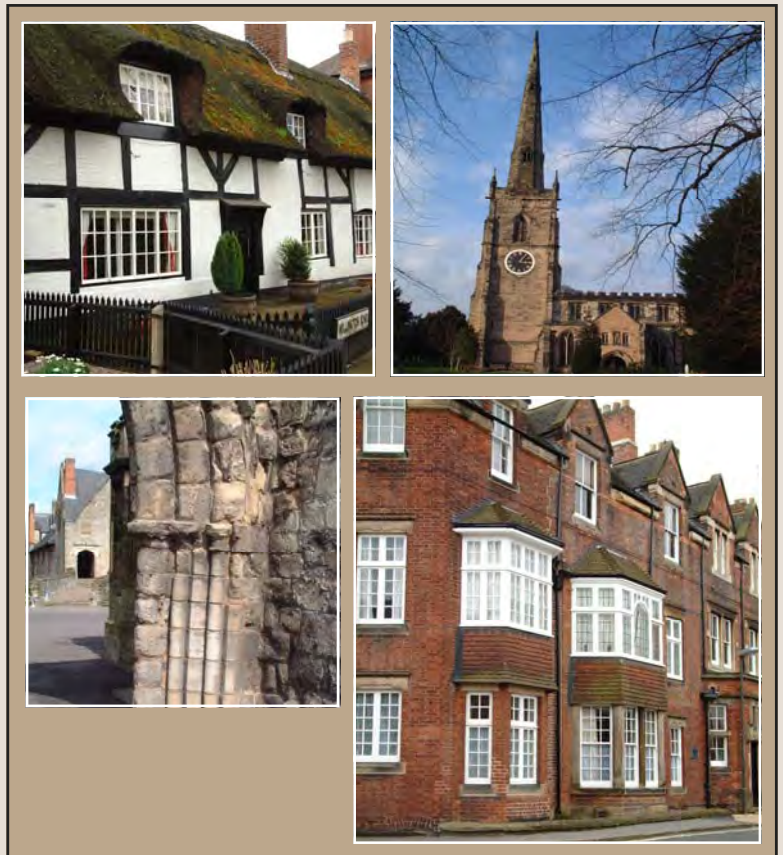


Repton *Conservation Area* Character Statement



2013

**SOUTH DERBYSHIRE
DISTRICT COUNCIL**

Repton *Conservation Area*

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Conservation Area Map

Appendix 1 Distinctive architectural details

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Repton *Conservation Area*

Introduction

This statement has been produced by Mel Morris Conservation for, and in association with, South Derbyshire District Council. It sets out the special historic and architectural interest that makes the character and appearance of Melbourne worthy of protection. It also assesses the degree of damage to that special interest and thus opportunities for future enhancement. This document will be used by the Council when making professional judgements on the merits of development applications.

The Repton Conservation Area was designated by Derbyshire County Council on 17th July 1969. It was extended by South Derbyshire District Council on 25th February 1982 to include Mitre Drive and further properties on Burton Road and The Pastures. (See Appendix 2).

Summary

The origins of Repton are ancient and well documented. Overlaid phases of development are concentrated at the northern part of the conservation area around the church and the old school buildings, although few of these layers are obvious to the eye.



Repton shares a similar defensive location with other Anglo Saxon settlements on the southern ridge bordering the Trent valley flood plain. However, its origins are likely to be earlier than this time, based on Prehistoric and Roman finds in and around the village.

The village once had a much stronger relationship with the River Trent than it does today, as the course of the river once flowed at the foot of the sandstone outcrop on which the

church and old school stand. The remnants of the old course of the river survive in the expanse of water called “Old Trent Water”.

The settlement evolved largely in association with the development of two monastic houses;

- the first an early Christian monastery – a “double-house” of monks and nuns, which was an early form of monastic community governed by an abbess (Whitby Abbey started off in a similar way),
- the second an Augustinian Priory, a community of canons led by a Prior and known

for their pastoral care and reputation for dubious morality, as the order had more freedom of movement outside the walls than many other orders.

Repton was also a centre for the Kingdom of Mercia, which developed in tandem with the first Christian monastery, but this was so long ago, and so little is known about this period of its history, that nothing can be said with any certainty about its appearance at that time.

Repton is best known for its association with Repton School which has had a continuous presence in the village since it was first established as a free grammar school on this site in 1559, following the Dissolution of the Monasteries. This occurred during a wave of development of educational establishments in the 16th century in the wake of the Renaissance in England when intellectual education was valued more highly than devotion.

The development of the school during the 19th and 20th centuries has had the greatest impact on the physical appearance of the village, providing areas of housing for teaching staff as well as numerous, large, purpose-built school buildings.

The settlement pattern of Repton is long and linear. This pattern was partly dictated by the gentle geology (the movement of the ice-cap creating a broad U-shaped valley running north-south) elevated above the Trent valley and the presence of a continuous supply of water from Repton Brook, which was fed by numerous springs upstream. In the pre-industrial era the brook, unlike the river which was prone to flash floods and had enormous power, could be more easily controlled, sluiced and diverted, to provide a source of waterpower for early industries, such as corn milling. The meandering path of the brook defined the edge of the eastern side of the settlement until the 20th century. It was tracked by a long parallel road to its west running north-south (High Street). The northernmost point of this linear alignment is just to the south of School House (attached to the west end of Repton Hall), and it continues southwards, more or less straight, through the archway of the priory gatehouse, past the market cross and along High Street. This street pattern has not been altered since it was first laid out, possibly as early as Anglo-Saxon times but certainly as early as the medieval period. It was combined with narrow landholdings or “crofts” between the road and the brook and plots of a similar size and pattern to the west of the High Street. There was a road running west in front of the priory gatehouse, which may have served an early Anglo Saxon part of the settlement on Parsons Hills (approx. grid ref SK295268) and a medieval tannery to the west, although this was a more minor route and today the road is much more dominant. The development of a bridge crossing the Trent at Willington in 1839 meant that the visitor from the north now arrives in a dog-leg route around the churchyard and the linear street pattern is less clear on first arriving in Repton.

There are two principal east-west connections (Burton Road – Brook End and Well Lane – Pinfold Lane) and a number of footpaths that cross the village east-west, which are generally well-trodden routes, all of medieval origin.

One of the most remarkable things about Repton is that the historic core has changed little despite a huge amount of development in the 19th century. This is largely because most of the large new buildings in the 19th century were built on greenfield or infill sites. For example, the land to the west of the school chapel on Willington Road was the Hall Orchard until it was sold to the school by the Burdett estate in 1890, which enabled the construction of the Sanatorium (now the Music School), the school playing fields and Fives Courts.



Repton School - The Old Priory

The distinctive characteristics of Repton can be summarised as follows:

- it has a strong identification with its historic roots, demonstrated by the recurring use of names associated with its early origins for buildings and street names (e.g. Abbey, Mercia, Mitre, Priory, St. Wystan);
- it is dominated by Repton School, which has had a presence here for over 450 years, a piece of “living heritage”;
- it is a place of strong contrasts between ancient stone and 19th and 20th century smooth red brick, the intimate scale of small domestic vernacular buildings and large-scale school buildings;
- it has a long linear pattern to the settlement with the greatest concentration of historic and archaeological interest at the north end;
- high quality individual and distinctive buildings (of the late 19th and 20th century), many designed by architects with a national reputation, distinguish it from other settlements, and continue to be built;
- tall brick or stone walled enclosures define many spaces;
- it was transformed by large expansion at the end of the 19th century, manifested not only in the large school buildings, but also in the small domestic buildings that encroached onto Willington Road and Tanners Lane and redevelopment along High Street;
- it continued to expand during the 20th century with large scale housing development to the east.

Area of Archaeological Potential

An area of archaeological potential has been defined through an assessment of the known archaeological, documentary and plan-form evidence of the settlement. It has been carried out as part of the review of each conservation area in consultation with the County Archaeologist, the Development Control Archaeologist and the Sites and Monuments Record Officer at Derbyshire County Council.

An area of archaeological potential may encompass both statutory designations (including Scheduled Monuments and Registered Historic Parks and Gardens) and other non-statutory site information from the Derbyshire Sites and Monuments Record. It shows the probable extent of settlement and industrial activity during the medieval and/or post-medieval periods.

Within the area of archaeological potential there may be reasonable expectation that archaeological evidence relating to the medieval and/or post medieval periods may survive below ground.

Over the centuries, as settlements grow and develop, their focus may shift. Consequently, an area of archaeological potential need not necessarily coincide with the boundary of the conservation area.

Conservation Area Analysis

Approaches

From Willington, the first view of Repton emerges over the brow of Willington Bridge and it has a lasting impact; the skyline is broken by the tall spire of St. Wystan's Church and to its left the rooftops and upper floors of Repton School provide a bold first impression. The red clay tiled roofs of the School House and The Hall, and immediately behind these the roof of Pears School, are striking. This is given greater emphasis by the predominant use of strong red brickwork and the broken eaves line and roofline created by gable dormer windows, full gable bays and tall red brick chimney stacks. The view is softened by foreground trees and shrubs planted along the water meadows, along the route of Willington Road and within the Vicarage garden and churchyard. The whole character is one of strong contrasts brought together by the presence of Old Trent Water and the sandstone outcrop above. The modern boundary fence panels to the 20th century properties and the Vicarage on Willington Road strike the only visually jarring note in this approach. The School Chapel, a prominent focal point for 6 months of the year until the copper beech comes into leaf, closes the view before the road bears left.

From Newton Solney, a wide road with broad expanses of mown grass verge, fields to the south and large detached houses to the north, gradually descends into the village. The strong red brick and red clay tiled roofs of Repton Music School (formerly the



Repton Music School

Sanatorium of 1892) stand out as a major landmark on the main approach. As the road bends to the south, the frontage of the Music School is revealed with its heavily articulated bay windows, and its complex roofline incorporating Dutch gables and multiple chimney stacks, silhouetted against the sky but softened by large mature limes in the foreground.

The road then drops between steeply embanked well-manicured grass verges and continues in a leafy setting into the heart of the village, where several small cottages appear on the north side aligned flush with the road frontage, remnants of a once more enclosed street frontage that lined both sides of the street with small houses up until the middle of the 19th century. The sunken character of Burton Road shows that it was a holloway, a well-trodden early route from the west.

From Milton, the road drops down from the ridge and gradually descends into Repton, through 20th century housing development lining the street, dominated by wide mown grass verges and pavements. Descending from the ridge there are long, distant views of the church spire of St. Wystan's church, which (at 212 feet high) is prominent above the treetops. The church eventually disappears from sight as the road reaches the valley bottom and the settlement gradually changes



No. 1 Monsom Lane

to a more historic character with rubblestone boundary walls and 19th century terraced housing. The road deepens, narrows and curves and the entrance to the conservation area is marked by a handsome Victorian villa (no 23) on the right and the hipped roofs and chimneys of an early 20th century house (no 16) on the left.

The terrace of Edwardian houses nos. 3 to 17 Milton Road is another key feature in the approach from Milton, gaining added prominence through being set back only slightly from the road and raised above road level. On the other side of the road, by contrast, the backs of low key, brick terraced houses (some painted) meet the road and form a distinct hard edge. At the end of the road, a prominent landmark house, No. 1 Monsom Lane, dramatically closes the view at the junction with Monsom Lane and Brook End.

From the south, the approach road into Repton runs along the valley parallel with Repton Brook. Development continues for quite some distance in a long straggling manner, on either side of the road, before the conservation area starts which gives a poor sense of arrival to the historic core. The spire of St. Wystan's church comes directly into view on entering the conservation area and then continues to punctuate the skyline at intervals along the length of High Street.

