

Tealby Conservation Area Appraisal



TEALBY CONSERVATION AREA

A draft of this report was prepared in December 1986 for consultation purposes and was circulated for information and comment to the Parish Council, local residents and local and national organisations with conservation interests. The District Council considered all comments received which resulted in amendments being made to the report. It was adopted as the conservation policy for the village in December 1987, and this report was reprinted, with minor amendments, in February 1992.

CONSULTATION REPORT
WEST LINDSEY DISTRICT COUNCIL
FEBRUARY 1992

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DISTRICT PLANNER

1 INTRODUCTION

- 1.1 Section 1 of the Civic Amenities Act 1967 charged local planning authorities with the responsibility for designating as Conservation Areas those parts of their area which were of special architectural or historic interest, the character or appearance of which it was desirable to preserve or enhance. The emphasis on conservation was reiterated in the Town and Country Amenities Act 1974. This amended Section 277 of the Town and Country Planning Act 1971 and included the following:-

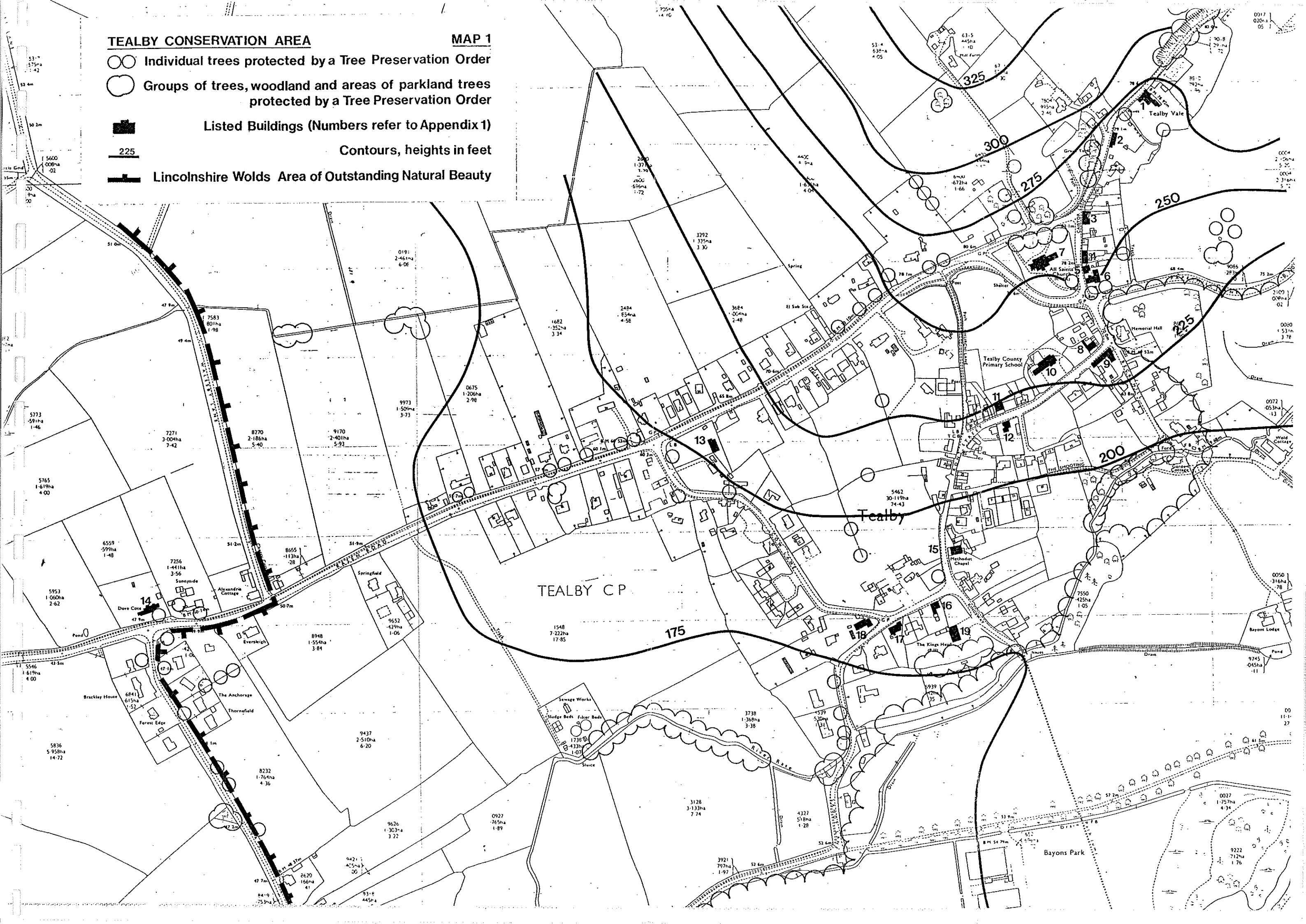
"It shall be the duty of a local planning authority to review the past exercise of functions under this Section and to determine whether any further parts of their area should be designated as conservation areas; and, if they so determine, they shall designate those parts accordingly".

