

Planning Policy & Built Heritage Working Party



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Friday, 7 May 2021

A meeting of the **Planning Policy & Built Heritage Working Party** of North Norfolk District Council will be held remotely via Zoom on **Monday, 17 May 2021 at 10.00 am.**

At the discretion of the Chairman, a short break will be taken after the meeting has been running for approximately one and a half hours

Members of the public who wish to ask a question or speak on an agenda item are requested to notify Democratic Services no later than 5pm on the Thursday before the meeting and provide a copy of the question or statement. An email invitation will be sent to you. Statements should not exceed three minutes. Email: democraticservices@north-norfolk.gov.uk

The meeting will be broadcast live to YouTube and will be capable of repeated viewing. The entirety of the meeting will be filmed except for confidential or exempt items. If you attend the meeting and make a representation you will be deemed to have consented to being filmed and that the images and sound recordings could be used for webcasting/training purposes.

Emma Denny
Democratic Services Manager

To: Mr A Brown, Mrs P Grove-Jones, Mr N Dixon, Mr P Fisher, Ms V Gay, Mr P Heinrich, Mr R Kershaw, Mr G Mancini-Boyle, Mr N Pearce, Mr J Punchard, Dr C Stockton and Mr J Toye

Substitutes: Mrs A Fitch-Tillett, Mrs W Fredericks and Mr A Varley

All other Members of the Council for information.

Members of the Management Team, appropriate Officers, Press and Public



**If you have any special requirements in order
to attend this meeting, please let us know in advance**

If you would like any document in large print, audio, Braille, alternative format or in a different language please contact us

Chief Executive: Steve Blatch

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A G E N D A

1. APOLOGIES FOR ABSENCE

2. PUBLIC QUESTIONS

3. MINUTES

(Pages 1 - 6)

To approve as a correct record the Minutes of a meeting of the Working Party held on 19 April 2021.

4. ITEMS OF URGENT BUSINESS

To determine any other items of business which the Chairman decides should be considered as a matter of urgency pursuant to Section 100B(4)(b) of the Local Government Act 1972.

5. DECLARATIONS OF INTEREST

(Pages 7 - 8)

Members are asked at this stage to declare any interests that they may have in any of the following items on the agenda. The Code of Conduct for Members requires that declarations include the nature of the interest and whether it is a disclosable pecuniary interest. Members are requested to refer to the attached guidance and flowchart.

6. UPDATE ON MATTERS FROM THE PREVIOUS MEETING (IF ANY)

7. THE GLAVEN VALLEY CONSERVATION AREA APPRAISALS & MANAGEMENT PLANS 2021 (Pages 9 - 642)

Summary:

This report seeks approval to adopt the draft Baconsthorpe, Glandford, Hempstead, Holt and Letheringsett Conservation Area Appraisals along with the associated Management Proposals contained therein.

Recommendations:

1. That Working Party recommend to Cabinet to adopt the five Glaven Valley Appraisals for statutory planning purposes and for the Appraisal documents to become material considerations in the planning process.
2. That Working Party recommend to Cabinet to agree the proposed boundary changes as recommended in the draft Appraisal documents and that they be published in accordance with the Planning (Listed Buildings & Conservation Areas) Act 1990.

- 3. That Working Party recommend to Cabinet to agree the proposed Local Listings as identified within the draft Appraisal documents.**

Cabinet Members(s)	Ward(s) Affected
All Members	All Wards
Contact Officer(s), telephone number and email: Alannah Hogarth, Conservation & Design Officer, 01263 516367	

8. THE GLAVEN VALLEY CONSERVATION AREA APPRAISALS & MANAGEMENT PLANS (Pages 643 - 1346)

Summary:

This report seeks approval for the draft Brinton, Thornage, Edgefield, Hunworth, Sharrington and Stody Conservation Area Appraisals and Management Plans to be taken forward to public consultation in line with national policy and best practice.

Recommendations:

- 1. That the draft appraisals as set out within the body of this report be approved for public consultation.**
- 2. That following consultation, the amended appraisals be brought back to Working Party for consideration and subsequent adoption by Cabinet.**

Cabinet Members(s)	Ward(s) Affected
All Members	All Wards
Contact Officer(s), telephone number and email: Alannah Hogarth, Conservation & Design Officer, 01263 516367	

9. ANY OTHER BUSINESS AT THE DISCRETION OF THE CHAIRMAN AND AS PREVIOUSLY DETERMINED UNDER ITEM 4 ABOVE

10. EXCLUSION OF PRESS AND PUBLIC

To pass the following resolution (if necessary):

“That under Section 100A(4) of the Local Government Act 1972 the press and public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as defined in Part I of Schedule 12A (as amended) to the Act.”

