

Reepham Conservation Area Appraisal



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Part One

Introduction

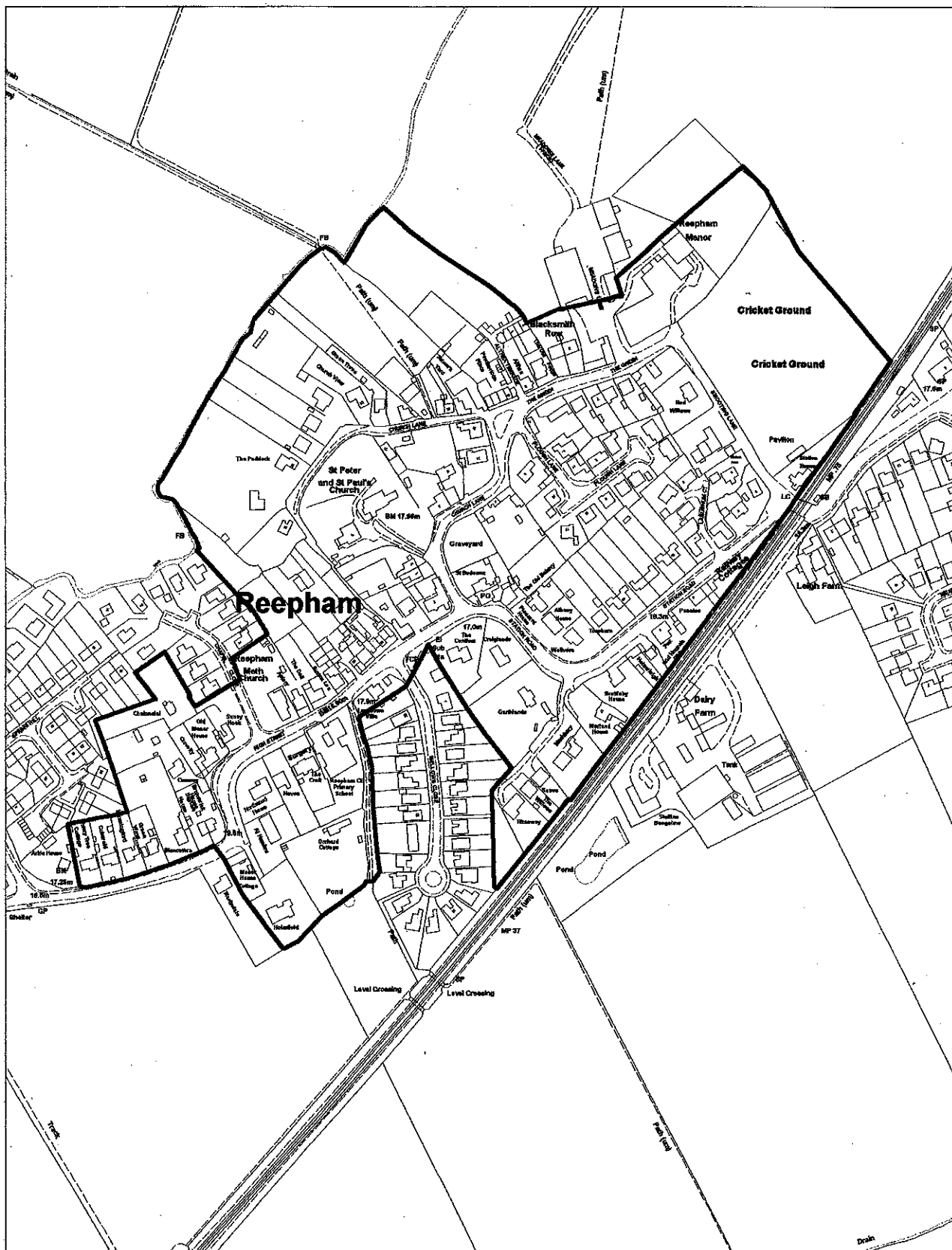
What is the Conservation Area Appraisal?

This is the Reepham Conservation Area document. It comprises an appraisal of the character of the conservation area and a map defining its boundary.

The purpose of this document is to help preserve and enhance the character and appearance of an area of special architectural and historic interest. It should be used to:

- Highlight the unique qualities of Reepham,
- Identify the features and qualities which should be retained,
- Provide guidance on how best to accommodate new development, and
- Recognise the extent and limitations of conservation area controls

The document is not formally adopted as Supplementary Planning Guidance to the West Lindsey Local Plan. However, it performs an important role in terms of highlighting the unique qualities of Reepham, which should be preserved and enhanced.