- 1.2 The Conservation Policy has two broadly related aspects; first the preservation of buildings, finding the right uses and the financial means to maintain them; second, controlling change to ensure that it is not only good in itself but also sympathetic to the buildings that are preserved and the character of the area as a whole. Conservation requires careful husbandry at many levels. The presence of written policies are, of course, only half the battle. Much depends on the way in which they are applied and the attitudes to change that are held by individuals.
- 1.3 Following the publication of a County Conservation Policy Statement in July 1968, Lindsey County Council designated an area within Tealby as a Conservation Area.
- 1.4 Subsequently, in November 1971, the former County Council made a Direction under Article 4 of the Town and Country Planning General Development Order 1963 requiring planning permission to be obtained for certain types of development previously permitted by the General Development Order. The details of this are set out in Section 5 of this report.
- 1.5 The earlier Conservation Area covered all of the older, central core of the present day village. The Parish Church was the focal point of much of the northern end of the area, which also included Beck Hill, Front Street, Kingsway, and part of Sandy Lane.
- 1.6 Following a detailed study of the village, the District council was of the opinion that the Conservation Area boundary should be redefined. This would take account of the changes in the village brought about by new development, the changes in national legislation concerning conservation areas, and update the information in the report generally. Local opinion was also sought on the extension of powers under an Article 4 Direction to control permitted development in any additional areas included within the Conservation Area.
- 1.7 In December 1987 the Conservation Area was extended over the proposed additional areas indicated on Map 2 of this report. These are to the south of Tealby along Sandy Lane and to the north of Sandy Lane behind frontage development abutting Rasen Road between Cow Lane and Front Street.

TEALBY CONSERVATION AREA

MAP 1

- Individual trees protected by a Tree Preservation Order
- Groups of trees, woodland and areas of parkland trees protected by a Tree Preservation Order
- Listed Buildings (Numbers refer to Appendix 1)
- 225 — Contours, heights in feet
- Lincolnshire Wolds Area of Outstanding Natural Beauty



- 1.8 A revised Article 4 Direction superseded the 1971 Direction in September 1991. The new Article 4 Direction has additional powers to control permitted development over the extended areas now included within the Conservation Area. See Section 5 of this report.

2 THE VILLAGE

- 2.1 Tealby nestles on the western slopes of the Wolds in particularly attractive countryside about four miles north-east of Market Rasen. The village has been built on the northern slopes in the upper part of the valley of the River Rase where the landscape is enhanced by fine belts of woodland.
- 2.2 The earlier development of the village was probably associated with the former Bayons Manor, the medieval fortified dwelling which was succeeded by a Tudor house standing on the same site. Parts of this house in turn were enclosed by the neo-Gothic Manor built in 1839. According to Kelly's Directory for 1876, Bayons, or Bayeux, Manor came into the possession of Odo, Bishop of Bayeux, at the Norman Conquest and afterwards of the baronial family of de Bayeux, the Lords Beaumont, Lovel, and d'Eyncourt. After it was forfeited to Henry VII the manor became the home of the family of Mr Tennyson d'Eyncourt and was so occupied as late as the end of the 19th Century. The d'Eyncourt family provided the "living" for the Parish Church of All Saints and built the present school in the village.
- 2.3 The village owes much of its charm to its natural setting, to the informal nature of its street pattern and the overall looseness of its development, to the commanding position of its Church and to the largely unspoiled character of the older parts of the settlement.
- 2.4 Apart from the Church which originated in the 11/12th Centuries, the older buildings date from the 18th and 19th Centuries. Most of them are concentrated along the spine of the original village which may be said to run from Caistor Lane south westwards along Beck Hill, Front Street and Sandy Lane. Although within the last fifty years some houses have been built along and close to this spine, much of the development during this period has taken place in the western parts of the village at Rasen Road and Cow Lane.