From the south east, there is a secondary approach into Repton from Milton via Pinfold Lane. The road curves quite sharply to the south west as it reaches the valley bottom, giving an attractive view of two Edwardian terraces nos. 1 - 7 and 9 - 19A and Pinfold Lane,

which are complemented and afforded greater prominence by the undeveloped open space opposite them. This same open space also enhances the setting of the United Reformed Chapel, brook and bridge, which bound the open space on the south west side.

Views

Some of the most important views within Repton are those on the main approaches into Repton (described above). A number of buildings form important landmarks in long views and approaches into the village;

- St. Wystan's Church, sometimes seen in conjunction with the cross
- The School Chapel
- The Hall
- I Monsom Lane
- Former Repton School Sanatorium (Music School)

In addition to these, the principal views within the conservation area are along High Street and Brook End.



The southern section of High Street has two distinct areas where the street frontage tapers and opens out southwards to frame views looking south. The most southerly of these, The Square, is part of the medieval settlement pattern, when this space sat towards the southern limit of the village, and may have formed a large green area, with views south looking up the valley, which was probably quite open in character. Both sides of the street fan out to embrace this small space. The second of these views, looking south down High Street, incorporates the splayed frontages no. 46 to 72. This vista was only created by the construction of the present buildings after 1900. With the exception of no. 46, all the other properties were built onto relatively undeveloped plots of land. The eye is led around the corner as the alignment tapers inwards. Although the individual properties vary in detail and material, they are united by the use of tall red brick chimney stacks with blue brick banding and red clay pots.

Another important view on High Street is that looking north from the junction with The Pastures. This view includes the oldest properties within the street and appears in numerous picture postcards. It also incorporates a long distance view of the church spire, which continues to punctuate the view along High Street.

Along Brook End views have hardly changed in over a hundred years and there is a timeless quality about this part of the conservation area. In both directions the enclosed boundary walls to the Priory precinct and the garden walls opposite this line the street and frame long views to either end of the street.

As a result of the network of footpaths (based on medieval routes) running east-west through Repton, there are several narrow passages offering glimpsed views between buildings and tall boundary walls.

These include:

- a glimpsed view of The Old Mitre from the passage between 1-5 High Street
- a glimpse up the footpath south of Homelands, High Street
- a glimpse along Matthew's Jitty towards the brook
- a glimpse along the footpath at the back of High Street properties from the Pastures



The glimpsed view of the Old Priory through the Repton School "Arch" is perhaps the best defining view within Repton.

Historic Development



The earliest known evidence for human occupation at Repton is prehistoric, as Bronze Age barrows once existed on Askew Hill, to the east of the present village, and worked flints and prehistoric pottery have been found in various areas of the settlement. Following this, the next known phase of occupation is Roman, as fragments of pottery and tile have been found in the northern part of the village. The earliest recorded version of the name Repton was in 755 in the Anglo-Saxon Chronicle, when it was identified as *Hreopandune*, and it appears to have been occupied by a northern Scandinavian tribe called the "*Hreope*". It was a well-established Anglo-Saxon community and appears to have had an important role as a religious and political centre for the Royal House and Kingdom of Mercia and a favoured royal burial place. After the withdrawal of the Romans from Britain in around 408 AD, the provinces of Britain were left to their own rule and borders were ill-defined. By 650 AD the British Isles was divided into Kingdoms, each under separate rule, and there was no over-arching monarch. For a long time the Mercian kings controlled a large part of the country. Mercia extended from the Welsh borders across the Midlands to the North

Sea and they were able to occasionally take over other parts of Kingdoms, such as East Anglia and Middle Anglia, until in 919 they merged with the Kingdom of Wessex.

An early Christian monastery, a double-house of monks and nuns, was established at Repton between 660 and 690 and was closely associated with the royal house of Mercia, several kings being buried there. One of these was Wystan, who was murdered in 849. Eventually his tomb became a place of pilgrimage, and he became regarded as a saint. The church was dedicated to him. In time the whole site of the parish church and priory became a place of pilgrimage, with St. Guthlac also having strong associations with Repton. The site was probably managed by the monks who would have sold tokens as a valuable source of income.

The Anglo-Saxon monastic community was probably wiped out by the Viking invasion in 873, and they appear to have replaced the monastery buildings with a large defensive rampart, which incorporated the church, as part of the winter encampment of the Viking army of 873-4. It was another 300 years (ca. 1172) before the site was reinvigorated as an Augustinian Priory.

In the intervening period, the defensive characteristics of the site led to the construction of a Norman motte and bailey castle in the vicinity of the Hall, probably to command the crossing of the Trent at the point where the road divided towards either Willington or Twyford.

The Augustinian Priory was occupied by a maximum of 18 canons at its height. In the early 13th century they managed to regain two small relics of St. Wystan from Evesham where Cnut had taken them after the Viking invasion. By 1272 the Priory had taken possession of the parish church. The Priory also had a shrine to St. Guthlac in the Priory Church. These provided additional income from pilgrims and they were able to expand the accommodation they offered visitors, which eventually led to the relocation of the prior's lodging.

Following the suppression of the Priory in 1540, the whole priory, incorporating Prior Overton's tower, was sold to a private owner, Thomas Thacker, as a private residence. In 1559 the site was split and the Thacker family sold the western range of Priory buildings to the trustees of Sir John Port's estate, for establishment as a school and they retained the northern part of the site as a residence. Precisely how the site was split is not documented and deserves more study. An approach to the private residence was maintained through the Priory archway (formerly part of the Priory gatehouse), by the Thackers, who also maintained ownership of the gatehouse.

The prior's lodgings were eventually developed into The Hall, the main part of which dates from 1680. The Hall remained in separate private ownership following the Dissolution for several hundred years before the school eventually bought it from the Burdett family and it was re-united with the rest of the Priory in 1891.

The focal point of the medieval village was its two neighbouring churches – the priory church of Holy



Prior Overton's Tower

Trinity and St. Mary and the parish church of St. Wystan. After 1557 the pivotal point of the village became Repton School incorporating the western range of the former Priory Buildings.

The village was dependent upon the priory and subsequently the school. It once had a market, first referred to in 1330, but this disappeared long ago.

A map of 1762 (Staffordshire Record Office D615/M/8/16) serves as an important benchmark illustrating the development of the town before its enlargement in the 19th century.

To the west, the medieval village continued to develop westwards into the early 20th century, particularly along the west end of Well Lane, the land to the north (The Pastures) and the area north and south of Burton Road - Queen's Walk and Mitre Drive. These areas are dominated by detached and semi-detached houses and large school buildings, most dating from after 1900. To the east, the village has expanded greatly in the 1970s and 80s.

Repton School had a revival under a new headmaster, Dr Pears, in the second half of the 19th century and there was a large building programme. This huge sea-change and the on going development of the school into the 20th and 21st centuries has been summarised in the following list of the principal school buildings built from 1850, with their respective dates of construction:



Pears School, Repton School grounds

School Chapel, Willington Road	1858
The Old Mitre Boarding House, Burton Rd	1865
Brook House, High Street	1869
The Art School	(village school of 1879) converted 1975
The Cross, Burton Road	1880
School House, adj. The Hall	1884
The Priory (formerly called St. Wystan's)	1885
Pears School	1886
Chapter Block	1886
The Lodge	1896
The Orchard, Willington Road	c1870 (pre 1 st edition OS)
Music School (Sanatorium), Burton Road	1892
Main Teaching Block	c1890, 1911 & 1930
Geography & Divinity	(circa 1890)
Gymnasium, Armoury & Swimming Baths	1907
New House, Burton Road	1909
Cricket Pavilion	(post 1900)
Physics & IT	(post 1900)
The Grubber	(post 1900)
Old Squash Courts (Burton Road)	1929
The Mitre Girls Boarding House, Mitre Drive	1937

Four Hundred Hall, Queen's Walk	1957
Chemistry Block, Queen's Walk	1957
The Abbey Boarding House	1979
The Garden Boarding House	1992
Art School, High Street, extension	2001
Squash Courts, Burton Road	
(conversion to gallery)	2007
400 Hall Refurbishment & Foyer extension	2010
Science Priory	2013

Building Materials and Details

Local geology and availability of building materials directly influenced the form and appearance of Repton. The range of materials and the way in which they were used in local building details is intricately linked with local identity. Appendix I lists the special and typical traditional building details encountered within the conservation area, and is supplemented by photographs, which provides a snapshot of the local vernacular details.

One of the most distinctive characteristics of Repton is that it has a broad range of architectural styles as a result of a continual process of change and development. Up until the mid 19th century the architectural styles are mainly vernacular, largely based on local building traditions and techniques, but by the late 19th century and early 20th century the building materials and details are no longer typical of the region and the emphasis is rather on national styles, such as Gothic Revival, Queen Anne Revival and Arts and Crafts.

Although brick only became popular and relatively commonplace during the 18th century, Repton can boast one of the earliest examples of decorative brickwork in the country, in Prior Overton's tower. However, there are few examples of brickwork used in Repton between ca.1438 and the early 18th century (except perhaps the brick walls within the grounds of The Hall). In this intervening period the main materials used in Repton were timber-frame construction and stone. There are few examples of small domestic buildings surviving in Repton that date from before the 18th century, although there will undoubtedly be fragments contained within later buildings, their present whereabouts unknown.



Tudor Lodge

The five most complete survivals of timber-framed buildings in Repton all date from between the late 16th and late 17th century. They incorporate box-framing, a type of construction associated with this region.

With the exception of the Priory buildings and the school buildings on that site, there is little widespread use of stone as a walling material, although there were local outcrops of building stone nearby. Rubblestone is found used for boundary walls, and this appears

to pre-date much of the brickwork, as it often appears as a plinth and has a weathered and eroded appearance.

A few buildings were constructed in coursed building stone - The Stone House, The Croft, the Church of St. Wystan, the Priory buildings and the late 19th century School buildings, all built from coursed fine-grained sandstone. There have been suggestions that the earliest of these buildings incorporate stone re-used from Priory buildings that were pulled down at the time of the Dissolution or subsequently. Unless there is decorative stone that can be dated, it is almost impossible to prove or disprove this theory but pillaging was a common occurrence in places associated with a monastic site.

Fine-grained sandstone is, however, frequently found used for many of the lintels and cills, in combination with brickwork, particularly during the 19th century.

Historically stone would also have been used for stone kerbs, very few examples of which survive. For example, the original stone kerbs lining the pavement on the east side of High Street have been replaced in concrete. The stone kerbs lining the lower section of road at The Pastures are a 20th century addition. The only historic place where stone kerbs occur is around The Cross and the pavements in front of the Priory Precinct walls, and here they have also been used in association with a modern traffic-calming scheme.

A number of brickyards developed around Repton (notably at Ticknall and Newton Solney) and these would have provided a reliable source for building materials in the 18th century, although it is likely that bricks would have also been made in Repton from time to time.

Where there are boundary walls, generally these are tall and prevent views into private gardens, sometimes defining the edge to large sections of street frontage. The stone boundary walls to the priory precinct are, of course, a strong element within the conservation area, but elsewhere brick walls are prevalent, with copings of stone, brick-on-edge or clay tile.



Faceted bay at forked junction of Boot Hill and Brook End

In Repton, the uses, colours and dimensions of brickwork are comprehensive, reflecting the changes in fashion and manufacturing processes over more than three centuries. Typically, 18th century brickwork incorporates gauged and rubbed brick lintels and a dentilled eaves course ("Hazeldine" 45 High Street, 4 High Street, 49 High Street and 26 Brook End). Of the 19th century buildings some incorporate terracotta moulded bricks, forming decorative bands or used for decorative panels. Smooth gauged brickwork reappears in the 20th century (13-17 Burton Road, and 50-54 High Street, used to its best decorative effect in raised brick quoins). These properties are collectively from a national style called "Queen Anne" Revival, not a local vernacular tradition. Flemish bond brickwork dating from the 18th century and used throughout the 19th century, sometimes incorporating pale pink headers, is a common feature in Repton. 20th century buildings such as New House incorporate subtle variations in the brickwork, using a different coloured pale pink header course as a band within darker pink brickwork.