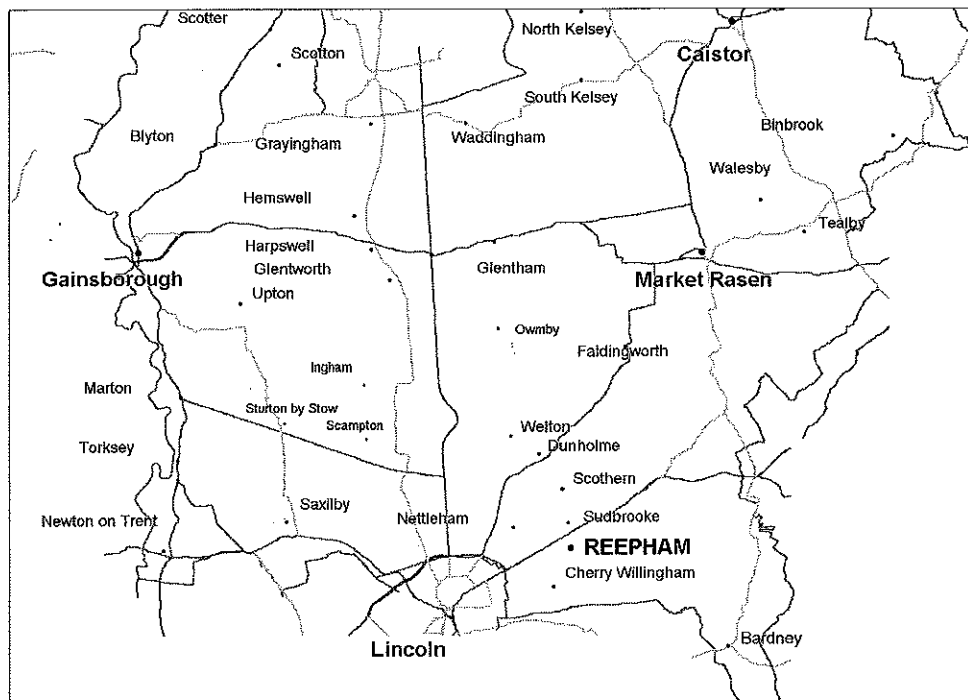




Part Two

Background

Reepham is a small, neat and compact rural village located approximately 4 miles north east of Lincoln. It lies less than a mile from the busy coastal road (A158) on the lower dip-slope of a Jurassic limestone escarpment, principally on boulder clay / till at an elevation of 8 to 30 OD. A tributary of the Langworth River runs along this valley and skirts around the north of the village. The village is located within an area called 'The Lincoln Fringe', as identified in 'The West Lindsey Landscape Character Assessment, 1999'. This area is characterised by flat agricultural landscape with a number of expanded settlements. Fields are medium-sized, with low hawthorn hedgerow field boundaries and a few ash and oak hedgerow trees. The settlements have tended to retain their historic cores, with village greens, limestone buildings and churches but have expanded to include some extensive residential areas, many of which are dominated by brick bungalows. Reepham conforms to this pattern.

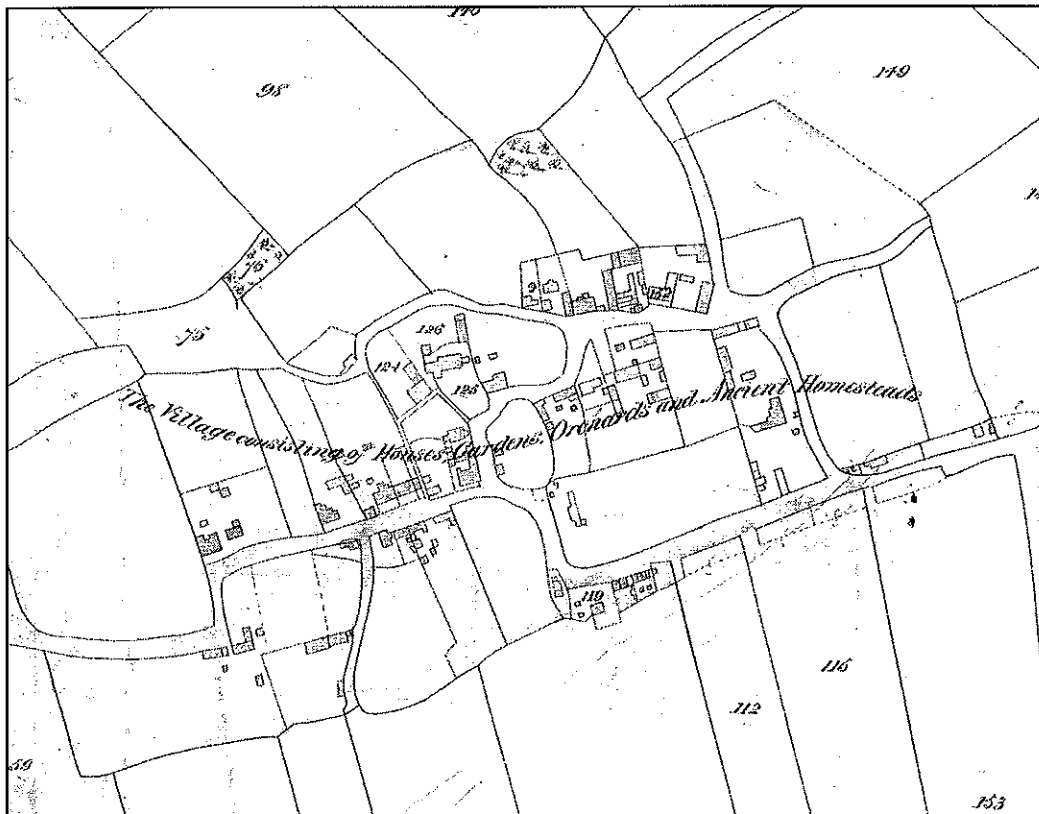


There is a population of 756 living within the parish (1995) compared to a peak of 1143 in 1983.

Origins and Development

The earliest record of Reepham occurs in the Domesday Book (1086) when there were three land-holdings here. By far the largest was the land of Peterborough Abbey, which was part of their estates in this area centred at their manor in Fiskerton. Reepham's name means 'manor run by a reeve', a reeve being a kind of medieval estate manager, and Peterborough Abbey would probably have had such a representative looking after their interests in Reepham. Lay lords held the two smaller land-holdings in Reepham.