3 THE CONSERVATION AREA

- 3.1 The Conservation Area embraces most of the older parts of the village. It extends from Tealby Vale south westwards to Sandy Lane and includes parts of Caistor Lane and Rasen Road close to All Saints Church, the Church itself, Church Lane, Beck Hill, Front Street, Kingsway, Sandy Lane and part of Cow Lane.
- 3.2 All Saints Church is undoubtedly the main focal point in the village. This Gothic limestone structure occupies a partly raised island site at the junction of Caistor Lane and Rasen Road in a most attractive setting. East of the Church, Caistor Lane is flanked by 19th and early 20th Century limestone cottages at the southern end of which is the stone Vicarage facing over the Rase valley. North of the Church are mature chestnuts, oaks and evergreen trees and the former smithy, now a cottage, whilst south of the Church across Rasen Road is pasture land which falls sharply down to the property in Front Street. From points close to the Church a fine landscape view is

obtained southwards across the village.

- 3.3 West of the Church, for about 270 metres, Rasen Road is flanked by a number of stone cottages which contribute to the setting of the Church.
- 3.4 Dropping down from the Church towards the centre of the village, Beck Hill falls steeply towards the river. Beyond its junction with Front Street it takes on the appearance of a narrow country lane, and it terminates in a picturesque ford across the river. The buildings in Beck Hill are a mixture of 18th and 19th Century stone houses and 20th Century dwellings. Looking from Beck Hill, Front Street has at first sight a somewhat spacious character with buildings set back on a generous building line and some undeveloped land, but later becomes a narrow winding street closely built-up on both sides with 18th and 19th Century cottages. Building materials are mainly limestone or red brick, clay pantiles or slates.
- 3.5 Between Front Street and Rasen Road, Church Lane provides a pleasant footpath link from the village centre to the Church.
- 3.6 In Kingsway and Sandy Lane, the buildings are more widely spaced providing a refreshing contrast to closer development in Front Street. Although there are a few modern dwellings here, their siting and materials of construction are such that they are not obtrusive in the local scene. North of Sandy Lane is an open area of tree dotted grassed fields which forms an attractive undeveloped feature in the heart of the village.
- 3.7 The 18th Century rubble and thatch King's Head Inn and the adjoining 18th Century colour-washed house, form a pleasant building group which is enhanced by the backdrop of mature trees to the south. The 18th Century stone house standing at the junction of Sandy Lane and Cow Lane provides a good terminal feature to the view westward from Kingsway. Further south along Sandy Lane are a number of properties with large tree filled gardens which form an attractive approach to the village from this direction. The view south along the lane is closed by a former estate lodge guarding one of the entrances to the site of Bayons Manor.
- 3.8 The appearance of the Conservation Area is marred by overhead electricity wires in Beck Hill, the southern half of Front Street and Sandy Lane.

4 PLANNING POLICY

- 4.1 Past planning policies have limited new housing development in Tealby to individual dwellings on suitable infill sites. A detailed guide for development in the village is set out in the appropriate policies of the District Local Plan.
- 4.2 Tealby lies within the Lincolnshire Wolds Area of Outstanding Natural Beauty. Much of the nearby woodland which contributes to the village setting and many of the individual trees within the village are protected by Tree Preservation Orders. See Map 1.