There are four types of traditional brick arch used above the windows and doors in Repton:

- the segmental brick arch, generally found in the 18th and early 19th century on the smaller domestic buildings. The most basic workers cottages had a single header course (e.g. 6-10 Milton Road, 100-106 High Street and 6 Burton Road). This was the simplest and easiest to construct as the taper was confined to the joints.
- the gauged brick arch (with a flat soffit) used generally on more substantial houses in the 18th century (e.g. The Grange, 4, 45, and 76 High Street and 26 Brook End). It required special bricks and a skilled bricklayer to “rub” the bricks together. The gauged brick lintel reappears in Repton in the early 20th century (e.g. 50-54 High Street and School House).
- the cambered arch of rubbed bricks, with a flat top (a late 19th century example can be seen at 53-55 High Street). This was the most technically difficult to construct.
- the semi-circular arch. There are examples of these at the United Reformed Church and the Court House. This was a form often used in chapel buildings.

Many of the early domestic buildings in Repton can be dated by their use of segmental lintels (e.g. 1, 38, 67 and 73 High Street and 10 Main Street). These were commonplace during the 18th and early 19th centuries. However, compared with other settlements in South Derbyshire, they are not that prevalent in Repton, which had a large amount of development and redevelopment throughout the 19th century. In combination with the brick arches, stone cills were not normally used in the 18th century, relying on the simple weathering properties of the brickwork. In a number of instances shaped blue bricks have been added to cills at a later date.

In the 19th century segmental and gauged brick lintels were less fashionable and stone became popular and easier to obtain with the introduction of the railways, although the Trent navigation had long been used for the transportation of stone. Dressed stone is found in the form of incised wedge lintels with dropped keystones and plain wedge lintels (generally found in the first half of the 19th century) and chamfered and moulded stone lintels with square ends (generally found during the second half of the 19th century) – see appendix 1.

Within Repton the mid to late 19th century fashion for polychromatic brickwork can be found, although it is applied in a provincial diluted form – skinny rows of different coloured bricks (buff or blue) are incorporated into elevations as horizontal bands, into gable-ends as a diaper, within a corbelled eaves and in bands within chimney stacks. Blue brick also appears used as a paving material, in some small isolated pockets.

The High Victorian fashion for using terracotta can be found on some buildings, best illustrated on the former Sanatorium on Burton Road and School House, adjacent to The Hall. Other examples are limited to localised areas or on detail picked out in terracotta (e.g. a band of decorative terracotta running along the eaves of The Cross).

There are a large number of vernacular brick buildings within the village that are painted, a practice that (in most cases) probably originated in limewashing to provide weather protection.

The use of render can be found on early 20th century buildings – e.g. numbers 20-36 The Pastures, 31 Burton Road, 11 The Cross, 22-24 Burton Road. This is found as pebbledash or “wet-dash” textured finish, and was a common Arts and Crafts finish at this time, as it

was thought to represent a national vernacular tradition. Historically render in Repton was finished smooth using lime and occasionally lined-out to create the impression of ashlar. The instances of original 19th century render surviving are few, most having been replaced in recent years. There are patches of “wet-dash” render still surviving high up on the Old Priory buildings. Smooth lime render has occasionally been replaced in “wet-dash” or pebbledash.

Roof details vary considerably in Repton and the only common type is a simple pitched roof with a plain or dentilled corbelled eaves. Other types include raised coped brick gables (e.g. former Wesleyan Methodist Chapel on Well Lane, 1 Monsom Lane, 45 High Street and The Grange on Main Street), hipped roofs (e.g. 31, 35 Burton Road, 24 High Street, The Bull’s Head, 27-29 High Street and 1 Main Street), and pitched roofs with either corbelled verges (e.g. Brook End Farm, School House and Music School) or with bargeboards (e.g. 48, 68 and 94-106 High Street, and The Vicarage).

There are a variety of roofing materials in Repton. It reflects the long history of development within the village, but clay tiles dominate the conservation area - Staffordshire blue, and red clay (both handmade and machine-made) - supplemented by Welsh slate, thatch and lead and less attractive concrete and corrugated fibre cement sheet.

With the advent of central heating, it is inevitable in any village that there will be a desire to remove redundant chimney stacks and pots as repairs become necessary. On school buildings in multiple occupation, fireplaces are now completely redundant. The removal of such features would be very unfortunate, as the multiple chimney stacks and plethora of patterns is one of the strengths of character of the Repton conservation area. It was a particular aim of the High Victorian architects to create a picturesque skyline, particularly when the building had a large mass. The stacks on The Old Mitre have been truncated, probably largely on safety grounds, but the remainder have survived remarkably well.

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Many of the 19th and 20th century school buildings incorporate hipped and gabled dormers, gothic window patterns and ornate brickwork. Most of these elements can be related to buildings on the original school site, rather than those on High Street and Main Street.

Hipped and gabled dormers are commonly associated with Repton, although the only instance where dormer windows were historically used in an old building is at The Old Priory. These features are most prevalent on the large school buildings where they were used to break up the massing of some very large roofs and create visual interest in the spirit of the Gothic Revival architecture (The Hall, New House, The Orchard, The Cross and The Old Mitre). The domestic-scale examples are early 20th century or more recent introductions – 8/10 Boot Hill, 34 and 87 High Street. “Eyebrow” dormers, arching over windows above the eaves line, are found in thatched roofs and examples of these survive along Willington Road. This has been reinterpreted in tile in the early 20th century buildings - nos. 31 and 35 Burton Road and Mitre Cottage (Mitre Drive).

Another characteristic building detail in Repton is the bay window, the best known being those added to The Old Mitre. The earliest examples date from the 19th century, and were often added to 18th century buildings to update them (46 High Street, 45 High Street and

Brook Farm). They were also incorporated from the start into several 19th and 20th century houses - 48 and 70-72 High Street and 2-4 The Pastures, a typical example of a “Queen Anne” Revival house.

Conservation Area Description

AREA I – The Church, The Priory site and Early Repton School

This area includes the church of St. Wystan and its churchyard and Vicarage, the site of the former Repton Priory, its surviving buildings and precinct walls, and the early part of Repton School, developed between 1559 and the 19th century.

Area I forms the core of the earliest part of Repton.

This location to the south of the Trent would have formed an important defensive location for a settlement, overlooking the flood plain.

There is archaeological evidence for a large number of stone and timber structures dating from the Mid-Saxon period to the west and slightly to the north of the present church. These are the earliest known physical remains of Repton and were probably associated with the original monastery, the double-house of nuns and monks.



The focal point of the oldest part of the village and the main building of Area I is the Church of St. Wystan. This has very early origins, which predate the Viking invasion of 873. A sense of its early origins can be seen in the east end of the church, which has tall, austere rubblestone chancel walls, visually elongated by the use of thin bands of stone (lesenes) forming attenuated pilasters. The church is extremely prominent on entering the school site and has an exceptionally tall spire, supplemented by four corner pinnacles with finials. This is prominent in both short views all along Willington Road and long distance views of Repton from the Trent valley. The chancel walls originally fell within a much larger cemetery and they now sit outside the present churchyard within the Outer Court of the Augustinian Priory. This relationship evolved closely. The Augustinian monks took over responsibility for the welfare and accommodation of pilgrims (installing them in their guest chambers – now the school library), and taking income from selling tokens. The church grew in importance and by the 10th century it was functioning as a Minster for the surrounding region.

The large churchyard is fairly open to the south, with views from Willington Road across the stone churchyard wall, interrupted only by an abundance of yew trees and a row of 4 limes fronting Willington Road, running behind the churchyard wall. To the north of the churchyard the views of the church are limited by tree-cover although this was not always so as most of the land was an open field and undeveloped until the late 19th century and the extension and redevelopment of the Vicarage and its garden circa 1890. The whole of The Vicarage gardens are now dominated by mature late 19th century planting. To the west of The Vicarage, a modern house (Glebe Garth) has been built within its former landscaped garden. This, the adjacent house (Annes Ley) and the telephone exchange are well hidden by several large trees and a prominent boundary fence.

The Augustinian Priory of Repton (ca.1172) was placed very close to the old church, occupying the eastern half of the vast cemetery of the Minster church. Between the two spaces is a buttressed stone wall, now reduced in height, probably dating from the construction of the Augustinian Priory. The second largest landmark to the church is the Archway, which was part of the original Priory gatehouse. It provides a picturesque framed view of the Old Priory range.

To the north of Area 1 is Old Trent Water, now a long tranquil pool at the foot of the “bluff”, which can be seen on entering Repton from the north. Very little is known about Old Trent Water other than it was part of an early channel of the Trent and it must have formed an important role in the early defensive establishment of the settlement. When the course of the River changed to its present route is not known but for some time the river probably maintained two channels with an island in the centre. Old Trent Water has some interesting characteristics. It appears silted up and narrow at either end but much broader where it runs beneath the Old Hall. Here, the water channel appears to have been re-shaped as a linear canal-shaped landscape feature. It is quite possible that this was deliberately enhanced and the silt was removed as part of landscaping works to the setting of The Hall whilst it was still privately owned.

The special significance of this area of Repton is in the survival of the relationship between the historic spaces as well as the surviving historic buildings. The sequence of spaces moving through the site may not at first seem unusual or special (particularly where they are dominated by tarmac), but has great antiquity. A number of the walls with their large blocks of sandstone masonry are medieval in date. Others appear to have re-used medieval masonry on new alignments.

The area incorporates a drop between the churchyard and the garden of School House to the north, at the rear of The Hall. A significant change in level also occurs around the eastern side of the site where Pears School and the former east end of the priory church tower above the playing fields to the east. These changes in level arise naturally, as part of the river cliff or “bluff”, which is composed of a natural outcrop of Bunter sandstone. The natural contours have, however, been worked away and re-shaped, best illustrated by the tiered grassy platforms at the southern edge of the site, forming an artificial amphitheatre overlooking the cricket pitch.

The character of the spaces around the former Priory is grand in scale of detail and yet intimate, with high walls and inward-looking spaces. In addition to the enclosed precinct walls of the Priory, there are five separate walled enclosed spaces. The most intimate is the cloister garden to the Augustinian Priory, overlooked on three sides by buildings – The Old Priory Building, Pears School and The Chapter Block. The Cloister (Latin *Clastrum* – a place closed and shut in) was a court built around an open rectangle or square, with a central “garth” (courtyard), edged by a covered passageway on all four sides. Now a garden of remembrance, it would have had a similar tranquil setting when used by the monks. The centre of the Augustinian cloisters very often contained a central conduit or well-head, a strong sculptural feature as a focal point, which has been reinterpreted with a war memorial cross.

Whilst the cloister garden was the monks’ inner private courtyard, most people could reach the Outer Court, as the Priory church was also available for lay people. This relationship between the two spaces is clearly demonstrated on the parish plan of 1829, which illustrates the space between The Priory and the Church as a public space.

The cloister was reached from the Outer Court by a passage called a slype, which is still the main entrance used today. The monks' burial ground would have been reached by another passage or slype beyond the cloister, which also survives on the opposite side of the cloister.