Reepham experienced a steady growth of population and physical development in the first half of the nineteenth century at which time its population trebled and then matched and outstripped the countywide population growth stimulated by the prevailing agricultural prosperity of that time. This growth was typical of an open village and was reflected in 'brick and mortar', both secular and ecclesiastical. Michael Drury restored the church entirely in 1862. Early development occurred principally on the northern side of High Street and in and around the core area comprising Church Lane and The Green. Development was characterised principally by prominent corner buildings and traditional limestone cottages. The larger properties tended to be farmsteads with their own associated barns and outbuildings. (See Tithe Award Map below for location of traditional village development).



Reepham Tithe Award Map, 1851

Growth continued in the second half of the nineteenth century, emerging along Station Road following the arrival of the railway. The Old Bakery, the Post Office building, Station House and the Victorian influenced Moorland and Brattleby Houses and Reepham Manor all appeared at this time. An isolated development to the west of the village comprising The Old Kennels and The Old Barn also emerged at this time, probably connected to the revival of the Burton Hunt Kennels. The Fox and Hounds Pub is also associated with the local hunts and was built on the site of three old cottages.

During the first half of the twentieth century further physical growth included development on small in fill plots within the village core area (exclusively bungalows) and more linear style inter and post war development along the main thoroughfares.

In the 1960's and 70's Reepham experienced a wave of holistically planned developments, which increased both the density (Spring Hill / Plough Lane/ Willows Close) and physical extent (Mellows Close / Fiskerton Road) of the settlement.

Further housing need in the 1980's has led to the larger Chapel Close cul-de-sac and more recently the allocation and development of the large R2 site at Manor Rise to the western edge of the village. (See annotated photograph of Reepham showing areas of expansion since 1969).

Over the years Reepham has not experienced the observable decline in population, due to the altered status of agriculture, that occurred in other rural districts. The Village owes its continued activity to the influx of an increasingly mobile population attracted by its congenial residence and pleasant surroundings. The arrival of the railway, built C. 1848 represented a significant date in the mid-nineteenth century development of Reepham. The railway clearly represented the first significant mode of commuter transport. Today it is the car which sustains Reepham as a commuter settlement.

Layout

Reepham exhibits attributes of two of the three types into which most villages fall, firstly the village grouped around a central green or square, and secondly, the village strung out along a single street.

Much of the older village is concentrated in a central core adjacent to the church and the small village green. However, there are also a number of older frontage buildings situated along High Street, which is more linear in character.

The village exhibits a meandering layout with a series of exaggerated corners and bends. Buildings of important architectural and historic merit are strategically located at these corners. This pattern appears deliberate and creates a series of important views and vistas.

Archaeology

There are no scheduled ancient monuments in Reepham but several archaeological finds in and around the village are recorded on the Sites and Monuments Record held and managed by Lincolnshire County Council. These finds offer limited insight into the development of the village but are, nevertheless, of interest. Prehistoric finds include two Neolithic polished axes and a flat bronze axe and flint flakes from within the village. A large Roman site south-east of the village is known from prolific surface finds and an undated ditched enclosure on limestone on the western parish boundary. There is also a record for a medieval field system to the north of the village where ridge and furrow have been recorded from aerial photographs. (See photograph below).



Ridge and Furrow Feature to the North of the Village



Part Three

The Special Features

The Special Features

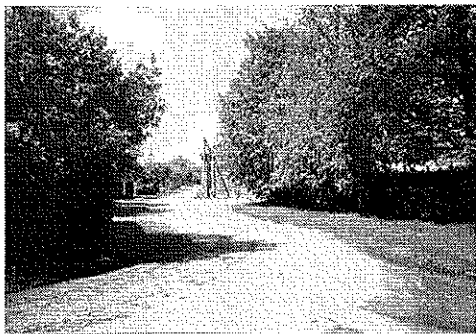
1. Corners

One of the most readily identifiable features of Reepham is its corners. The traditional layout of the village is meandering in nature and there are many corners and bends, which stimulate curiosity and invite exploration. Every effort should be made to secure the retention of this informal layout. Straight edges and uniform definition would formalise the character of the conservation area too much.



Church Lane

A classic Reepham corner



The Green

This picture provides a good example of Reepham's informal character. The green verges enhance this informality.

2. Stops

Reepham possesses a large number of corner buildings, which appear to have been strategically positioned to form view and vista 'stops'. A 'stop' is defined as a view or vista 'stopped' by a significant building. As you travel through the village you begin to recognise these important buildings. It is vital to secure their retention as they represent the cherished local scene. Manor House Cottage, The Old Manor House, Lawriss Cottage, The Post Office, Brottley House, Morland House and Station House are all excellent examples. The removal or significant alteration of any of these buildings would have a potentially damaging impact on the character and appearance of the conservation area.



The post office on Station Road.

This building provides an excellent view stop from two different directions. This picture is taken looking down Station Road. Note the effect the trees have in terms of framing the view stop.



Manor House Cottage on High Street.

This building forms a strong view stop when leaving the conservation area. It dominates the corner. The eye is drawn to it. The Old Manor House and Clovelly perform the same view stop function as you enter the conservation area from the west.

3. Limestone Cottages

A special feature of Reepham is its traditional limestone and clay pantile cottages. These buildings are important to the village because they have been constructed out of traditional local materials. Laburnum Farmhouse and The Old House on Smooting Lane are the oldest properties in the village. Both are listed. Rose Cottage and Pembertons Place face each other across the village green at the heart of the village. These cottages have simple shapes and proportions and traditional timber windows.