"... the commanding position of its Church ..." para 2.3

"...Caistor Lane is flanked by ... limestone cottages ..." para 3.2



5 POLICIES AND ACTIONS FOR CONSERVATION

- 5.1 Within the Conservation Area the following policies and actions will be pursued.

a Planning Applications

- i In November 1971, the former Lindsey County Council made a Direction under Article 4 of the Town and Country Planning General Development Order, requiring planning permission to be obtained for certain types of development previously permitted by the General Development Order, within the Tealby Conservation Area. The Article 4 Direction was superseded by a revised Article 4 Direction approved in September 1991. The new Article 4 Direction now extends over the whole of the Conservation Area as approved in December 1987. As a result planning permission is required for all extensions, improvements or other alterations to any elevation or roof of a dwellinghouse. Therefore, planning permission is required for porches outside any external door, garages, conservatories, car ports, or any other extension of any size or height within 5 metres of a dwelling. It is also required for cladding to any part of the exterior of a house with stone, artificial stone, timber, plastic or tiles. Planning permission is required for alterations to the shape of a roof, including dormer windows, a change in the type of roof tiles and for any other addition such as a chimney. New or replacement windows will need planning permission as will the installation, alteration or replacement of all satellite antenna on a dwellinghouse or within its curtilage. Also planning permission is required for a new or alteration to an existing gate, wall or fence.
- ii The revised Article 4 Direction also requires planning permission to be obtained for the erection of any agricultural building of any kind and any excavation or engineering operations on the open hillside to the north of the school and bounded by Rasen Road and Church Lane. This also applies to the area over the open fields situated to the north of Sandy Lane behind existing frontage development along Rasen Road, Cow Lane and Front Street.
- iii Any application for planning permission for development that, in the opinion of the District council is likely to affect the character or appearance of the Conservation Area will be advertised to give members of the public an opportunity to express their views before a decision is made.
- iv The acceptability or otherwise of any proposed new buildings within the Conservation Area will, in many cases, depend on the detailed siting and external appearance of the buildings and the materials to be used in their construction. The District Council may therefore refuse to consider outline applications. Detailed applications may be required indicating the siting, design and materials of construction



'... a fine landscape view ... southwards across the village.' para 3.2

"Beck Hill terminates in a picturesque ford across the river." para 3.4



of any proposed building. Applicants are advised to approach the Planning Department with regard to any development that might require planning permission.

- v Applications for new uses or changes of use will be granted permission only if it is considered that the proposed use will not detract from the appearance or character of the Conservation Area.

b Siting, Design and Materials

- i The building lines to which the frontages of existing buildings are constructed, within the Conservation Area, are important to the character of the area and any new development or modifications to existing development will normally be required to accord with the existing building lines.
- ii The design of, and materials to be used in, new buildings or in alterations or extensions to existing buildings must in form, colour and texture be in harmony with the traditional buildings in the Conservation Area.
- iii The external painting of walls should be avoided wherever possible. One of the most significant characteristics of the village is the exposed stone and brickwork of its buildings. External painting requires regular maintenance which, if it does not take place, can lead to buildings becoming unkempt in appearance, to the detriment of the surrounding area. It is more in keeping with the village environment to repair and repoint existing walls without painting.
- iv The proportions of door and window sizes in an elevation are of great importance in the creation and maintenance of building character and quality. The size and shape of the aperture should be retained and ideally windows of traditional design should be inserted.
- v The addition of shutters alongside windows is not to be recommended. This is not a traditional detail of Lincolnshire buildings and can spoil the proportions of an elevation. In addition they increase the burden of maintenance requiring regular repainting, and introduce unnecessary clutter to the detriment of the appearance of the building.
- vi Before the detail of the design of new buildings and extensions to older buildings are prepared, developers and/or owners are urged to contact the Council's Planning Department to discuss the proposals.

c Buildings within Conservation Areas

- i It should be noted that, in addition to the provisions made for controlling the demolition and alterations of 'listed' buildings, under the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990, the demolition



"... a narrow winding street closely built up on both sides ..." para 3.4

"... Church Lane ... a pleasant footpath link..." para 3.5



of all or part of an 'unlisted' building within a Conservation Area also requires the prior consent of the District Council.

