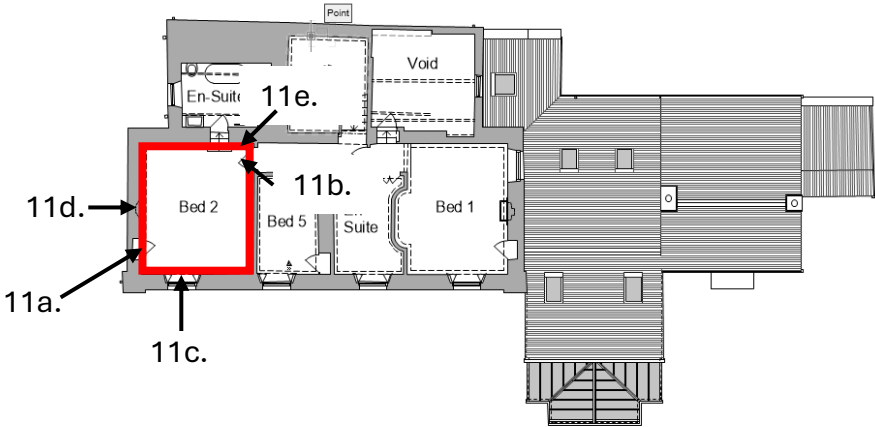
Historical Feature:	Action:
9a. Sliding sash window	New double glazed timber window to match existing detail

Upper 1st Floor – Stairwell:



Historical Feature:	Action:
10a. Oval glass ceiling dome	Refurbish and retain in-situ
10b. Goose-neck handrail and stairs	Refurbish and retain in-situ

Upper 1st Floor – Bed Two:



11a.



11b.



11c.



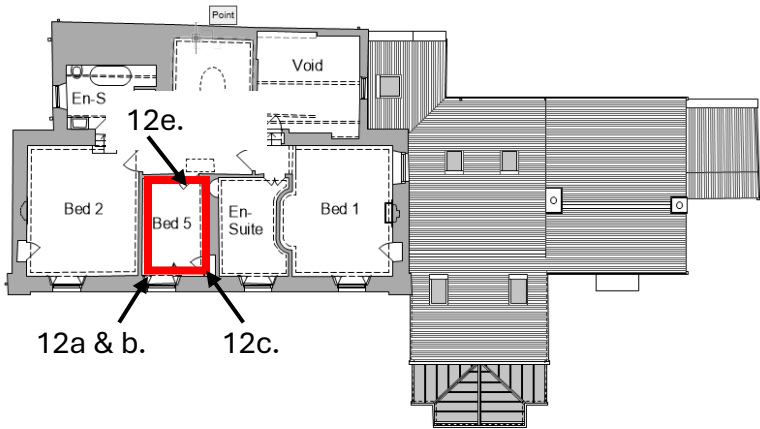
11d.



11e.

Historical Feature:	Action:
11a. Panelled door and architrave	Refurbish and retain in-situ
11b. Panelled door and architrave	Refurbish and retain in-situ
11c. Sliding sash window, shutters and panelling	New double glazed timber window to match existing detail. Retain and refurbish shutters and panelling
11d. Fireplace	Refurbish and retain in-situ
11e. Cornice and picture rail	Ceiling to be removed and replaced, cornice to match existing. Structural Engineer to assess movement in this wall. Repair and retain picture rail in-situ

Upper 1st Floor – Bed Five:



12a.



12b.



12c.



12d.



12e.

Historical Feature:

12a/b. Sliding sash windows, panelling and shutters

12c. Panelled door & architrave

12d. Cornice and picture rail

12e. Panelled door and architrave

Action:

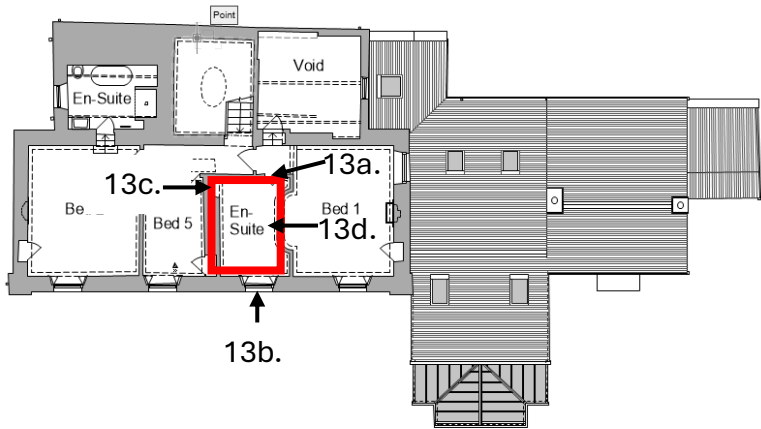
New double glazed timber window to match existing detail. Retain and refurbish shutters and panelling

Refurbish and retain in-situ

Ceiling to be removed and replaced, cornice to match existing.
Repair and retain picture rail in-situ

Refurbish and retain in-situ

Upper 1st Floor – En-suite two:



13a.



13b.



13c.