Laburnum Farmhouse, Smooting Lane

The oldest property in Reepham



Rose Cottage, Church Lane

A traditional cottage constructed out of local materials

4. Victorian Villas and Houses

Reepham possesses a number of Victorian dwellings, which are grander in scale and appearance than the traditional style cottages. Brottley House, Morland House, Reepham Manor and The Vicarage are the best examples of Victorian Villas. The Victorian influence is also evident in the Methodist Chapel, Station House and Nos. 8-16 High Street "The Gables", a decorated terrace. Victorian buildings can be identified from their decorated brickwork, bay windows, hipped roofs and other ornate architectural features.



Brottley House



Morland House



Nos. 8-16 High Street

"The Gables"



Reepham Manor



The Methodist Chapel



Station House

5. Lanes

An important feature of the conservation area is its narrow kerbless lanes. Church Lane and Smooting Lane are very informal in nature. Church Lane has some attractive green verges, which give a soft appearance to the streetscene. Smooting Lane is very narrow and has the appearance of a shrunken medieval lane. Neither of the lanes have defined footpaths and part of Church Lane looks more like a country track than a road. Attempts to add too much definition to Church Lane, through the addition of kerbs and paths, or to widen Smooting Lane would dramatically alter the character of the conservation area.



Church Lane, Curb-less Green Verges



Smooting Lane, Narrow Shrunken Lane. The word 'smootin' means cul-de-sac.



Church Lane, Narrow, Informal Track

6. Landmarks

There are a number of important landmark features in the village, which make a significant contribution to the character and appearance of the conservation area. The three best examples are the Church of St Peter and St Paul, Reepham Manor and Bartle Garth House. Bartle Garth House is a particularly unique building located at a prominent position in the village. It looks almost defensive in appearance, as if guarding the access to the heart of the village. Its alteration or removal would have a dramatic impact on the conservation area. Reepham Manor is also an important landmark. It looks out over the cricket field from behind some important trees. The church tower can be glimpsed from many parts of the village. These longer distance views should be safeguarded.



Bartle Garth House, Grade II Listed Building, Landmark Feature



Reepham Manor, Landmark Feature



Church of St Peter and St Paul, Landmark Feature

7. Setting and Views

Reepham is set in a flat rural landscape. Despite such a setting, the village is not particularly prominent visually. Trees and hedgerows give the settlement edges a soft appearance. Important views out of the village to the surrounding countryside include long distance views of the Lincolnshire Wolds to the east and glimpses of Lincolnshire Cathedral to the west. It is important to preserve these views, particularly those looking into the village from afar.



Setting (North)



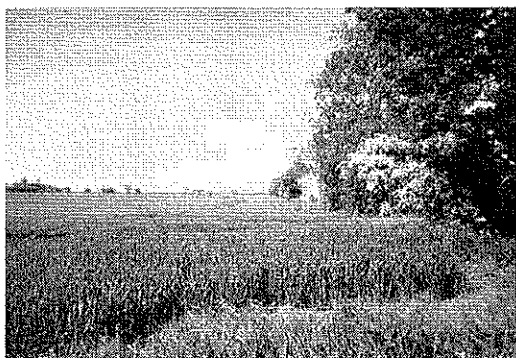
Setting (South)



Setting (East)



A view from the cricket field looking eastwards. The Lincolnshire Wolds can be glimpsed in the distance.



A view looking westwards from Kennel Lane. Lincolnshire Cathedral is visible on the horizon.

8. Trees, Hedges and Greenery

Trees and hedges make a valuable contribution to the conservation area. It is groups of trees rather than individual specimens, which are particularly important. The groups of trees on Station Road, those adjacent the cricket field and those within the churchyard are very important to the conservation area. These groups are already protected by Tree Preservation Orders. A blanket TPO protects all trees within the conservation area. You should give the local planning authority 6 weeks notice prior to any works to any trees.

There are also a number of important hedgerows in the conservation area. The beck to the north forms a natural boundary to the conservation area but this boundary is emphasised by a thick hedge. Furthermore, one of the special qualities of Smooting Lane is its hawthorn hedges. Hedges perform a vital role in terms of adding definition and enclosure to the conservation area. They are also a natural feature offering valuable habitats for wildlife. Their removal should be avoided and the planting of leylandii should be strongly discouraged.



The contribution of trees and greenery to the conservation area, even in winter, is illustrated well in this view of the churchyard.



The trees along the western side of Station Road between Morland House and the post office create a real sense of enclosure between two important view 'stops'.



The contribution of trees to the character and appearance of the conservation area is well illustrated with this view looking eastwards along The Green. Reepham Manor is hidden. Also note the green verges.



The trees on the northern and western edges of the cricket field add definition to this open space. In summer in full bloom they are particularly impressive but even in winter the trees add to the seasonal character. The conservation area is thus naturally dynamic.



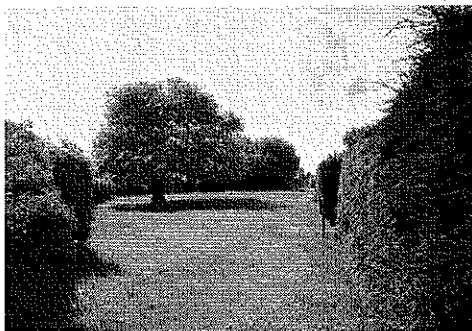
This is a view looking northwards from the rear of Church Lane. A public footpath leads through the paddock to the beck in the distance. Local residents have identified the hedges that run along this beck as being particularly important to the character and appearance of the conservation area.