The second walled space, the Outer Court of the Priory, is largely unaltered, and as such is quite a rare survival. The western side of the space is preserved in the stone buttressed wall, which separates the churchyard from the school, and is probably medieval in origin although it has lost its copings and has been reduced in height. The Outer Court has been split into two compartments, separated by a pair of gatepiers with ball finials. These are a later addition, known as The Pillars of Hercules, and were built c1670 as the result of a lawsuit between the governors of the school and the Thacker family. The space was originally enclosed to the south by the gateway, which formed part of a gatehouse, which would have typically contained a single room on either side, by the churchyard wall to the west and the main Priory buildings to the east. To the north further ranges of monastic buildings are likely to have enclosed the space. This is now a courtyard used for car parking and has a large concave wall defining the northern boundary, and incorporating 2 large modern openings, in addition to the 17th century gateway to The Hall. The walls step down to frame the gatepiers and a view of The Hall.



The Hall as viewed from The Priory

The third, fourth and fifth walled enclosures form the walled gardens of The Hall to the north of the Priory. The origins of these gardens are not documented. It was fashionable to have self-contained walled gardens during the 17th century and the brick-lined walls are most likely to date from this period.



A pair of gatepiers with ball finials and scrolled brackets embraces the main entrance courtyard approach to The Hall (pictured left), which descends a semi-circular flight of steps and along a passage lined with brick walls. This rather grand entrance gateway echoes the plainer gatepiers near the Priory. The walled courtyard is most likely late 17th century in origin, designed to complement the Hall. Paired gateways with decorative scrolled brackets are positioned in the garden walls on either side of the entrance door, of similar date. A wall adapted from the Priory Refectory, and finished with triangular copings, encloses the large garden in front of The Hall. The fifth walled garden is that between the churchyard and School House. This appears as a self-contained walled garden on the parish plan of 1829. The tall coursed stone west wall shared with the churchyard is medieval in

origin, and the other coursed stone walls to the south and east are lined with brickwork and were probably built in association with the development of The Hall, perhaps as a kitchen garden.

All the walled gardens have a sense of continuity with the walled enclosure of the priory precinct, which surrounds the site and borders Brook End. The walls are constructed from large blocks of masonry with a triangular shaped coping, although this varies in detail. It is most likely, however, that the majority of stone copings capping the walls both within and around the site are 16th or 17th century in origin, rather than medieval. The precise alignment of the precinct walls has drifted in places and cannot be assumed to be medieval along the length of the brook. Indeed its southern perimeter on Brook End was altered in the late 19th century.

The intimate scale of the walled gardens contrasts with the grand open space of the current cricket pitch, on the site of the former Priory burial ground. On the east side of this area the walled enclosure of the precinct walls peters out and the alignment and enclosure of the precinct is framed northwards with a row of pollarded limes and some 40 or so Lombardy Poplars.

It is also likely that the large space of the burial ground once contained several buildings, which would typically have been found within a priory but which are missing from the site. Many of these were listed in an inventory produced when the Priory was first sold. Although the locations of the frater (refectory), dormer (monks dormitory) and warming room were typically around the cloister and can be fairly accurately established from the surviving elements and archaeology, other buildings such as the kitchen, stables, bakehouse, brewhouse, and reredorter (monks' latrines) were usually slightly removed from the cloister block and their whereabouts is unknown. These were probably located within the walled precinct enclosure, to the north and east of the present Priory. The location of the reredorter was guided by the channel of a stream or the main drain of the priory, and these were often set apart from the other buildings. The infirmary was also set apart from the cloistered buildings, usually to the east of the eastern range of the cloister. Excavations have determined the actual location of this to the north-east of the cloister buildings.



View of Brook End from Steinyard Lane

The Augustinian Priory would have adapted the Repton Brook for several functions. Sometimes these adaptations are quite sophisticated and piped water supplies are known to have existed at monastic sites. It would have been adapted as it flowed through the site to provide drinking water, water for the brewhouse and kitchen, and a source of running water for flushing out the monks' reredorter. It is unlikely that the site had fishponds, with the line of the river being so close, but it is possible. There was also the mill, a documented structure, of which no

visual evidence survives. However, none of these elements survive and there is no sense now that the Brook was associated in any way with the Priory. The straight channel of the

Brook running past the school grounds is in marked contrast with its natural meandering course upstream, suggesting that it has been radically altered. The Parish Plan of 1829 shows a separate sinuous watercourse running across the present cricket pitch. This may have been the original course of the brook as it meandered through the site. The walls to the east defining the edge of the precinct may, therefore, have been adapted after the suppression of the Priory. A pointed arch within the wall along Brook End has been relocated and is now walled up but originally formed the inlet for the brook, defined on the 1829 plan.

The playing fields and cricket pitch to the east of the cloisters are very flat and well manicured, the natural contours having been removed long ago. There has been widespread re-shaping and earth moving to create building platforms as well as to remove soil. This in part explains the large changes in level between the level of the church and the playing fields.

The Hall is a building originally of 1680, and it incorporated part of the Prior's lodging, in the form of Prior Overton's Tower, although it may also incorporate more of the medieval lodging, as yet undiscovered. However, the 1680 building has been enlarged and heightened over the years. It had a distinct separation from the School, with a separate private access drive running across the northern part of the sports ground from the east, no longer evident. The full extent of medieval buildings that occupied the site of The Hall is not known. The original Prior's lodgings were contained within the first floor of the "Old Priory", which also provided guest accommodation. It was much later that the prior's lodgings were moved to the Hall site. Prior Overton's tower (now clasped within the later Hall), was built shortly after Overton was made Prior in 1437. The location of priors' lodgings varied considerably from site to site. It was common to move the prior's lodgings to new, detached buildings, as the role of the prior and relationship with the brethren shifted emphasis over the centuries. Following the Dissolution, many monastic sites were adapted into houses and it was quite usual to incorporate the more secular types of structures, such as the prior's lodgings, into the new house, as happened with The Hall.

The north side of The Hall and School House has become a forgotten space, and a single storey flat-roofed kitchen block has been built, which is quite out-of-place. Fortunately, the tree-cover along the water meadow is dense and the lower levels of The Hall and School House are not visible from Willington Road.

Although Pears School is a 19th century building on the site of the Priory church, it reflects something of the orientation and relationship of the church with the other buildings, even if its footprint is only half that of the original church.

Most of the south side of the school grounds within the precinct has been built and re-shaped within the last 100 years. A number of smaller school buildings were replaced in the late 19th century and early 20th century with the main complex we see today – The Pavilion, The Physics and IT Block, The Grubber, and the Main Teaching Block, which is itself a multi-phase assortment in brick and stone ranging from c.1890 to 1930.

The Tithe Barn adjacent to the arched gateway is a misnomer as it is predominantly a 19th century building. It was first referred to as the Tithe Barn in the mid 19th century. A building is shown here on the 1762 plan, but only as a rectangular enclosure in 1829. Perhaps the early 19th century construction incorporated re-used medieval roof timbers from a former ruin on the site.

AREA 2

This area includes the main part of the medieval village, from the arched gateway of the Priory down through the former market place, and along High Street and Main Street. It also includes Boot Hill and Brook End, an area probably developed at a similar time.

The pivotal point of Area 2 is the junction of High Street and Burton Road. Here two structures dominate the space – the market cross and The Old Mitre. The walled enclosure of the school precinct defines the eastern perimeter of the space. The space is also dominated by red brick buildings, with two notable exceptions – the rendered Forsyth and Maule Architects Arts and Crafts style building of 1908-09 (11 Willington Road) and the rusticated basement storey and ashlar stone façade of 1 Willington Road (The Croft).

The market cross sits on a multi-faceted base, which is medieval in origin and presumed to be on its original site. This and an area of modern stone paving surrounding the cross form a central circular traffic island.

The Old Mitre encloses the space to the south and forms a focal point at the end of the street in approaches from the north. The name The Old Mitre has its roots in the presence of an inn on this site, although the present building was built by Repton School as a boarding house. It is a multi-phase building of three storeys with ½ gable dormers and the roofline is punctuated with chimney stacks. There are at least three phases of building evident, incorporating changes in floor level, manifest as stepped windows, and several generations of bay window. The evolution of the building between 1870 and 1920 helps to break up the massing of an otherwise very large building by Repton standards.



The market cross

Alongside The Old Mitre is a former maltings building, converted into school accommodation in the late 19th century. The gable-end of the former maltings has been raised by a full storey in the late 19th century, in association with the conversion of the maltings into boarding house accommodation. The narrow blank gable wall is prominent on approaching the junction from the west. However, so comprehensive was the remodelling that there is no longer any distinct evidence of its original function as a maltings.

Although there is no street named as Market Street, the historic presence of a market is well-documented. It is generally thought that the buildings between Boot Hill and the market cross were not encroachment onto a much larger medieval market place, given the impractical changes in level between the cross and Brook End. What seems to be clear is that the market was held along the wide street known as “The Cross” between the cross and the archway into the school and this width is characteristic of a medieval market street, presided over by the church and adjoining the churchyard, both traits being typical of medieval market places (cf. Burton, Newark, etc.). The width would have provided market stallholders with the opportunity to set up rows of booths or stalls to a considerable depth. Although a market charter was long ago forfeit, the site continued to be used for fairs in

the 19th century (the July Fair & Statutes Fair). These have a long history, fairs rarely changing site.

At the northern end of this area, the street pattern is certainly medieval, if not earlier, with an east-west route defined by the precinct walls of the Priory along Brook End and Burton Road, to the west.

On the corner opposite The Old Mitre stands the building, also known as The Cross (now school boarding accommodation), formerly a public house. At that time a large front door faced the corner of the street and was placed within a central bay and framed by railings on a curved stone plinth. This has now been blocked up and the railings removed, with the consequential loss of a focal point on the corner. The design of the building, however, does lead the eye around the corner into Burton Road and it has similar characteristics to The Old Mitre - 3 storeys with gable dormers, red brick and stone dressings. They jointly create a strong presence at the junction.

Along Burton Road, to the west, the character of the village is loosely based on its medieval origins, when houses were built abutting the road frontage. This building form existed until the 20th century (as evident in photographs and maps) but only fragments of this form of settlement pattern are now evident in the three standing cottages on the north side of the street. These are now oddly interrupted by gap-sites, although there have been efforts in recent years to close the gaps with tall brick boundary walls. The southern side of the street is now more open and properties are articulated and set back, in response to a variety of irregularly-shaped plots. No 11 Burton Road (dating from circa 1830) stands oddly isolated fronting the street, part of a former row of cottages.

At Boot Hill, the approach from the east is bold, inviting and promising. The entrance is framed by two "strong" buildings, i.e. the Boot Inn on the south side and the polygonal end of Repton School Geography and Divinity building on the north side. The street curves towards the south as it rises enticingly uphill. Beyond this entrance, the streetscape is an anticlimax and sadly degraded. Nos. 8 and 10 on the east side have suffered from a plethora of unsympathetic alterations, although their historic character remains evident in their massing and alignment. On the west side, the poor boundary fence belonging to No. 3 High Street detracts from the scene, and at the junction with High Street is the prominent but poorly detailed gable end of the Spar shop.



Along Brook End, to the east, the street is dominated by high boundary walls to both the north side (the Priory precinct) and the south side (rubblestone garden walls raised in brickwork). This frontage development continues along the whole length of the street, only broken by modern infill housing (nos. 20-24 Brook End). The boundary walls curve outwards as they cross Repton Brook and the road is at its widest at this point. On the north side of the bridge, a farm access track once formed the main route down to the ford

crossing of the Trent (Steinyard Lane). This part of the village developed in the early post-medieval phase and historic photographs illustrate thatched and timber-framed buildings on the east side of the access road (all since demolished or rebuilt). The east end of the street has a particularly strong character, dominated by farmbuildings lining the road and I Monsom Lane, which enclose the space. Looking west, the former Music School (now the Geography classrooms) is a focal point in the street, where the roads diverge at Boot Hill.