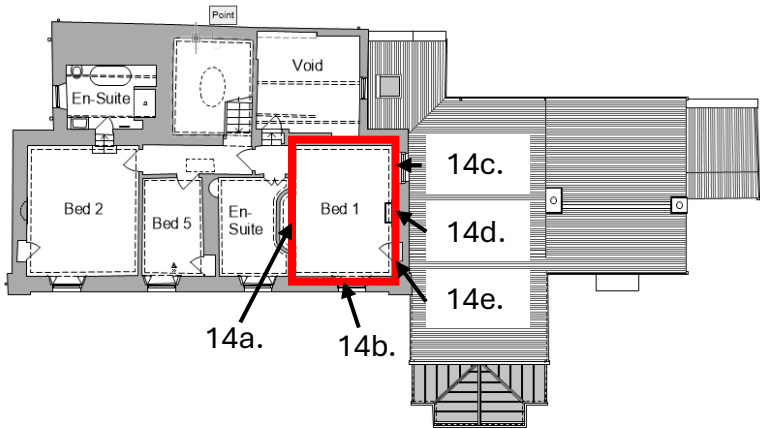
13d.



13e.

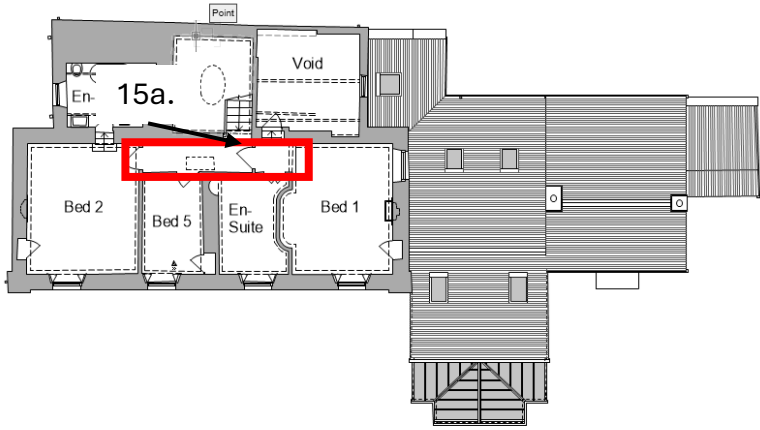
Historical Feature:	Action:
13a. Double panelled door and architrave	Refurbish and retain in-situ
13b. Sliding sash window, shutters and panelling	New double glazed timber window to match existing detail. Retain and refurbish shutters and panelling
13c. Niche	Retain
13d. Curved wall and picture rail	Repair as necessary and retain
13e. Cornice	Ceiling to be removed and replaced, cornice to match existing.

Upper 1st Floor – Bed One:



Historical Feature:	Action:
14a. Curved wall, picture rail and cornice	Retain curved wall. Ceiling to be removed and replaced, cornice to match existing. Repair and retain picture rail in-situ
14b. Sliding sash window, shutters and panelling	New double glazed timber window to match existing detail – retain and refurbish shutters and panelling
14c. Sliding sash window	New double glazed timber window to match existing detail
14d. Fireplace	Refurbish and retain in-situ
14e. Panelled door, architrave and cupboard	Refurbish and retain in-situ

Upper 1st Floor – Corridor:



15a.

Historical Feature:

15a. Archway

Action:

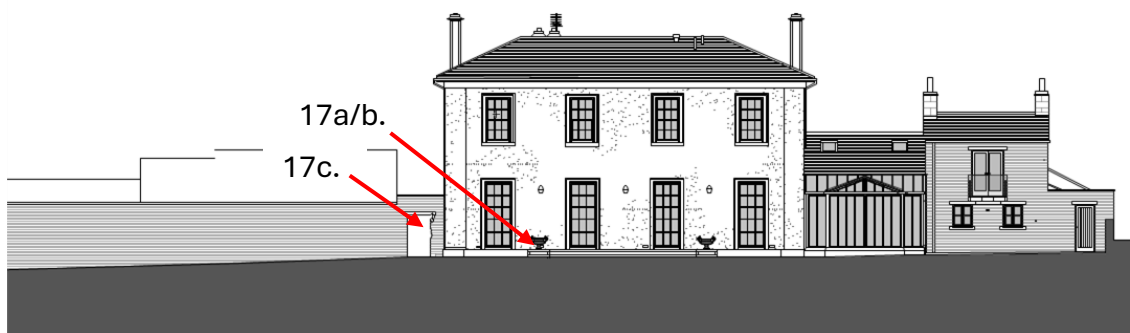
To be retained

External– North Elevation & Driveway:



Historical Feature:	Action:
16a. Boundary wall, decorative stone pier & gate post	Retain in-situ – gates to be modified with new pedestrian gate to west wall.
16b. Stone door surround with decorative lintel	Repair as necessary and retain in situ
16c. Front elevation and driveway	Repair render and re-roof with eaves detail to match existing, construct new entrance canopy with new entrance windows and door.

External– South Elevation & Garden:



17a.



17c.



17b.

Historical Feature:

17a/b. Urns, plinth and steps to form veranda.

17c. Opening with stone lintel

Action:

Retain, replace rotten timber with stone flags and complete previously approved veranda.

Repair brick reveals and cracked lintel. New timber panelled door with reference to 1837 drawing by George Webster