

Case study Heritage Counts 2015

Theme demonstrated by case study:	Repair and maintenance
Name of project/group:	Adlingfleet Medieval Rectory
Location:	Adlingfleet, East Riding
Duration (if applicable):	

Short description of project:

Tim and Amanda Harding bought the site of Adlingfleet Medieval Rectory in the 1990s and after repairing the main house, which is now their family home, they turned their attention to a derelict-looking outbuilding in the garden. This building turned out to be the standing remains of a 13th century rectory and is a very rare surviving example of a medieval secular building in this part of Yorkshire. It is a scheduled monument and listed as grade II*.

The Hardings stabilised the building to stop it decaying but needed help to do the repairs to bring the building back into use. With their own funding and advice and a grant from Historic England, the rectory, has been made weather-tight and useable for the first time in 40 years. Existing parts of the structure, including walls and timbers, have been repaired and a new timber first floor and roof have been added.

What would have happened without this project/group?

The rectory was used as an agricultural building from the 18th century onwards, the roof was removed c. 1970 and the condition of the building deteriorated over the next four decades. Without a roof to protect the fabric from the elements and to tie the walls together the structure was vulnerable. It was added to the Heritage at Risk Register in 1999. By the time the Hardings purchased the property, most of the east wall had collapsed, the west wall was bulging and cracking and the inserted south gable was unstable. If it had not received care and attention, the building might have been lost.

How did the project achieve its objectives?

Following a period of investigation, survey and recording, funded by the LEADER programme (part of the Rural Development Programme for England), Historic England was able to offer a grant for repair in 2013. This, together with funding from the owners, was used to re-roof the structure and making it watertight and structurally sound.

In addition, the owners, Tim and Amanda Harding, have gone the extra mile to make the building usable and to secure its long term future. They have learned how to mix and work with lime mortar to re-point the internal walls. They have rebuilt part of the first floor to

increase the amount of useful internal space. They have broken up a defective 20th century concrete floor and cleaned hundreds of reclaimed bricks to repair an earlier brick and cobble floor hidden beneath the concrete. As a result, the building has been removed from the Heritage at Risk Register.

What difference it has made? Main outcomes and outputs.

The owners have invested time and money into this project to restore a building that is significant to the local community. They are committed to opening it for local community uses to ensure the story of the building is understood, enjoyed and valued now and by future generations.



The Hardings outside the restored rectory (Photo: Alun Bull, Historic England).

What is the future for the case study?:

Having completed the works to the building, the Hardings have turned their attention to the setting of the building. They dug a soak away to drain the site and are recreating a medieval garden in the area around the building.

The couple have made use of the newly-repaired building and grounds to be for local community uses and events, and intend to continue this into the future. They have found varied uses for the rectory from hosting history groups for talks about the restoration to music recording. In May 2015, it was used as a polling station for the national election. It will also continue to be a part of Heritage Open Days.



The restored rectory as a polling station in May 2015 (Photo: Tim Harding).

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