Milton Road is characterised by development of diverse age and character, and the key buildings (most notably nos. 3-17 odd, 16 and 23) stand out all the more by being placed in a spacious informal context. No. 16 presents its principal elevation to the west, where it overlooks modern houses. The outlook nevertheless remains attractive on account of the fall of the land sloping down to the brook, lined with trees. In general the modern houses are dominated by the older ones, but there are three modern houses on the corner of Milton Road and Monsom Lane which are prominent and grouped together, and which intrude more significantly on the character of the settlement. These houses are not, however, prominent in the view into the village from Monsom Lane, where nos. 8 –12 Monsom Lane are raised above the highway and group attractively with the more distant street scene further west.

Along High Street, the street pattern is medieval, based on regular parcels of land divided into crofts that run from the High Street and Main Street, at right angles to the road, down to the Repton Brook. The subdivisions are of a similar scale to the west where the edge of these plots is preserved in a public footpath that runs north-south (incorporating Mitre Drive). Therefore, the early boundaries between the medieval built-up settlement and the land beyond are preserved in the form of the brook to the east and lanes and footpaths to the west.

Despite the retention of the medieval street pattern, a large number of the properties were built in the 19th century. Several of the 18th century town houses are set back from the street in generous front gardens behind tall brick walls (e.g. The Grange - Main Street and Hazeldine - no. 45 High Street). The earlier buildings are generally built up to the highway edge.

The character of this area diverse because of the great variety of building materials, building types and changes in frontage alignment. Small front gardens are juxtaposed with the large grounds of substantial houses, or terraced ranges that either front the street or that sit slightly removed from the street behind shallow walled and fenced gardens. Brickwork on the front elevations is predominantly in Flemish bond, used for both 18th and late 19th century brickwork. The 19th century Flemish bond also often picks out the headers in a paler pink or slightly blue brick.

Render is used on a number of properties, but there are only a few instances where the original authentic render has not been replaced. There are a number of houses rendered in a smooth lime render (St. Wystan's, The Bull's Head). Some, such as numbers 2 and 46 High Street, incorporate "lining-out" in imitation



of ashlar, in each case probably a mid 19th century addition to the original brickwork.

The further south the direction of travel, the properties generally become lower in status, smaller in scale, later in date and more evocative of a village than a town. In particular the area surrounding the Square, which separates High Street and Main Street, has a distinct village character and the first edition OS plan shows a smithy located here. This was probably the south end of the village at one time, and the regular plots to the east side of Main Street probably reflect a planned extension of the settlement, in response to a population growth, during the late medieval or post-medieval period. On the west side of Main Street, south of Broomhills Lane, the houses were all built onto the open fields in piecemeal enclosure of the land, as is evident on the 1762 plan.

This village character was at one time given greater emphasis as the west side of the street incorporated a raised footway, running along a large proportion of High Street and Main Street, above the level of the road and separated from the road by a grassy verge. Evidence of this can still be seen in the double kerb line and raised footway in front of nos. 8-10 Main Street. The wide footpath on this side of the street enabled the provision of a paved blue-brick apron in front of buildings, of which a few examples survive, although other examples may come to light under the tarmac. The raised footway was removed in the 1950s along the length of the street, when the levels were “ironed-out” and the verge was replaced with a wide strip of tarmac and kerb, now unfortunately used as an informal car parking zone. The street has lost some of its rural character and charm as a result, creating a much harder edged environment.

The further north the direction of travel, the taller the buildings and the narrower the street frontage – three storey buildings start to appear lining the street and enclosing the space. The original raised footway finished near No. 34 High Street.

Between The Pastures and Askew Grove the buildings have a much greater sense of history and age, and appear in picture postcard scenes of Repton. Some of the buildings date from the 16th century. The road is visibly narrower, accentuated by the increase in height of the buildings and the construction of buildings on the road frontage, rather than set back with front gardens. Front doors emerge onto the street, those to the west simply raised slightly by a stone stepped threshold. Properties are more substantial, with fewer terraces. There is a distinctive cluster of high quality individual properties, which line both sides of the street; No. 34, Tudor Lodge, Chapel House (No. 37), Stone House (No. 31), No. 27-29, the three-storey St. Wystan’s and No. 28.

The Priory and Brook House stand out within the street because of their size. They were large 2 and 3-storey purpose-built school accommodation buildings. The Priory (still in use by the school) is the more interesting of these buildings, built in a Gothic Revival style and incorporating many unusual details – Gothic traceried windows, star-shaped chimney stacks and lantern with spire. It was designed in the style of Victorian architects such as Butterfield, to look irregular, as though it had evolved and had its own history, and to



The Priory

incorporate a picturesque skyline. In contrast, Brook House (now private flats) is plainer, built as a straightforward block, the main elaboration being in the use of half-gabled dormers and the choice of polychromatic details for mouldings, such as buff terracotta for the corbelled eaves and verge and a band of sawtooth moulding, and alternating blocks of coloured ashlar around the entrance door.

From number 49 to 73 High Street there are only minor breaks in the building line and a narrow pavement. The eaves line is broken as the height varies but there is continuity in the horizontal straight eaves and there are some subtle changes in the front building line. There is a mixture of smooth render and brick, much of it in Flemish bond.

At The Pastures the road climbs west and is defined by a tall buttressed brick boundary wall with a stone plinth, which encloses the south side of The Pastures, the pavement edge defined by stone kerbs. On the north side, this part of the street has largely lost its historic character, with an electricity sub-station and a number of modern garages dominating this area. A very narrow footpath runs from The Pastures along the back of No. 46 High Street and the other properties on High Street as far as Well Lane. This follows the original edge of the medieval crofts and is a very old boundary. From here there are occasional views across the rooftops of properties on High Street to the ridge of Askew Hill. There is one other footpath leading down to the High Street, before the path emerges at Well Lane.

Nos. 100-106, a listed terrace of properties, are an important row incorporating decorative bargeboards and cast-iron windows, as are nos. 94-98 a very distinctive unlisted group of 3 houses designed in 1852. They share chamfered corners to the brickwork, stone hood moulds over the windows, decorative bargeboards, and a continuous brick boundary wall with stone coping. The use of chamfered corners to 19th century brickwork can also be found on other buildings in Repton, such as no. 37 High Street (Chapel House).

The Square, as it is colloquially known, is an important space at the junction of High Street and Main Street to the south, and Pinfold Lane and Well Lane running east-west. This space is unfortunately dominated by on-street car parking, there being no other facilities for the terraced houses lining the street. Traffic calming islands also intrude and spoil the space. The character of this area is of an intimate domestic scale, dominated by low 2-storey terraced housing.

Most of the terraced rows are built in small broken rows of three to four cottages, adding considerably to the picturesque qualities of the street. There is a wide mixture of materials and roof profiles, incorporating a strong eaves line defined either by overhanging eaves or by gables with bargeboards. The terrace, nos. 2-6 Main Street, face north and were built after 1900. They help to enclose the space and create the sense of a village square. Other terraces are aligned so that they fan out at the bottom of both sides of High Street. This is an old and unusual street pattern, a strong feature of this part of Repton, and may have some relationship with this point being at one time the southernmost limit of the village, before Main Street was developed. No. 1



1 Main Street

Main Street stands out at the junction of Pinfold Lane and Main Street. It is a small but handsome detached property built circa 1830-1840 (it was once the Manse to the Congregational Chapel behind and probably of the same date - 1837). It has all the characteristics of a building of its age – a symmetrical frontage, hipped slate roof, incised stone wedge lintels with a decorative keystone, sash windows and it also incorporates the use of Flemish bond brickwork, a common feature within Repton.

Pinfold Lane, as the name suggests, once housed the pinfold, an open walled pound used to contain livestock that had escaped. These were usually placed on the outskirts of settlements, perhaps lending support to the theory that this was once the south end of the village.

The main buildings of interest here are the United Reformed, formerly Congregational, Chapel of 1837 (later extended to the north east) and the two terraces of Edwardian houses nos 1-7 and 9-19a, all grouped around an open space. The pinfold itself was alongside the present no. 35. Nos. 33 and 35 are the remnant of a much longer row formerly known as Pinfold Terrace.

A public footpath gives access to an area of undeveloped land north west of Pinfold Lane, bounded to the south west by the brook and extending to the rear of Brook House. This unexpected green finger of land has great amenity value arising from its openness, the footpaths threading through it, and the trees. It also preserves a sense of the historic setting of the village and effectively separates the strong, linear historic settlement from the suburban modern development to the north east. It is thus important to the historic identity of the village, enhanced by the continued agricultural use of part of it.

The eastern part of Well Lane falls within Area 2 and is more built-up than the more rural western part of Well Lane. Numbers 8 and 10, which are built on the road frontage were part of a terrace of five cottages, which continued east as far as High Street. Other properties on the south side of the lane are also built up against the street frontage. The former Wesleyan Methodist Chapel (1815) is the most distinctive of these. This is a very conservative design with a raised coped brick gable and dentilled brick eaves, features associated with late 18th century barns and farmhouses in the locality. The only element that now suggests that it was a religious building is the pointed arched window in the gable end.

AREA 3

This area includes the Repton School campus to the west of Willington Road, the western half of Burton Road, Mitre Drive and The Pastures.

Area 3 is dominated by the late 19th and 20th century development of Repton School. Large individually designed buildings built over 100 years stand within extensive grounds. On the north side of Burton Road the school occupies a large area, undeveloped until the mid 19th century. Historically this area was occupied by a ragged assortment of irregular-shaped backland plots - gardens, allotments and outbuildings serving the buildings facing The Cross. To the west of this area was the Hall Orchard, sold to the school by the Burdett estate in 1890, which enabled the construction of the Sanatorium (now the Music School), the school playing fields (outside the conservation area) and Fives Courts.

Gradually the school has colonised this area and there is now a network of passages created in association with the development of the school.

The first school building to occupy this site was the Chapel (1858). This was followed by The Orchard, a boys boarding house. A large copper beech stands immediately in front of the School Chapel on Willington Road (one of three beech trees) and flat open expanses of manicured lawn and views of playing fields provide a well-kept and precise open foil to the buildings.

The Queen's Walk (1957), pictured right, is a precinct designed in conjunction with the Four Hundred Hall. This walk is framed by an impressive entrance, which forms a focal point in the street on Willington Road – concave entrance walls in brick surround a cobbled forecourt and embrace rusticated stone entrance gate piers, with flat parapets, embellished with carved stone wreaths and the school coat-of-arms. Tall steel railings between the gatepiers sit on a low stone plinth wall.



The main buildings that form the west part of the school campus were designed to be seen from several directions, as there is no true street frontage. They were designed by provincial architects and comprise The School Chapel, The Orchard Boarding House, The Abbey Girls Boarding House, the Chemistry Block, and the Design Technology and Business Studies Block. The only building with one principal elevation is Four Hundred Hall, a buff brick building with a strong triangular overhanging gable-end at the front, designed to look like a classical triangular-pediment, with a central opening, shaped like a lyre, and framed by grotesque masques. This was designed to be seen approaching from Queen's Walk.



31 Burton Road

Along Burton Road, the conservation area has some of the characteristics of a garden suburb, particularly as it turns into Mitre Drive, with housing in large gardens, some of these open to public view with well-manicured verges and broad expanses of shrub planting edging the road. The large expanses of shrub planting and graded banks to the north side of Burton Road, which form the foreground to large school buildings, contrast with the rubblestone walls to the south side overplanted with shrubs. The tall dark outline of the large school boarding house, New House, to the

south is almost imperceptible at first despite its potentially overpowering size – it is a tall three-storied building sitting on the raised embankment above Burton Road, largely hidden by trees and shrubs planted on the roadside boundary.