9. Intimacy

One of the most valuable qualities of the conservation area is the sense of intimacy created by enclosure. A good example is the narrow pathway to the rear of the vicarage, which provides access from Station Road to Church Lane. You can also continue on to the beck to the north. The rear of Pemberton's Place off the narrow Althea Terrace offers a delightful view not readily visible from the public domain. There is also a secluded, undeveloped pocket of land between Mellows Close and Station Road. It is like a small meadow and offers a glimpse of the church tower. The area around Orchard Cottage is also quiet, as is Chakmalai, an old traditional cottage still surviving amongst modern in fill development.



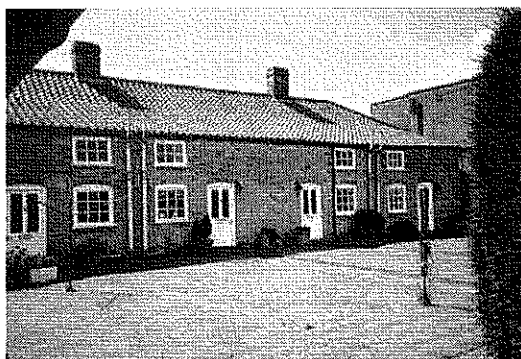
Here is a good example of the intimate nature of some parts of the conservation area. This narrow pathway leads from High Street to Church Lane and offers glimpses of the church and the vicarage.



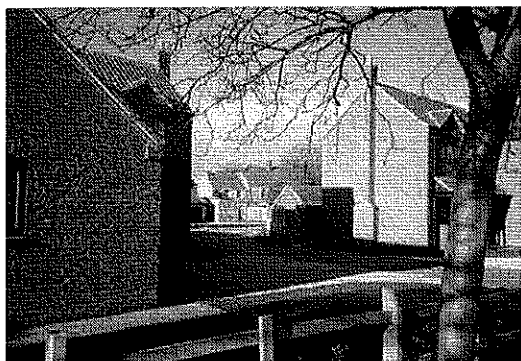
This little pocket of land lies between Mellows Close and Station Road. It is a pretty little area with grass, trees, hedges and views of the church to the north and the open countryside to the south.



The intimate nature of the conservation area is illustrated well by this view of a narrow in fill development just off Station Road. Reepham has lots of little hideaways like this.



This excellent view of the rear of Pemberton's Place gives an impression of the hidden qualities which Reepham has to offer. This enclosed courtyard area is not part of the public domain but still adds something extra to the character of the conservation area.



Intimacy and enclosure is well illustrated in this new in fill development on Station Road. New developments should attempt to reflect the characteristics of the existing built environment.

10. Other Important Features

There are many other important features in the conservation area, which contribute to its special character. Many houses have an interesting brickwork detailing known as 'Flemish Bond', which has a distinctive pattern. There are also a wide variety of boundary treatments consisting of low walls, railings, fences and hedges. The churchyard and cemetery also have strong boundaries, which form special corner features at the heart of the village. The loss of these features would diminish the quality and uniqueness of the Conservation Area. Care should always be taken to reflect these traditional features in modern developments, however piecemeal.



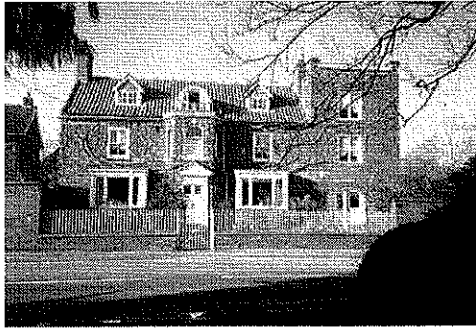
Flemish Bond Brick Detailing
High Street. This feature makes the group of dwellings on High Street particularly important. Render or paint would result in the loss of a valuable characteristic.



Important Boundary Treatment,
Iron Railings, The School, High
Street



Important Boundary Treatment
Wall and Railings, The Cemetery,
Church Lane



Important Boundary Treatment
Simple wall and railings

Bartle Garth House



Traditional cottage style with simple
picket fence boundary

Pemberton's Place



Cottage style with simple white
painted picket fence boundary
treatment.

Old Manor House / Lawriss
Cottage



Morland House on Station Road
has some particularly attractive
railings. Features like this should
be retained as they make a positive
contribution to the character and
appearance of the conservation
area.



Stronger brick boundary feature.
Horizontal emphasis of the wall
offers a nice contrast with vertical
emphasis of fenestration.

Colours and Textures

The village is quite colourful. There are many red and golden colours, which contrast well with the green verges and trees and hedges. Some properties have been rendered and painted white and these appear to compliment the more rugged textures of brick and stone. Further rendering of traditional brick and stonework, however, should be avoided.



Part 4

Key Issues

Negative Factors

A number of historic buildings in the conservation area have been spoiled by inappropriate and unsympathetic replacement features and additions. Modern windows and new openings, concrete roof tiles, render and the removal of boundary features are all examples. The loss of traditional features destroys the character of individual buildings and threatens the special identity of the conservation area.

Unsightly and poorly designed extensions also have the potential to undermine the special qualities of the conservation area. Flat roofs, bay windows on cottages and overbearing scales in the public domain should be avoided.

Modern materials and designs have taken their toll on the character and appearance of the conservation area. A number of in fill developments have failed to reflect the traditional styles of the best buildings. Future developments should endeavour to respect rather than mimic. Special attention to design and material choice should be a starting point for all new development proposals.