- ii If, in the opinion of the District Council, the proposed alteration of an 'unlisted' building is likely to detract from its appearance or the appearance of the area, the Council will consider making a Building Preservation Notice, which then applies the same control to the building as if it were 'listed'.
- iii The owner of a listed building for which Listed Building Consent, involving a measure of demolition, has been granted is required to give one month's notice of his intention to carry out the work to the Royal Commission on Historical Monuments so that they may be able to make such records of the buildings as may be necessary.

d Grants for the Repair and Maintenance of Buildings

- i Within the limits of such funds as may be afforded from time to time, the District Council will consider making grant-aid available towards the repair and maintenance of older buildings. Buildings do not have to be Listed as being of Special Architectural or Historic Interest (ie a Listed Building), but they must, in the opinion of the District Council, be of importance in the local street scene. The amount of grant-aid made available is usually related to the extra costs incurred by the owners in their maintenance and repair arising from the use of special materials or workmanship to preserve their character and appearance. Potential applicants are advised that no works should be carried out before approval for grant-aid has been confirmed in writing.

e Other Grants

- i The District Council may grant-aid works which will result in an environmental improvement, the number of schemes in any one year being limited by the funds available. The type of work which can benefit from this is not specified because of the great variety of schemes which can achieve the desired results. Schemes can be identified by an individual, local organisation, Parish Council or the District Council. The main criteria are that the improvement will be of benefit to the community in some way, that some local improvement must be achieved or that of an existing attractive environment which is under threat is preserved. An applicant, landowner, or the sponsoring organisation is expected to make a financial contribution also. Each application is treated on its individual merits. Details are available from the District Planner.
- ii The District Council promote the planting of trees throughout the District through their Tree Planting Scheme. Details are available from the District Planner.



"... a good terminal feature to the view westward from Kingsway." para 3.7

"... an attractive approach to the village ..." para 3.7



f Trees

- i It should also be noted that the Town and Country Amenities Act 1974 makes provision for the protection of trees in Conservation Areas which are not covered by Tree Preservation Orders, by requiring that anyone intending to cut down, top, lop, uproot, damage or destroy any such trees shall give the District Council six weeks notice of their intention to do so. This gives the District Council the opportunity to consider the making of a Tree Preservation Order. The Council will look most carefully at development which is likely to affect existing trees and may require tree planting, in connection with new development.

g Public Participation

- i Although the District Council has considerable powers of control in Conservation Areas, the success of such areas depends to a large extent on the willingness of the general public, particularly those living and working within conservation areas, to participate with the planning authority in furthering the aims of conservation. In this respect the planning authority will always be willing to offer help or advice to any member of the public on any matters concerning conservation.

h Enhancement

- i Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that planning authorities shall pay special attention to the desirability of enhancing the character of Conservation Areas. The Draft West Lindsey Eastern Area Local Plan puts forward policies for the siting of new housing development and the protection of certain road frontages and open spaces within the village that should not be developed to safeguard its special character. In addition to this, the District and the Parish Councils can seek to achieve other improvements, such as the reduction of the number of overhead wires, tree planting and similar improvements, within the limits of such funds that are available when opportunities arise.

BUILDINGS OF SPECIAL ARCHITECTURAL OR HISTORIC INTEREST - SEE MAP 1
(Only those within the Map area are shown and included in this Appendix)

1 Vale Farmhouse, 36 Caistor Lane

Farmhouse. Late C18, 1830. Coursed ironstone rubble, pantile roofs with three gable stacks and single ridge stack. L plan. 2 storey, 3 bay, C19 range with doorway to left with brick segmental head and panelled door. Two C20 casements to right with brick segmental heads. Three C20 casements above. Late C18 cross wing with five light C20 casements under brick segmental head with two light C20 casement under brick segmental head to the left. Three C20 casements under brick segmental heads to the left. Three C20 casements with brick segmental heads above.

2 24 Caistor Lane

Cottage. Late C18. Ironstone rubble, pantile roof with two ridge stacks. Lobby entrance. 2 storey, four irregular bay front. Doorway with segmental head and plank door flanked by sliding sashes with three irregularly placed sliding sashes above, all with wooden lintels.

3 Stockshill Cottage, Caistor Lane

Two cottages, now house. Early C19. Coursed ironstone rubble, some red brick, pantile roof with gable stacks. 2 storey, five bay front with brick quoins. Doorway to left with brick segmental head and partially glazed door. Doorway flanked by C20 casements with brick segmental heads. Blocked doorway to right with sliding sash beyond, both with brick segmental heads. Two sliding sashes and single C20 casement above, with a blocked rectangular opening above doorway and a similar blocked opening with small leaded light window set within, above blocked doorway.