To the south of Burton Road, Mitre Drive runs south and follows the line of an earlier footpath running along the backs of houses that front High Street, defining the edge of the medieval settlement. The character of this driveway is that of a carefully designed and laid out garden suburb with broad grass verges, a row of trees (mainly small flowering cherry)

lining the west side and several buildings in the Arts and Crafts style of Parker and Unwin (the architects of 31 Burton Road), incorporating swept eyebrow dormers, white painted walls, tiled hipped roofs and small-paned casement windows. The Mitre (a school boarding house for girls built in 1937) sits off Mitre Drive within a leafy development of 20th century housing. To the rear of The Mitre are fields separating the village from Chestnut Way, a late 1950s cul-de-sac development, outside the conservation area.

The Pastures like Mitre Drive developed outside the western perimeter of the medieval settlement in the early 20th century. There are no signs of any development on the second edition OS map of ca.1900. The Pastures is reached from High Street. A tall modern house faces east and overlooks the street (No. 7 The Hawthorns) at the point at which the road bends. The western part of the street was laid out as a wide cul-de-sac. At the end, tucked away, is the private drive to Easton House, built by Sir Edwin Lutyens in 1907 and one of the most distinctive of buildings in the conservation area. To the south is Spinney Lodge, a modern cul-de-sac housing development.

Houses on the north side of The Pastures comprise a distinctive row of detached and semi-detached houses built by Repton School as staff housing. They sit behind a continuous timber paling fence and there are only limited views of the properties through the trees. Set well back within deep front gardens, the layout is typical of the “garden suburbs” and the buildings incorporate elements of Arts and Crafts architecture. They share common details that mark the single ownership: rendered walls and clay tiled roofs, timber casements (some with leaded lights) and the blue painted doors in the Repton School colour. The modern houses on the south side of the street are undistinguished.

To the north of The Pastures and built at the back of High Street are a number of modern houses, in a mixture of designs and materials, none of which have any distinctive characteristics that contribute to the character of the conservation area.

AREA 4

This area encompasses the western half of Well Lane.

Well Lane forms the core of Area 4. Its present straight alignment was laid out by the Enclosure Award of 1769. It previously had a different alignment (see map of 1762), which can be traced on the ground in the form of boundaries within the grounds of Bowerhill. This area has a distinctly private and rural character.

A leafy wooded valley runs east-west with a stream running through the bottom and a steep embankment to the north side of the lane. The boundaries are informally defined by chestnut paling, post and rail fencing and by the stream itself. Otherwise the enclosure on either side of the lane is created by the presence of a large number of evergreen trees; yew, holly and rhododendron planted in the 19th century, and by ivy-clad deciduous trees within the grounds of Danesgate.

The houses to the south side of the lane, Bower Hill and Bower Lodge (right), were



probably built originally as one large house, called Bowerhill on the first edition Ordnance Survey map. They incorporate diapered brickwork in a late 19th century style that can loosely be called Victorian Tudor. They stand overlooking the valley in extensive grounds with landscaped gardens down to the stream. Bowerhill replaced a group of buildings on roughly the same site. The Repton parish plan of 1829 and the 1762 plan suggest that this was a large complex, standing in a large plot, possibly a farmhouse with a large barn and additional farm buildings to the west, all of which has been replaced. The remaining properties to the north of the lane are largely hidden from the main public views by the planting and the lie of the land. Danesgate (in 1880 known as Field House) dates from the late 18th century, but was heavily remodelled in Gothic style around the 1830s. It was served by its mid 19th century coach-house and the 18th century barn and mid 19th century range of outbuildings, now converted and called Bower Hill Cottage. Fieldgate was built in recent years.

At the western end of Well Lane the character is more open as fields come into view and hawthorn hedges and post and rail fences replace the darker character of the wooded area.

Loss and Damage

In defining the character of the conservation area we can also identify instances where the village has suffered alterations or losses that either individually or cumulatively have diluted this character. It is hoped that identifying these will help householders, designers and the planning authority to reverse some of the damaging alterations and to avoid the same mistakes in the future.

Boundary treatments

In a number of instances boundaries have been adapted or altered with either loss of architectural detail or the introduction of new features that strike a jarring note within the conservation area.

There are several instances where large expanses of timber panel fence have been introduced, which make a significant impact on the historic streetscape:

- fronting the new houses, Telephone Exchange and the Vicarage on Willington Road
- behind the Post Office on Boot Hill

There is a widespread use of high-level netting and chain-link fencing associated with school premises, designed to prevent balls from escaping the school grounds. This appears to be a



perennial problem (with no easy solution) as an early 20th century photograph of the school precinct wall and cricket ground shows. The following sections of raised high-level chain-link fencing within school grounds have a negative effect on the surrounding streetscape:

- between The Priory and the Art School High Street
- at the rear of the precinct walls along Brook End.

The boundary walls to a large number of the terraced properties and detached houses within the conservation area have lost their historic cast or wrought-iron railings, probably removed for the war effort, and have either been left without a strong boundary or replaced in modern fence panels and materials. Modern reproduction railings have been used at St. Wystan's School, in a sympathetic style. In a number of cases the original gates and gateposts survive, providing evidence of the original pattern of the cast or wrought-iron railings. The following frontages have lost their railings:

- plinth walls to The Old Mitre and The Cross, Burton Road
- 1 Main Street
- 88-92 High Street
- 46 High Street
- 1 The Croft (The Cross)
- 70-72 High Street
- 2-6 Main Street



In one case the loss of a boundary wall has had a significant detrimental effect on the character of the conservation area:

- in front of 20-24 Brook End. Because Brook End has such well-defined boundary walls, the complete loss of enclosure in this one location is very noticeable. Late 19th century photographic evidence suggests that this row replaced a large 17th century house, built directly onto the road frontage.

Brick boundary walls of modern brick often stand out, such as that used at The Bull's Head, a semi-engineering brick, the edges of which are wire-cut and sharp and out-of-place on this street.

Highway Improvement Schemes

At The Square the works carried out to provide traffic calming measures have had a negative effect on the quality of the space, encouraging on street car-parking and creating several small "islands" or refuges, small elements of clutter that are out of place within a formerly large and simple open space.

Loss of building details

Compared with other conservation areas in South Derbyshire, there are quite a number of traditional properties where the original Staffordshire blue clay tiles and slate have been replaced with concrete roof tiles, with a damaging effect on the character of the conservation area. This applies particularly to the smaller two-storey cottages, where the roofs can easily be seen.

With the advent of central heating, it is inevitable in any village that there will be a desire to remove redundant chimney stacks and pots as repairs become necessary (see appendix 4). On school buildings in multiple occupation, fireplaces are now completely redundant. The removal of such features would be very unfortunate, as the multiple chimney stacks and plethora of patterns and permutations is one of the strengths of character of the Repton conservation area. It was a particular aim of the High Victorian architects to create a picturesque skyline, particularly when the building had a large mass. The stacks on The Old Mitre have been truncated, probably largely on safety grounds, but the remainder have survived remarkably well.

Throughout the village there has been a cumulative loss of traditional joinery, such as vertical and horizontal sashes and casement windows with their lights sunk into chamfered frames. Despite this, there are still many examples of traditional windows and doors intact and at present the loss to the character of the conservation area has not reached a critical stage.

New development

The largely unbroken building frontage is a particularly strong element of the character of High Street, Main Street and Brook End.

Forge Close on the east side of Main Street is a new housing development. Numbers 5 and 7 Main Street (part of the Forge Close development) have been built on a splay in order to fulfil modern standards of visibility for traffic emerging from Forge Close. These houses replaced several properties built immediately on the road frontage. This creates a design weakness in the street frontage, as the historic pattern has been broken. The pavement is significantly wider at this point with an unsightly tarmac strip running in front of each property.

Numbers 20-24 Brook End are another modern housing development which does not relate to the historic building pattern. In this instance, they are set back from the street without any form of enclosure.

Askew Grove provides a point of entrance from the High Street into the extensive 20th century development on the east side of the village. Part of this development, at the junction with High Street (including the Health Centre) and at Brookside Close, lies within the conservation area boundary and has totally erased the historic buildings, enclosures and boundary patterns that existed before.

The modern housing development of Richmond Court off High Street is outside the conservation area but visible from it. The layout of the houses, running behind and parallel with the High Street, crosses the characteristic grain of Repton's strong medieval settlement pattern, where backland



Brook End development



Richmond Court

buildings are generally aligned at right angles to the street frontage within long, thin plots. The layout, combined with the detailing of the new houses, has created a new and alien backland feature in the street. In contrast, the new housing development behind the Repton Garage site respects the historic pattern of long linear plots, aligned at right angles to the High Street and down to the brook.

There are a few modern buildings that could be said to damage the character of the Conservation Area.

- The Spar Shop is very prominent in views looking north as it sits at the narrowest part of the street on the corner of Boot Hill and High Street. It is a pivotal and prominent site and in form, materials and detail is discordant with the general character of the village. In view of its prominence, redevelopment would be desirable.
- The Royal British Legion building on High Street was designed as a temporary building. It has no relationship with its historic setting. It sits back from the main building line and has no enclosure to the street, the foreground space being dedicated to car parking. In view of its strident appearance and the creation of a gap in the street frontage, redevelopment would be desirable.
- No. 36 High Street and its associated outbuildings incorporate a number of modern details that are alien to the character of the conservation area: soldier course lintels over modern neo-Georgian casements, gable-end of overlapping timber boards and a modern concrete blockwork outbuilding. Again, redevelopment would be desirable.
- Nos. 6 - 12 High Street is a poorly detailed and poorly proportioned Neo-Georgian terrace, set back from the building line.
- Nos. 44, 44a and 44b is a poorly detailed and poorly proportioned Neo-Georgian terrace.
- No. 47 High Street is a poorly detailed modern house constructed of unsympathetic materials.

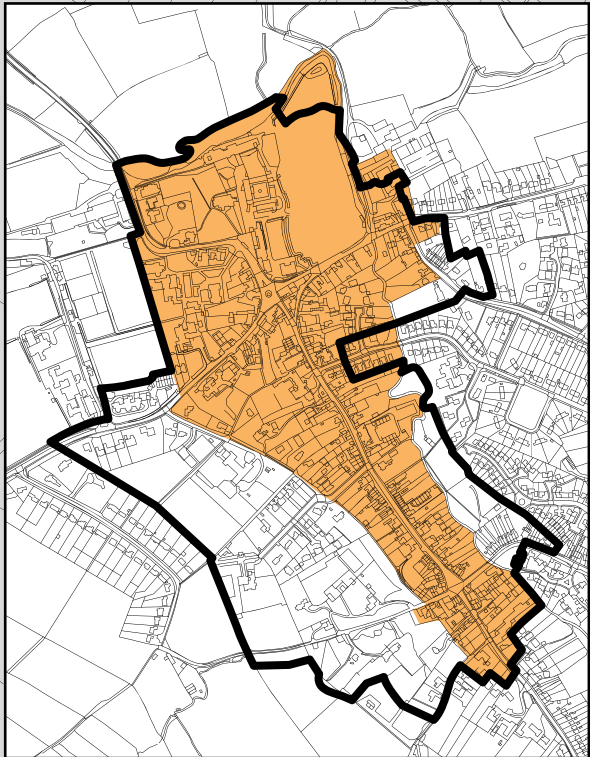
Gap sites

Some sites within the conservation area have lost a boundary wall and some have lost a building. The loss of enclosure and definite edge to the building line creates a weakness in the streetscene, which it is desirable to fill. However, the pattern of development within the conservation area has included a tendency to infill every available plot and this is a 19th century phenomenon, not a recent one. The instances where there are obvious gap-sites, which it is desirable to fill with a building are, therefore, limited.

