

1 Brook End
Repton
Derby
DE65 6FW

Heritage Impact Statement

Job No. 3958
December 2021



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INTRODUCTION

This Heritage Impact Statement is in support of Planning Application (Reference DMPA/2021/1621) for the removal and replacement of existing railings at 1 Brook End, Repton, Derby, DE65 6FW.

LOCATION

Repton is a village in South Derbyshire with a population of approximately 3,000. The village of Repton is a Conservation Area, recognised as an area of special architectural importance, with a character to be preserved and enhanced. The conservation area also includes several listed buildings. The existing buildings within the vicinity of the proposed works were included in the original conservation listing of the village in 1969. They provide a backdrop to the view of the boundary walls to the Priory precinct when approached from the Village of Milton.

EXISTING

The proposed works site fronts directly onto Brook End - a main road linking to the village centre from the East. The existing railings to which the application relates do not appear to be in a pristine state or an original feature of the property. Anchor points back to the property and adjacent boundary walls are minimal.

An analysis of published historic maps from 1884 suggests that the area in front of 1 Brook End denoted by the existing railings, appeared in 1901. There is no clear evidence whether any boundary treatment of this zone was present historically. From current photographic evidence, it would appear this zone in front of the property may have been a raised plinth to facilitate entering the property and denoting some form of boundary to the street. Current road levels may have altered this historic detailing to now show a more level approach to the main entrance of 1 Brook End.

Pedestrian access is only available on the opposite side of the road. The immediate surrounding properties largely consist of two-storey semi-detached and detached brick houses dating from various eras.

Whilst the existing railings are not associated with a listed property, there are a number of listed properties nearby:

BROOK LYNN

Grade: II

List Entry Number: 1045825

Date first listed: 24-Oct-1986

Statutory Address: BROOK LYNN, 26, BROOK END

Details:

PARISH OF REPTON BROOK END SK 30/3126 SK 30/3127 6/51 (South Side) No 26 'Brook Lynn' GV II

House. Late C18. Red brick, plain tile roof, brick gable stacks. Dentil eaves cornice. Three storeys. Symmetrical two bay north elevation has a central doorway with wooden doorcase with panelled sides and dentil cornice. Recessed panelled door. Flanked on each side by glazing bar sashes under wedge brick lintels. Two similar windows above and two similar but smaller windows above again.

Listing NGR: SK3058027117

(Source: Historic England <https://historicengland.org.uk/listing/the-list/list-entry/1045825>)

BROOK END HOUSE

Grade: II
 List Entry Number: 1096506
 Date first listed: 24-Oct-1986
 Statutory Address: BROOK END HOUSE, 1, MONSOM LANE
 Details:
 SK 30/3127 SK 30/3126 6/78

PARISH OF REPTON MONSOM LANE (North Side) No 1 'Brook End House' GV II

House. Late C17 and late C18. Red brick, plain tile roof with brick gable stacks and brick coped gables with plain kneelers. Stone plinth and sawtooth eaves cornice. Two storeys. Three bay south elevation has a central doorway with wedge lintel. Raised and fielded panelled door and rectangular overlight, with margin light glazing. Flanked by glazing bar sashes under wedge lintels. Three similar windows above under wedge lintels, the centre one narrower. Interior: The lower flight of the staircase has widely spaced C17 wavy splat balusters. Inglenook fireplace.

Listing NGR: SK3059727140

(Source: Historic England <https://historicengland.org.uk/listing/the-list/list-entry/1096506>)

PRIORY GATEWAY, PRECINCT WALLS, THE TITHE BARN AND THE LODGE, REPTON SCHOOL

Grade: I
 List Entry Number: 1055800
 Date first listed: 19-Jan-1967
 Date of most recent amendment: 24-Oct-1986
 Statutory Address: Priory gateway, precinct walls, the Tithe Barn and The Lodge, Repton School, Willington Road
 Details:
 SK 30/3127 SK 30/3126 6/89

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PARISH OF REPTON WILLINGTON ROAD (North Side) Priory Gateway, precinct walls, the Tithe Barn and the Lodge, Repton School

(Formerly listed as two items)

GV I

Gateway, walls, tithe barn and lodge. Medieval with later alterations, and 1896. Coursed squared sandstone and sandstone ashlar, red brick, plain tile roofs. The precinct walls enclose a large area to the south west, south and east of the school. They are of coursed squared sandstone with repair in red tiles, and with triple chamfered copings. At the south west angle is a C19 four-centred arched doorway with moulded ashlar surround and plank door. At the south east angle in Brook End, is a blocked pointed arch low down, with a plaque above inscribed "Under this arch once/ flowed the Water to the priory mill/ the arch was moved/ nine yards from the north to its present position/ in March 1905." C20 gateway at the south east corner. Along the east side is remains of a chamfered stringcourse and several buttresses.

Attached at the north west termination of the wall are the tithe barn, lodge and archway at the entrance to Repton School. The tithe barn may be of medieval origin and has a box framed wall with brick infill to east. The west side forms part of the precinct wall. Plain tile roof. Inside, a five bay tie beam and queen post roof.

C13 archway attached to north west. Triple chamfered pointed arch with hoodmould. Filleted responds with two orders of nook shafts and two chamfers to each side. Moulded capitals. Flanked to south by massive buttresses with six set-offs.

Lodge attached to north east. 1896 in Tudor style. Single storey, plain tile roof with coped gables, and castellated parapet. At the north west corner is a polygonal turret bay with transomed windows. To the right a broad segmental arch to open porch. Pointed arched doorway within. To the left a gabled bay with a three-light mullioned and transomed window with arched lights under a broad four-centred arch, with carved spandrels. Curved panel above with the date 1896.

Listing NGR: SK3034827110

(Source: Historic England <https://historicengland.org.uk/listing/the-list/list-entry/1055800>)

Whilst the existing railings are not directly associated with any of these properties, including the boundary walls to the Priory precinct noted above, they are seen when approaching the village and are currently detracting from the quality of these listed historic features.

PROPOSED ALTERATIONS

Without the existing railings, the main façade and entrance of 1 Brook End has no protection from oncoming vehicular traffic. This application wishes to seek approval to sensitively replace the deteriorating street-facing railings and gate with a more robust brick solution.

The existing railing are at a height of 1070mm. The proposed alterations are to introduce a brick wall of similar height - approximately 950mm - using the same footprint of the existing railings. The new boundary treatment would be constructed in a brick type in keeping with that used in the vicinity, therefore, should not affect the scale or form, thus ensuring 1 Brook End retains its character within the street scene.

These proposed works also aim to improve the views as you travel to or from Repton's village centre on Brook End and compliment the neighbouring listed buildings, properties and features of the Priory Gateway, Precinct Walls, Brook End House and Brook Lynn.