4 6, 8 and 10, Caistor Lane

Row of four cottages, now a row of three cottages. C1830. Ironstone rubble, some red brick, pantile roof with four ridge stacks. Number 6, to the right, has 2 storey, two bay front with plank door and sliding sash to the right with similar window above. Number 8, to the left, has 2 storey, two bay front with plank door to the left with sliding sash to the right with similar window above. Number 10 has 2 storey, four bay front with a panelled door to the right flanked by sliding sashes with two similar windows above. To the left, an unused six panel door. All the openings have brick segmental heads. Included for group value only.

5 Curates Cottage, 4 Caistor Lane

Cottage. Early C19. Ironstone rubble, some red brick. Pantile roofs with gable stacks and brick dentillated eaves. 2 storey, two bay front with central doorway with wooden lintel and six panel door,

flanked by sliding sashes, with two more above, all with wooden lintels. Lean-to to the left with large plank door with wooden lintel with a sliding sash to the left, both openings with brick segmental heads.

6 **The Vicarage**

Vicarage. Late C18, early C20, ironstone rubble, pantile roof with gable stacks. 2 storey, three bay front with projecting early C20 4th bay to the right with hipped roof. Central doorway with open pediment, traceried fanlight, moulded wood doorcase with fielded panelling on interior surfaces and deep-set panelled door. Doorway flanked by single three light, C20 casements with segmental heads, with two similar windows above, and a two light C20 casement with segmental head over the door. Included for group value only.

7 **Church of All Saints**

Parish Church, C12, C13, early C14, C15, C16, chancel remodelled by James Fowler in 1872, tower restored 1881-4. Coursed ironstone rubble, some ironstone ashlar. Slate roofs. West tower, nave with north and south aisles, south porch and rectangular chancel. Mid C12 west tower with early C15 4th stage and buttresses. Moulded plinth with diagonal buttress with high stepped bases and richly moulded stringcourses. Similar buttress in centre of south side of tower reaching just above the second stage. Small early C12 west doorway with large plain chamfered impost blocks. C19 lintel inserted and semi-circular head. Above, a round headed window of C1175 with small head inside apex with weathered, drooping leaves on either side and hoodmould. South side, just east of buttress is a rectangular light. Clock of 1977 above, C15 bell chamber openings on all four sides, each of two cusped pointed lights with vertical tracery above and hoodmould. On the east side, lower and to the north of bell chamber opening is pointed, deeply set C12 opening with chamfered surround and hoodmould. Apex of east bell opening has head at eaves level and projecting gargoyle in similar position above west bell chamber opening. Moulded eaves, battlements and corner pinnacles of 1881. Weathervane. Early 14 north aisle with pointed windows of two cusped lights with reticulated quatrefoil above the hoodmould. Angle buttresses of two stages and tall chimney. North side proper has three light pointed window with intersecting tracery, restored in C19 and hoodmould, with two stage buttress to the left with pointed doorway with chamfered head, jambs, hoodmould and plank door, beyond. To the left 2 three light pointed windows with restored intersecting tracery and hoodmoulds, with two stage buttress between. East corner has two stage angle buttress. East end of nave has three light pointed window with restored intersecting tracery and hoodmould. C19 moulded eaves, battlements and the blind traceried bases of pinnacles run along top of north aisle. C15 clerestory of 4, 3 light windows with flattened triangular heads and hoodmoulds joined by stringcourse. C19 moulded eaves, battlements and blind traceried bases of four pinnacles. East end of nave has roofline of earlier chancel, moulded eaves and battlements, south pinnacle and north pinnacle blind traceried base. North side of chancel has blocked rectangular opening to the west, with small barely pointed doorway to left with chamfered arch and joists in one and plank door. Beyond a three light pointed window with intersecting tracery restored. C19 and hoodmould, with two stage buttress to the left. North east and