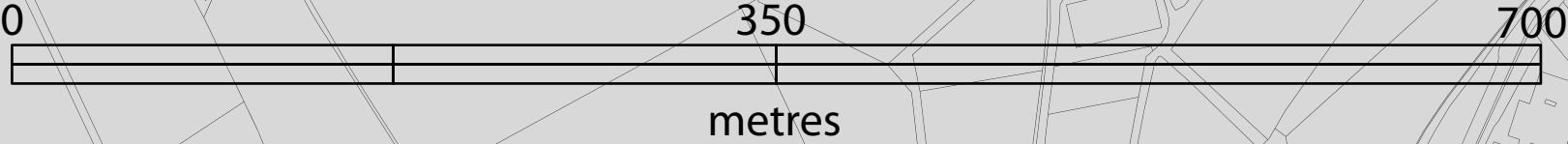
The large gap to the south of The Bull's Head (High Street) at the front of the car park forecourt was formerly occupied by a building. It creates a wider than average gap within the conservation area. Although it has a low wall and railings, it still has expansive views of car parking and ideally this space should be enclosed with a new wall or a new building on the frontage.



- ① Character Areas
- Conservation Area boundary
- - - Character Area boundary
- ☆ Open spaces
- 👁 Principal views
- ⊕ Architectural landmarks & focal points
- Listed buildings
- Other buildings which contribute positively to the special architectural or historic character
- Areas of high archaeological potential



Repton Conservation Area
Designated : 17th July 1969, 25th February 1982 and
31st January 2013



Appendix I

Distinctive Architectural Details

REPTON



Checklist of details

The details in this appendix illustrate those building elements that help to define Repton's particular character. These may be common everyday vernacular details found repeatedly throughout the conservation area or may be more exceptional, consciously designed features.

This appendix may prove useful in providing inspiration for new development, whether traditional or contemporary, if used with care. Paradoxically, the outstanding architectural details of a conservation area may not be the ones that are most typical of the area. They often belong to the important key buildings of a village and may look out of place on smaller buildings in subordinate locations. The majority of buildings in the conservation areas of South Derbyshire are plainly and simply detailed.

Boundary treatments

- Stone boundary walls with triangular chamfered copings
- Red brick boundary walls with brick on edge coping or stone ashlar coping
- Red brick boundary walls with ½ round brick coping
- Cast and wrought-iron gates, with sections of spear-headed railings and urn finials

Chimney stacks and pots

- Decorative chimney stacks with coloured bands of brick and terracotta elements

Doors

- Decorative pilastered doorcases, with scrolled brackets / classical entablature
- Fanlights – overlight with Georgian fan pattern/ plain or multi-paned
- Panelled doors with chamfered mouldings / bolection mouldings
- 6-panel doors with scratch mouldings/ raised and fielded panels
- Gothic doors
- Plain vertically boarded doors with bead mouldings

Historic paved surfaces

- Blue brick paving
- Stone kerbs
- Squared setts
- Paving flags

Lintels and cills

- Wedge lintels of stone with incised and channelled blocks and dropped keystones
- Plain stone wedge lintels
- Segmental brick arched windows
- Fine gauged brick lintels
- Blue clay cills
- Stone cills

Roof types and details

- Thatch
- Raised coped brick gables
- Decorative and plain bargeboards
- Corbelled verges

Checklist of details (cont'd)

Street furniture

- Street name plaques
- Cast iron directional signs
- Cast iron and steel railings
- GR letter and pillar boxes
- Cast iron lighting columns

Walls

- Timber box-framing
- Flemish brickwork
- Blue and buff bands of decorative brickwork, laid within red brick walls
- Terracotta
- Dentilled and “sawtooth” eaves brickwork
- Roughcast render (ca. 1900)

Windows

- Bay windows
- Traditional shopfronts
- Hipped and gabled dormers and ½ dormers
- Timber casements with chamfered frames
- Horizontally sliding sashes
- Vertically sliding sashes with margin lights
- Vertically sliding multi-paned sashes
- Leaded-light windows with rectangular panes

BOUNDARY TREATMENTS

Walls and copings



The earliest walls within the village are built from local stone, the best examples being the large blocks of stone used for the Priory precinct walls, which have wedge-shaped stone copings (right), but there are instances where rubble sandstone survives, usually on the side passages, sometimes freestanding & sometimes used for the footings of a later 18th or 19th century wall (right).

Many walls retain original copings of shaped “dressed” stone, tooled by a stonemason to a fine surface finish, or moulded red clay. Brick on edge copings are also found, but historically they are only used in subordinate locations. Unfortunately, shaped brick copings have often been replaced inappropriately with brick on edge as a cheaper expedient.



Most of the boundary walls serving domestic properties within Repton are built from red brick, with a sparing use of headers to form the bonding pattern. The example on the right is a late 19th century wall to The Priory, using English Garden Wall bond brickwork and red clay copings on an earlier wall.

The original dressed stone copings survive on the example below, although the railings which were fixed to the stone coping at The Old Manse (1 Main Street) have been removed.



Brick wall and stone coping at Holly Bank, Main Street (below)



BOUNDARY TREATMENTS

Gates and railings

Repton once had many frontages embellished with a fine set of railings. These range from the late 18th century slender, square-section, wrought-iron railings, with each vertical bar fixed into an ashlar stone plinth (right - in front of No. 3 High Street), to the 20th century steel railings at the school entrance to The Queen's Walk by the Four Hundred Walk (not illustrated).

Many of the smallest terraced cottages along High Street and Main Street had sets of railings, with an identical pattern adopted for each row.



Although most of the railings have been removed, many gates were retained and these incorporate cast-iron posts with ball tops and urns and railings with hoops, spear-tops, buds and spikes. These provide detailed evidence of the former appearance of the railings.

The examples at 92 and 72 High Street (left) combine both cast and wrought iron



Art nouveau ironwork at 13 Burton Road (below).





The cast-iron gateway at The Grange on Main Street (left) illustrates the early use of cast-iron at the turn of the 19th century.

The introduction of cast-iron enabled railings to be produced more cheaply in panels and the amount of ornamentation increased. By 1850 cast-iron had largely replaced wrought-iron because it lent itself to mass production. The example at 4 Main Street (right) incorporates a small fragment of the original cast-iron panel fencing and a section of the cast-iron coping as well as the original gate.

However, a revolt against factory production & industrialisation, epitomised by the Arts & Crafts movement, meant that from the early 20th century there was a return to the use of hand-made wrought-iron, exemplified in Repton at properties such as New House (below left) and 13-17 Burton Road (below right).



CHIMNEY STACKS AND POTS



The large number of late 19th century school buildings in Repton has led to an abundance of statuesque chimney stacks, some of unusual form, such as the star-shaped cluster of flues at The Priory (bottom right) and the stone stacks that emulate the Priory precinct walls, at The Orchard (top right). Plainer stacks also have a strong presence - Brook House (above) and the Music School (below), incorporating bands of moulded red or yellow bricks.

The small domestic chimneys were also occasionally quite inventive, such as those incorporating a yellow brick to form quoins (above right).



DOORS - Doorcases



Above - elaborate doorcases of the High Victorian era.

Above left - a complete classical Doric stone doorcase at 76 High Street, incorporating a full “entablature” and engaged Doric columns. During the 19th century the classical doorcase was adapted in timber and often simplified incorporating narrow, plain, square pilasters and decorative “console brackets” supporting the cornice (above and below).



DOORS - Fanlights and Overlights



Fanlights were used to light a hallway, which was often otherwise unlit, and became common when house plans changed to incorporate a central hallway with a staircase in the Georgian period. Until then, doors generally opened onto a small lobby or directly into a room and there was no need for the additional light source.

Fanlights were positioned above the door, retaining the solid joinery of the door, and it was only in the mid to late 19th century that glass was inserted into the door itself.

Most of the earliest fanlights in Repton are semi-circular (or “lunette”), echoing the designs of Robert Adam, and incorporating a sunburst (top right - 3 and 46 High Street). An alternative was the rectangular overlight (76 High Street - right). Later overlights were much plainer (as used at 50-54 High Street, below, and 67 High Street, right) and tended to be rectangular and sub-divided by narrow vertical glazing bars.



DOORS - Joinery



Georgian doors

Above - Georgian six-panel doors at Brook End, High Street and Main Street. From left; (1) six-panel door with “double-chamfer” panels, (2) six-panel door with bead mouldings, (3) six-panel “raised and fielded” door

Below left - boarded door with pointed arched top rail in the gothic style. This style was commonly adopted by the Harpur estate in the early 19th century. Below right - pair of six-panel doors with “raised and fielded” panels (18-20 High Street). It is extremely rare to find original doors of this early 19th century pattern, particularly when designed as a pair.

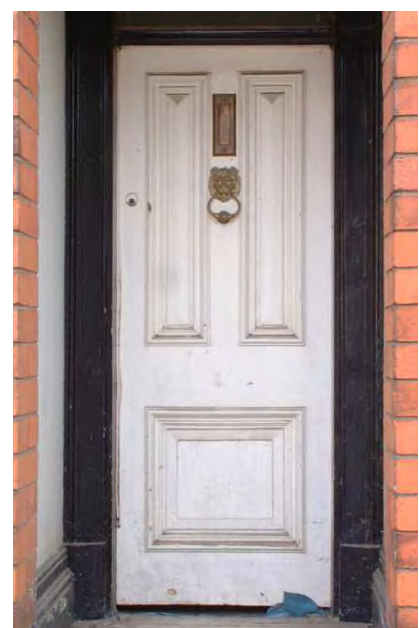




Above left - pair of fully boarded 19th century doors, a style appropriate for Gothic style cottages (104-106 High Street). Above right - pair of 19th century boarded and framed doors with applied fillets (94-96 High Street). This style was also adopted for its Gothic characteristics.

Right - late 19th century six-panel door with “chamfer-stop” mouldings.

Below - 19th century Victorian panelled doors. From left; (1) Four-panel with bead mouldings to bottom panels and raised panels above, with “bolelection” mouldings, (2) Panelled former shop door with bead mouldings. The glazed panel has been boarded over. (3) Three-panel with heavy “bolelection” mouldings.



HISTORIC PAVED SURFACES

Band of blue clay bricks, approximately 1 metre wide laid as an apron in front of buildings, in a bond of paired bricks.

Locations:

Right:

Apron in front of 56, 58 and 60 High Street (grid ref. N 430, 560 / E 329, 681)

Far right:

Apron in front of 68 High Street (grid ref. N 430, 568 / E 326, 672)



Right:

Apron in front of 12-14 Main Street (grid ref. N 430, 709 / E 326, 483)



Stone kerbs (gritstone and sandstone)

Locations:

115 metres in front of the school, near the Priory walls, Willington Road (grid ref. N 430, 300 / E 327, 107 to N 430, 389 / E 327, 034)

215 metres from Willington Road into Burton Road (grid ref. N 430, 242 / E 327, 088 to N 430, 350 / E 326, 971)

60 metres surrounding the corner around The Mitre, The Cross (grid ref. N 430, 354 / E 326, 966 to N 430, 388 to E 326, 997)

NO PICTURES



Left - Squared setts. Although this is a traditional material, it was probably laid recently.

Location:
Vehicle crossover at bottom of Broomhills Lane, off Main Street
(grid ref. N 430, 730 / E 326, 443)



Left - Paving flags (crazy paving)

Location:
Surrounding the base of the market cross and the triangle
(grid ref. N 430, 371 / E 327, 016)

LINTELS AND CILLS



In the 18th century, where wealth permitted in the finer houses, “hand-rubbed” bricks or “gauged” bricks were used. The result was a precise, thinly-jointed, wedge-shaped lintel. Originally, the brickwork joints (including false joints) were picked out in a fine white lime mortar or “putty”, which in most cases has weathered away (left and above). The example at 50 High Street (below) is an early 20th century copy.