A number of areas in the conservation area have suffered from the proliferation of street furniture. Street objects, particularly when clustered or grouped together can be unsightly. These objects add visual clutter in the streetscene and draw attention away from special and important views and vistas. The repetition of this phenomenon should be avoided.

Overhead wires are a visually displeasing site in the conservation area, detracting from the quality of the buildings, trees and open spaces. Their removal and repositioning underground would greatly benefit the appearance of the conservation area, by allowing the best qualities to flourish.

Two particular issues raised by local residents were the negative effects created by traffic and abandoned properties. Cars do clutter the streetscene but measures to alleviate against this are limited. The removal of boundary features and the creation of hard standings should be discouraged. Abandoned or neglected properties should be targeted for sensitive redevelopment in keeping with the scale, design and materials of adjacent properties.

Westward views along Station Road are a little weak. There is no view 'stop' building at the right turn corner. The tall trees adjacent to Brottley House, however, do act as an important backdrop. The north side of Station Road is also rather weak architecturally. The trees, however, do help to combat this.

High Street is a little hard edged compared with other locations in the village. It could certainly benefit from some soft planting, particularly of trees and shrubs at corner points. The Mellows Close junction is rather bland.

Implications of Designation

The designation of Reepham as a conservation area has several implications for those living in or responsible for managing development within it. The following are some examples of the main implications of designation:

- Reduced permitted development rights,
- Conservation Area Consent required for the demolition of any unlisted developments,
- Notice must be given to the local planning authority before works are carried out to any trees,
- Increased restriction on the display of advertisements,
- Extra publicity given to planning applications,
- The local planning authority is under a general duty to ensure the preservation and enhancement of the conservation area.

Clearly, one major impact of designation is the emergence of a more cautious approach to change, which can only be of benefit if the character and attributes responsible for designation are to be safeguarded in the long term. Residents should always contact the district council's Conservation Section for advice on how best to achieve sympathetic developments.

Aspirations for the Conservation Area

This assessment is a means of understanding why the conservation area is important so that informed decisions can be made about its future and how change can be accommodated. The character and appearance of the conservation area could certainly be preserved and enhanced through consideration of the following measures:

- Subterranean wires,
- Reduction of unsightly street objects,
- Removal of unsympathetic features from buildings,
- Consideration of A4(2) Directions for certain properties,
- Retention of important trees and hedges,
- Retention of boundary features,
- High design standards for new in-fill developments,
- Retention of curb-less green verges,
- Safeguarding of important corner buildings and view 'stops',
- Sustained public awareness of conservation area designation,
- Preparation of conservation area study to generate and implement specific proposals for preservation and enhancement.
- Further planting to soften hard edges

In the long term the preparation of a conservation area study should allow specific proposals to be generated to target particular problem areas. However, without a sustained public awareness of and support for the conservation area designation, the role of the district planning authority to promote and accommodate sympathetic change could be severely tested.

Successful conservation area management is a partnership between the local authority and the local residents. This appraisal is designed to serve as a perpetual stimulus for all those with an interest in the conservation area to work positively towards preserving its special qualities and promote change that enhances the character and appearance of this area of special architectural and historic interest.

Accommodating New Development – Good Practice

New development must blend with and compliment the best features of the conservation area. Particular care should be given to;

- Height & Scale,
- Form & Layout,
- Respect for Frontages,
- Boundary Treatment,
- Local Architectural Details,
- Materials,
- Landscape



Part 5

Appendices

Reepham Conservation Area – Important Buildings

The following buildings or structures are considered to be of local importance, either because of their age, architectural and / or historical interest. Some of these buildings are also recognised as being important nationally and are listed as Buildings of Architectural and Historic Interest (Listed Buildings) and these are indicated where relevant. Together they contribute towards the special character and appearance of Reepham Conservation Area.

1. The Station House
Station Road



Mid C19 detached house. 2-storeys. White painted render, grey concrete tiles. 2-span ridge roof. Gothic style with 2 tall external stacks, Gibbs surround feature to windows and ball finials.

2. The Pavilion
The Cricket Field



1960s Reproduction of Victorian Pavilion. Timber construction. Sentimental value for local residents.

3. Laburnum Farmhouse and The
Old House, Smooting Lane,
Grade II Listed Building



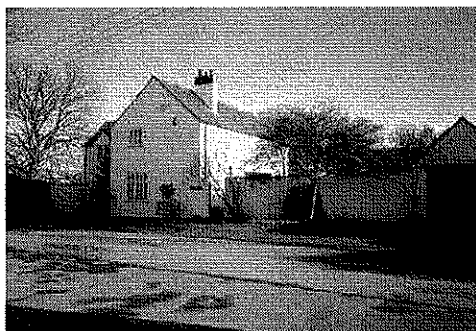
House, now 2 houses. Late C18, C20. Coursed Limestone rubble, some red brick, some stock brick. Pantile roofs with red brick north gable, tumbled red brick eaves to lower north gable and red brick eaves. Half hipped roof to west. 2 ridge stacks and 2 gable stacks. L plan with lobby entrance. See listing description.

4. Reepham Manor



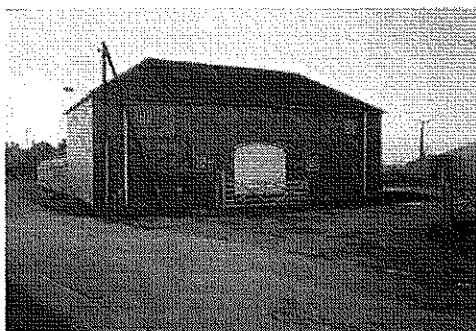
Victorian Manor House, Mid C19. Red brick, hipped slate roof, Tall elegant chimneys, decorated brickwork. 2-storey, 3-bay to front. Mixture of classic and gothic revival. Prominent landmark building.