south east corners have two stage angle buttresses with plinths. Five light east window with C19 tracery and hoodmould. South side of chancel has a long three light pointed window with intersecting tracery restored in C19 and hoodmould with two stage buttress to west. Beyond is a lower, smaller three light pointed window with restored intersecting tracery. Blocked rectangular opening to the west. East end of south aisle of nave has small three light pointed window with intersecting tracery. Two stage angle buttress is south east corner. South side proper has two pointed, three light windows with restored intersecting tracery with hoodmoulds, with two stage buttress in between. C16 south porch with plinth, moulded eaves and battlements. Low two stage buttress pointing west and east. Low pointed double chamfered doorway with arch and jambs in one. Three light rectangular window set in gable above with splayed stone mullions. Porch interior has large rectangular recess in west wall. Pointed chamfered south doorway with arch and jambs in one, plank door and reused C16 timbers in roof. Pointed three light window to west of porch with restored intersecting tracery, with hoodmould. Two stage angle buttresses on west corner. West end of south aisle has pointed two light window with restored 'Y' tracery and hoodmould. Moulded eaves and battlements run full length of aisle with blind traceried bases of five pinnacles. C15 clerestory with 4, three light windows with flattened triangular heads and hoodmould joined together by stringcourse. Moulded eaves, battlements and four complete, ornate pinnacles. Interior C12 tower arch restored in 1884, has large pointed head of two orders. Inner arch chamfered with billet and chipstar decoration, outer arch plain. Heavy multi-scalloped capitals and moulded abaci. Above, to the north, a round headed opening restored in C19, with hoodmould. 4 bay mid C13 north and south arcades with octagonal piers, polygonal responds, plain capitals and double chamfered pointed arches. South arcade abaci decorated with series of grooves. C15 tie beam timber roof restored in C19 and C20. Mid C13 chancel arch with polygonal responds, plain capitals, moulded abaci and double chamfered, pointed head. Chancel interior, by Fowler, with three large ornate monuments and two large piscina and single, small piscina. Alter rail of C1730. Reredos of 1872 reusing C16 carved panels, probably from the Netherlands including scenes from the life of Christ, man riding a seahorse and a woman surrounded by stylised waves. Fragments of early C14 canopies of stained glass in north and south chancel windows. 19 five sided pulpit with heavily traceried panels. C12 octagonal stone font with C19 base. C20 lectern and pews. Various C19 monuments. Two C18 hatchments in tower.

8 Schoolhouse and attached cottage

House with cottage attached to right. Late C18. Coursed ironstone rubble, pantile roof with coped gables, kneelers and gable stacks. 2 storey, three bay front with central doorway with splayed plaster lintel, rectangular overlight and partially glazed C20 door. Doorway flanked by glazing bar sashes with three similar windows above, all with splayed plaster lintels. Left return has pair of pointed stone lights reset at first floor level. Early C19 cottage attached to right side. Coursed ironstone rubble, pantile roof with single gable stack. Doorway to left with wooden lintel, rectangular overlight and eight panel door. Three light sliding sash to right with two light sliding sash with splayed plaster lintel above.

9 **Brick House and Burleys, Front Street**

Shop with attached house, now two houses. C1820. Red brick hipped slate roof with stack on left hip to rear, single gable stack and single ridge stack. 2 storey shop to left with curved south corner containing doorway with moulded doorcase, rectangular overlight and six panel door. Doorway flanked on north and east sides by glazing bar sashes with splayed plaster lintels, a similar window further west on the north side. Above the doorway is a large three light window with central casement with glazing bars flanked by fixed lights. Single glazing bar sash with splayed plaster lintel on north side. To the right on north side, a 2 storey three bay house with central doorway with moulded wooden doorcase with small raised wooden key stone, fanlight and six panel door. Doorway flanked by glazing bar sashes with two similar windows above, all with splayed plaster lintels. Interior two blocked doorways connecting house with former shop.