Simpler segmental arched lintels are more common, formed by a course of “stretcher and header” bricks (14 Brook End - left). For the cheapest type of construction, the arches were half the height, using a single row of header bricks.



By the first half of the 19th century, the use of stone was much more widespread, partly due to improvements in the transportation of heavy goods (by canal and later rail). In Repton there was a spate of building, most of the houses being constructed with wedge-shaped stone lintels, some plain (as at 8 Burton Road above), but many incised to look like separate pieces of stone, with a central keystone (see examples to the right). This mimicked classical stonework. This pattern (which echoed the wedge form of the gauged brick lintel) continued to be used for 50 years or so and was eventually replaced in the mid to late 19th century by squared stone lintels.



Brook Farm (above), with exposed sash boxes and wedge lintels. There are hints that the lintels are formed with render over original segmental arches, and that the sashes are a later alteration, replacing original casement windows.



Stone cills (above) were common in the mid-late 19th century, although many are now painted.



Above - where there was no cill, as with many of the smaller cottages and the less important elevations of the town houses, the window joinery was positioned close to the face of the wall. In the example above handmade bricks were moulded to create a weathering.

In some cases, moulded blue bricks were added to form a more weatherproof cill. The example shown below dates from the second half of the 19th century and the cill is part of the original construction.



Above - late 19th century squared stone lintel with chamfered bottom edge and stone cill. By this date the sash box frame was set back behind the brick reveal.

ROOF TYPES AND DETAILS



(Above) Thatched roof at 5 Willington Road.

(Below) A “laced valley” at 34 High Street. The detail can also be found at “Danesgate” on Well Lane.



Decorative and plain bargeboards (right), incorporating timber finials. Scalloped and fretted bargeboards were used to create a picturesque Gothic character and interesting shadows. Bargeboards are found in combination with half-timbered gables. (bottom right).



Left - pitched roof with corbelled brick verge



STREET FURNITURE

Left and below - Cast iron or cast aluminium street name plaque with raised letters and mitred corners (all reproduction)

Locations:

“Main Street” (pictured right), located on boundary wall in front of 1 Main Street (grid ref. N 430, 692 / E 329, 504)

“Pinfold Lane” (pictured right), located fixed to side boundary wall of 1 Main Street (grid ref. N 430, 694 / E 326, 534)

“Well Lane” (pictured right), located on 1 Well Lane (grid ref. N 430, 660 / E 326, 516)

“Main Street”, located on gable end of 6 Main Street (grid ref. N 430, 684 / E 326, 517)

“High Street” (pictured right), located on front elevation of 110 High Street at junction with Well Lane. (grid ref. N 430, 690 / E 326, 549)

“High Street”, located on boundary wall of 95 High Street at junction with Pinfold Lane. (grid ref. N 430, 662 / E 326, 539)



Above and bottom right - Arrow-shaped cast iron directional sign, with raised letters, arrow and mileage.

Locations:

Gable end of 1 High Street. Sign says MELBOURNE 6 1/2 miles (grid ref. N430, 388 / E 327, 020)

Front elevation of 1 High Street. Sign says ASHBY 7 1/2 miles (grid ref. N430, 387 / E 327, 016)





Left - GR letter box fixed within wall.
Location:
Wall of Post Office, 3 High Street
(grid ref. N 430, 403 / E 326, 992)



Right - GR Pillar Box.
Location:
Junction of Pinfold Lane and High Street
(grid ref. N 430, 695 / E 326, 546)



Above - Cast iron lighting columns

Locations:

Left - In front of "The Priory", High Street (grid ref. N 430, 454 / E 326, 871)

Right - In front of 68 High Street (grid ref. N 430, 569 / E 326, 673)

WALLS - Timber frame



Up until the 18th century, the principal building materials for the smaller houses were timber, with panels of wattle-and-daub. The type of timber-frame used in Repton is known as small box-framing - a combination of posts and short horizontal rails. There are examples along High Street, Burton Road and Willington Road. The wattle and daub was often replaced with bricks, a practice known as “nogging” (above - 34 High Street), here painted white.



Left - fragments of box frame can still be seen in the gable end of 10 Burton Road. In this case the wattle and daub panels were replaced in unpainted red brick.

Braces are used in the construction, near the corners, and at the junction of internal partitions, to stiffen the structure, as at 5 Willington Road (bottom).

WALLS - Brickwork details



Polychromatic brickwork using blue bricks (above), and occasionally buff, was used in the second half of the 19th century in Repton. At 8-10 Well Lane (above right) a simplistic diaper pattern on the gable end with hood moulds in blue brick, echoing Tudor brickwork, distinguishes the building above the ordinary.

Below - Flemish bond brickwork was extensively used in the 18th and 19th centuries. It could be used to decorative effect by incorporating coloured “headers” picked out in a subtle contrasting shade (here, blue and pink).



There are several types of decorative brick eaves. The earliest used brick corbelled out in a “dentilled” or “sawtooth” pattern (right), and sometimes combined half-round cast-iron gutters on metal brackets, fixed to the brickwork.

In the 19th century the eaves became even more decorative, some with shaped or moulded brick “modillions” in blue or buff coloured bricks (bottom right). This created a distinctive decorative eaves line. In most cases, gutters were of cast-iron ogee form and had a square base which sat on top of the projecting eaves, avoiding the need for any visible brackets (bottom). The gutter profile thus became an integral part of the architecture of the building.



The earliest use of decorative brickwork in Repton was at Prior Overton's tower c1438 (above), but another 17th century example of “sawtooth” brickwork can be found at The Priory (below).





Terracotta is used on a number of the more imposing school buildings in the late 19th century, but the most decorative elements are often reserved for high level details such as the Dutch gable end (above) at the former Sanatorium and the pediment and gables (below) at School House.



Buff-coloured brick is occasionally used for decorative bands such as that at Brook House (right), which reflects the earlier “sawtooth” pattern found on brick eaves and on Gothic buildings.



WINDOWS - Bay windows



Bay windows are a distinctive feature within Repton. They start to appear in the mid 19th century with a ground floor bay window (top left), which was introduced to add more light into the main living room and made the most of the large panes of plate glass made available following the abolition of tax on glass in 1845. They were often added to 18th century buildings to update them.

During the Edwardian period (left and above) bay windows were often full-height through both floors, as in a national style called Queen Anne Revival; the contrast between the red brickwork and white painted joinery was an important element. By this time, panes of glass were being made smaller in timber or lead to emulate the older styles.

Bays continued to feature into the late 19th and early 20th centuries.



WINDOWS - Joinery

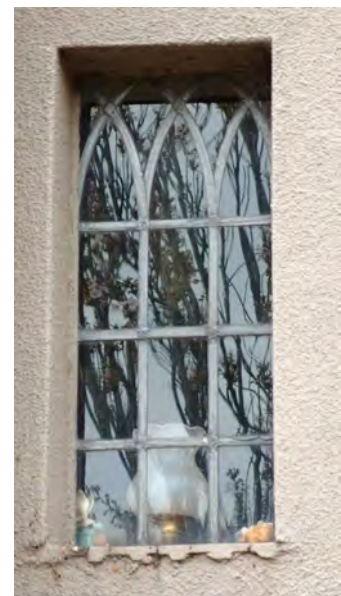


Above - The Old Priory - mullioned windows with stained and painted glass. The leaded lights are fixed directly into the stonework and held in place with "saddle bars".



The first windows were made with glass "quarries" (square or diamond-shaped pieces of glass), separated by lead "comes". The lozenge shape evolved as a result of the process of making crown glass. By the 18th century, glass quarries were usually rectangular in shape (as at The Old Priory - left).

Leaded-light windows enjoyed a revival under the Arts and Crafts movement, examples of which can be seen at 11 The Cross (above) and 20-36 The Pastures (below right) and were used in various locations at the school (below left).





Windows with hinged opening lights are known as casements. Early opening lights were generally of wrought or cast iron and were often designed to carry leaded lights. By the late 18th century timber opening lights with glazing bars were becoming more common and sometimes replaced the earlier metal ones.

A number of the traditional timber casements are recessed within a timber frame, which has shaped mullions. This style is associated with several of the local estates. The casements themselves can be simple, with perhaps one horizontal glazing bar (as at Chapel House - left, 37 High Street) or multi-paned (as at 67 High Street - below).



The cast-iron casements at 100-104 High Street (left) were designed in a gothic style to mimic the leaded-light quarries of traditional leaded-light windows, but in the 19th century, by using cast-iron, they could be made more cheaply by mass production. They differ in appearance from their leaded predecessors, because the glazing bars in a cast iron window were usually painted



Most of the formal town houses in Georgian England had large sash windows (left), although their use was often limited to the front elevation.

As glass production evolved and the size of panels of glass increased, the small-paned sash windows of Georgian England gave way to larger panes of glass, subdivided by single vertical glazing bars or “margin” lights. Many of these had “horns” added to increase the strength and rigidity of the sash frame (below and bottom centre).

The windows at 4 High Street (below) are late 19th century replacements, with horns, of earlier sashes.

There are many examples of sash windows in Repton. At 1 Main Street (above) the multi-paned sashes of the first half of the 19th century survive. A variation on the vertical sliding sash with margin lights was used at 57-61 High Street (below left).



Horizontally sliding sash windows are a common feature of the Midlands, often reserved for the less important elevations, as at Brook Farm (below).





Shopfronts

Those few original shopfronts surviving in Repton have unusual designs. The shopfront at No. 1 High Street (above) incorporates rather grand brick pilasters with carved stone capitals and a dressed ashlar plinth and a recessed shop doorway with miniature matching column. The shop window at the rear of the property, facing Brook End (right), is more low key and typical of traditional mid 19th century shopfronts with simple narrow timber pilasters, narrow fascia and cornice. The shopfront at 5 The Cross (below) is also quite grand and probably dates from the early 20th century. It is a “Queen Anne” style interpretation of a Georgian shopfront incorporating shallow, bow-fronted windows.



WINDOWS - Dormer windows



Dormer windows at The Old Priory (top left), are a later adaptation to the original building. A number of school buildings were built with half or full dormers during the second half of the 19th century (left - The Old Mitre and The Orchard). Dormers were also added to The Hall (left bottom).

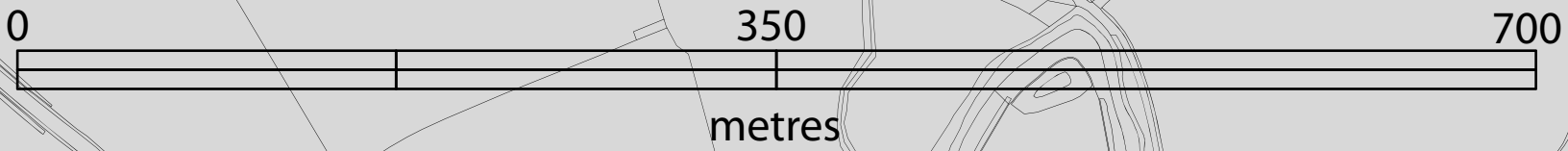


The pointed dormer windows at 1-3 Willington road (above) are early 19th century modifications, incorporated when the lattice windows were added to create a picturesque, Gothic appearance.



Eyebrow dormers were incorporated into Arts & Crafts houses as a reinterpretation of a national vernacular tradition - 31 Burton Road and Mitre Cottage, Mitre Drive (below).





Repton Conservation Area Phases of Designation



17th July 1969



25th February 1982



31st January 2013



Area excluded from the
conservation area boundary on
31st January 2013