5. The Barn No.1 The Green



2-Storey detached house on site of pre-1850 barn, possibly partial conversion due to being at right angle to road. Traditionally brick and pantiles, subsequently rendered and painted white. Simple traditional style, ridge roof, gable end. Prominent corner building.

6. Barn The Green



Simple, robust, traditional agricultural barn. Red brick, asbestos sheet hipped roof, small window openings, large timber door. The building is prominent in the streetscape and traditional in character.

7. No.11 The Cottage, The Green



Cottage style dwelling pre 1850, simple proportions and mixture of facing materials, brick and stone, timber windows. Part of former crewyard. Good example of local vernacular. C20 alterations.

8. Blacksmith Row
Althea Terrace



Traditional terrace of cottages. 2-storey, some brick, some stone with red clay pantiles. Simple proportions. C20 alterations. Historical association, former blacksmiths.

9. Pembertons Place
The Green
Grade II Listed Building



Originally 4 cottages and a shop, now 4 cottages. Early C19, C20. Coursed limestone rubble, red brick dressings. Hipped pantile roof with lower gabled roof to right. 2 ridge stacks, single gable stack. Traditional sash windows. Named after the Illustrator Howard Pemberton. See listing description.

10. Rose Cottage, The Green
Grade II Listed Building



Cottage. Early C19, mid C19. Coursed limestone rubble, some red brick. Pantile roof with red brick gable to left, and single ridge stack. Single storey and garret, 5 bay front including mid C19 bay to right. Lobby entrance. All the windows with brick segmental heads. See listing description.

11. No.12 Church Lane



Cottage, Pre-1850, now 2 cottages. 2 storey coursed limestone rubble, clay pantiles, central ridge stack. C20 alterations. Important example of traditional local vernacular.

12. No.7 Church Lane



Traditional cottage style, Pre-1850, subsequently rendered and painted white. Features include 2-span ridge roof, coping detail, chimneys. Important corner building forming setting to church. Well-kept gardens with manicured hedge features.

13. St Peter and St Paul's Church
Grade II* Listed Building



Parish church. Early C13, early C14, mostly rebuilt 1862 by Michael Drury. Coursed limestone rubble, limestone ashlar. Slate roofs with stone coped gables with cross finials.

14. No.5 Church Lane



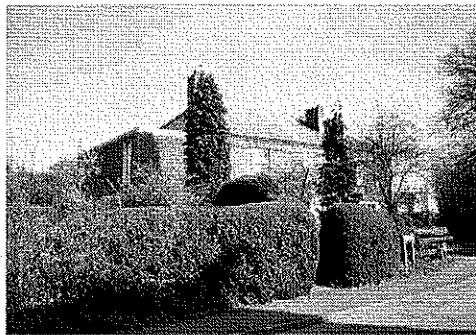
Regency Classic style, Early C19. 2 storey detached house. Features include broadly projecting eaves, hipped roof, flat painted stucco walls, sash windows with thin wood members. A very attractive building set in spacious and well-vegetated grounds adjacent church.

15. 1-3 Church Lane



Semi-detached 2 storey houses. Mid / Late C19. Red brick, slate roof, rendered brick heads, 4 pane timber sash windows, large ridge stack. Simple style with good proportions. No.3 formerly police station.

16. St Budeaux
Church Lane



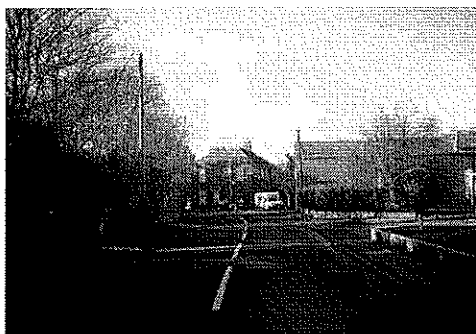
Late Victorian – Edwardian style, 1900 Red brick, hipped slate roof, timber sash windows, bay windows, porch. String course drip mould feature. George V revival flat roof extension with hanging tiles. Dwelling house.

17. The Post Office
Station Road



Late Victorian – Edwardian style, 1900 Red brick, hipped slate roof, timber sash window. String course drip mould feature. Shop.

18. The Old Bakery
Station Road



Old bakery building. Red brick, clay pantiles, Mid C19. Now a dwelling house. Simple, robust features, gable end to street, few openings. Important building historically. Also adds colour and texture to streetscape.

19. Railway Cottages
Station Road



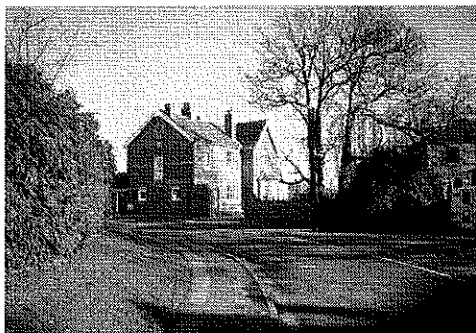
Terrace of 2 storey cottages, mid C19. Simple cottage style, red brick, pantiles, slates, ridge stacks. Important historical significance – Railway. C20 alterations and additions.

20. Fox and Hounds (PH)
Station Road



Public House, 1850 –1900, classic revival style. Some decorations on windows and door, bow windows, axial ridge stacks, pilasters on doorway. Mock shutters, painted brickwork. Modern concrete roof.