10 **Primary School, Front Street**

School. 1856. Coursed ironstone rubble, grey tiled roof with stone coped gables with kneelers and small gable terminations. Tall hexagonal bell turret with openwork panels containing cusped ogee heads and tall, slender hexagonal roof with weathervane. Single storey, five bay front. Projecting gabled bay to the right with two stage angle buttresses and tall pointed window of three cusped lights, two lower transoms, perpendicular tracery and hoodmould with large ornate labelstops. Above a ribbon type scroll, flanked by two similar, longer scrolls with weathered lettering. To the right of projecting bay, a single plain bay. To the left, four long, transom and mullion windows each with two cusped ogee headed lights, with rectangular hoodmoulds. Windows divided by two stage buttresses.

11 **Primrose Cottage, Front Street**

House. Early C19 coursed ironstone rubble with some brick. Pantile roof with brick coped gable to left with kneelers, gable stacks and brick dentillated eaves. 2 storey three bay front with brick quoins. Central doorway with brick segmental head and partially glazed C20 door. Doorway flanked by plain sashes with margin lights and brick lintels with three similar windows above.

12 **Crown House, Front Street**

House, Early C19 painted rubble and red brick. Pantile roof with gable stacks. 2 storey three bay front with brick quoins. Central doorway with rectangular overlight, brick segmental head and six panelled door, flanked by single glazing bar sashes with brick segmental heads and surround. Two glazing bar sashes above with brick surround, opening over the door, blocked.

13 **Wingates, Rasen Road**

House. Early C19 painted coursed rubble, pantile roof with two gable stacks and single ridge stack. Single storey and attic, four irregular bay front. Doorway to right with C20 glass door under C20 wooden gabled hood on ornate timber brackets. Doorway flanked by sliding sashes with another sliding sash further to the left. Three

raking dormers with sliding sashes above.

14 Dovecote Cottage, Rasen Road

House. Early C19. Painted coursed ironstone with some red brick. Pantile roof with gable stacks and decorated eaves. 2 storey three bay front with central doorway in small C20 ironstone porch with plain plank door. Porch flanked by single three light C20 casements with glazing bars and C20 shutters. Three sliding sashes above, that over the doorway of two lights, those flanking it of three lights. C20 extension to right.

15 Methodist Chapel, Front Street

Methodist Chapel. 1819. Ironstone rubble with brick quoins and brick dentillated eaves. Hipped pantile roof. 2 storey, two bay front. Two doors with pointed heads, pointed traceried overlights, plain moulded doorcases and eight panel doors. Two windows above with plaster surround, segmental heads and glazing bar sashes.

16 1 Sandy Lane

House. Early C19. Rendered brick with hipped pantile roof with single ridge stack and single gable stack. 2 storey, three bay front with central doorway with open pediment, traceried fanlight, moulded wooden doorcase and six panel door. Doorway flanked by single glazing bar sashes with segmental heads. Three C20 casements above, that over the door, narrower.

17 Linden House, Sandy Lane

House. Late C18. Red brick with pantile roof, stone coped gables with kneelers and gable stacks. 2 storey, three bay front with projecting single storey fourth and fifth bays to left. Central doorway with open pediment, fanlight, moulded wooden doorcase with panelled inner surfaces, deep-set six panel door. Doorway flanked by glazing bar sashes with scored plaster, splayed lintels, with three similar windows above. Projecting bays to left have brick battlements. Pointed doorway with plank door with pointed window to right, with three light, intersecting tracery. Similar window in right return of projection.

18 Corner House, Cow Lane

House. Early C19. Stock brick, coursed ironstone rubble. Hipped pantile roofs with decorated eaves and two stacks on hips and gable stack on rear. L plan. 2 storey three bay brick south front with central doorway with reeded doorcase, traceried fanlight and six panelled door. Doorway flanked by single sliding sashes with splayed plaster lintels, with three similar windows above. Ironstone rubble east front with stock brick quoins and lintels, with three glazing bar sashes with segmental heads, with three similar windows above.

19 King's Head Public House

Public house. C17, early C19, C20. Painted rubble, hipped thatched roof with single central ridged stack. 2 storey, four irregular bay front. Doorway in C20 porch with thatched gable roof, segmental head

and partially glazed C20 door. Porch flanked by single glazing bar sashes with brick segmental heads. Beyond the right window another doorway with brick segmental head, rectangular overlight and panelled door. Two, C20 casements above with glazing bars and C20 shutters.

TEALBY CONSERVATION AREA

— Conservation Area Boundary