21. Brattleby House
Station Road



Dwelling house. Victorian villa, revival style, classic with some gothic influence. 1900. Ridge roofs, decorated brickwork, Flemish Bond, canted bay window, bargeboards, segmental brick heads, axial ridge stack, projecting eaves and ridges, oculi window, lightening conductors.

22. Morland House
Station Road



Late Victorian detached villa, 1890–1900. Classic proportions of Georgian style with some decoration of gothic. Features include red brick, hipped slate roof, Flat roof bay windows, 4-pane timber sash windows, dripmould brick details, tall hip stacks, painted cast iron railings to front boundary.

23. Bartlegarth House
High Street, Grade II
Listed Building



House. Late C18, mid C19. Red brick, some limestone ashlar, some limestone rubble. Pantile roof. Features include bay windows, barrel dormer, sash windows, brick parapet with cruciform decoration and battlemented corners.

24. No.6 High Street
Formerly The Chequers Inn



Old public house. Classic Georgian style. Simple strong proportions, 2 storey, 2 bay, central doorway. Coursed limestone rubble to side elevations (cottage style), later Victorian brick skin to front elevation. Ridge roof with pantiles, gable stacks Historical significance – Prisoner stop off point on way to Lincoln Assizes.

25. Nos. 8-16 High Street
"The Gables"



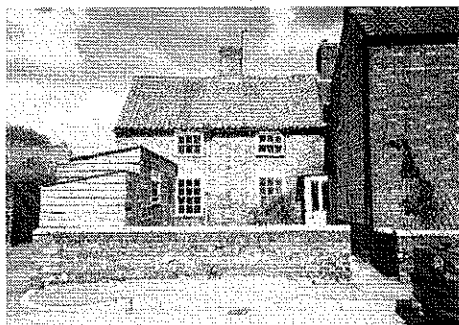
Victorian revival terrace, Mid C19. Features include symmetry, red brick, slate roofs, ornate chimneys, gothic style windows, drip mould brick detailing, low boundary walls, timber windows. Some C20 alterations.

26. No.18 High Street
Stonefield Farm



Mixture of cottage and classic Georgian styles. Simple rectangular shapes, vertical emphasis to windows. Originally coursed limestone rubble, pre-1850 with later Victorian brick skin in English Garden Wall Bond (1869), rendered brick heads, gable stacks, simple low brick boundary wall.

27. No.20 High Street



Pre-1850 cottage, local vernacular. Brick Flemish Bond, clay pantiles, timber sash windows. Simple cottage style. Originally course limestone rubble. Later brick skin addition to front elevation (Victorian influence).

28. No.20 High Street



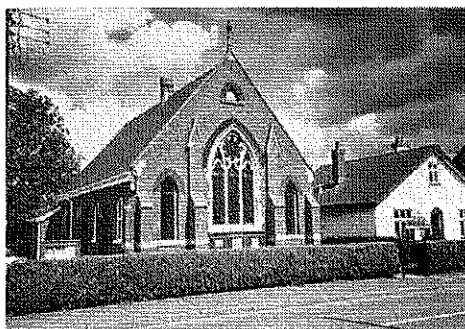
Traditional cottage, Pre 1850. Originally course limestone rubble and pantiles. Later Flemish Bond brick skin to front elevation (Victorian) and concrete roof tiles. Simple shape and proportions, gable stack, frontage property. C20 windows and doors. Part of an important group of similar style.

29. The School
High Street



Victorian style, Later C19. Features include red brick, steep pitch slate roof, half dormers, projecting eaves and dormers, delicate wrought iron railings, timber windows. Prominent building on High Street.

30. The Methodist Chapel
High Street



Victorian Gothic revival style, c1875. Features include decorated red brick, slate roof, coping detail, pilaster buttresses, pediments, finial. Prominent view stop with church spire peering from behind.

31. Nags Cottage (Formerly
Chakmalai), Off Chapel Close



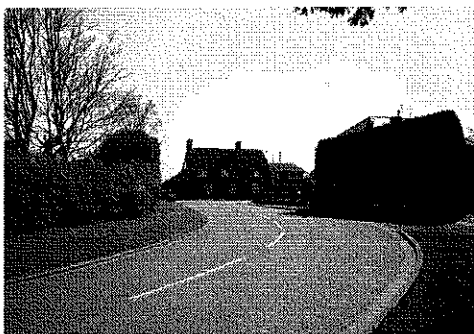
Detached cottage, pre-1850.
Originally brick and pantile roof.
C20 alterations and extensions.
The location is particularly
important. It is hidden from view yet
only a few metres from the main
road.

32. Old Manor House / Lawriss Cottage
High Street, Grade II Listed Building



House, now 2 cottages. Mid C18.
Coursed limestone rubble. Pantile
roof with tile coped gables. 2 gable
stacks and single ridge stack.
Timber sash windows. Important
corner and view stop.

33. Manor House Cottage, High Street



Detached 2 storey farmhouse, Pre-
1850. Red brick, pantile roof.
Simple Georgian / cottage style.
Gable and ridge stack, small
window openings, ridge roof.
Important corner and view stop.

34. Orchard Cottage
Off High Street



Old cottage, pre-1850. Isolated site off High Street. Simple classic Georgian features, vertical emphasis to windows, gable stacks. Some C20 alterations.

37. No.34 Church Lane



Traditional brick and pantiled cottage. Pre 1850. Simple features, small window openings. Spacious gardens and pleasant location adjacent church. C20 alterations, painted white.



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