11. TO CONSIDER ANY EXEMPT MATTERS ARISING FROM CONSIDERATION OF THE PUBLIC BUSINESS OF THE AGENDA

12. ANY OTHER URGENT EXEMPT BUSINESS AT THE DISCRETION OF THE CHAIRMAN AND AS PREVIOUSLY DETERMINED UNDER ITEM 4 ABOVE

PLANNING POLICY & BUILT HERITAGE WORKING PARTY

Minutes of the meeting of the Planning Policy & Built Heritage Working Party held on Monday, 19 April 2021 remotely via Zoom at 10.00 am

Working Party	Mr A Brown (Chairman)	Mrs P Grove-Jones (Vice-Chairman)
Members Present:	Mr P Fisher	Ms V Gay
	Mr P Heinrich	Mr R Kershaw
	Mr G Mancini-Boyle	Dr C Stockton
	Mr J Toye	
Members also attending:	Mr H Blathwayt	
	Mr N Lloyd	
	Mrs L Withington	
Officers in Attendance:	Planning Policy Manager, Planning Policy Team Leader, Senior Planning Officer (CD), Senior Planning Officer (SH), Democratic Services & Governance Officer (Regulatory) and Democratic Services Manager	

90 APOLOGIES FOR ABSENCE

Apologies for absence were received from Councillors N Dixon, N Pearce and J Punchard.

91 PUBLIC QUESTIONS

None.

92 MINUTES

The Minutes of a meeting of the Working Party held on 22 March 2021 were approved as a correct record.

93 ITEMS OF URGENT BUSINESS

None.

94 DECLARATIONS OF INTEREST

None.

95 UPDATE ON MATTERS FROM THE PREVIOUS MEETING (IF ANY)

The Planning Policy Manager informed the Working Party that revised agreements under the Duty to Co-operate relating to surface water drainage and flooding had been prepared as requested at the previous meeting. The revised agreements would need to be signed off by all Duty to Co-operate Forum partners at a meeting to be held later in the week. The Working Party would be updated at its next meeting.

The Planning Policy Team Leader introduced a report that recommended policy approaches to sustainable development for inclusion in the Local Plan. He asked the Working Party to consider if it now wished to place greater emphasis on low carbon sources of energy and, in particular, wind turbines, in the light of the declaration of climate emergency. In doing so it would be necessary to accept larger turbines that produced more power. Less weight could be given to landscape sensitivity in determining planning applications, which would open up more of the District to such developments.

The Senior Planning Officer (CD) presented the revised policy SD7. She outlined the background to the current version and highlighted the changes that had been made since January 2019 to take into account the updated national policy and guidance. She explained that removing the landscape sensitivity element in order to make the policy even more positive would effectively open up the whole of the District to large scale wind turbine proposals.

In answer to a question by the Chairman, the Senior Planning Officer confirmed that the Broads Authority area had the same protection as the Area of Outstanding Natural Beauty.

Councillor J Toye stated that whilst the area was sensitive, there was also a need to consider biodiversity. He stated that the footprint of a wind turbine was much smaller than that of ground mounted solar panels, and a great deal of land was lost in producing the same amount of power from solar as from wind energy. He considered that wind energy should not be discounted as future technology may fit better into the landscape in some areas. He asked if storage facilities such as batteries were classed as renewables.

The Senior Planning Officer explained that battery storage fell under renewable and low carbon energy so proposals would be assessed against Policy SD7.

Councillor R Kershaw stated that he had slight concerns with regard to the policy. It was anticipated that most of the major wind energy would come from offshore turbine developments, such as Vattenfall and Vanguard. He considered that there was no chance of an offshore ring main coming forward within the timescale of those developments and there was insufficient infrastructure to take the power that would be generated. In East Anglia, the UK Power Network grid was not sufficient to cope with the growing demand for electric vehicles, let alone offshore power, and it was necessary for local solutions such as battery storage to be included in the Local Plan. He was concerned that there would not be an AONB to protect if climate issues were not tackled.

Councillor N Lloyd, Portfolio Holder for Environmental Services, Climate Change and Environment, was pleased that the context of the policy had gone further than he expected. He considered that there would be more emphasis on local energy in the medium to longer term and energy storage was therefore vital. He asked for Officers' views on the Bodham wind turbine case and was concerned that the Council was setting a policy that was not supported in law as a result of the judgment in that case, although he was pleased to see that the draft policy as it stood protected the AONB. He considered that the wording of the policy should reflect that other technologies could come forward in the future. He referred to the development of small wind turbines that could be sited in private gardens without

being visible above fences, but generated a large amount of energy. He considered that future proposals for housing developments would need to include details of how they would produce their own energy. It was likely that such measures would eventually be included in legislation in order to meet the Government's 2050 target. Overall, he supported the policy subject to suitable wording to cover future advances in technology.

The Planning Policy Manager stated that although Local Plans were based on 20 year cycles, there was an expectation that local authorities would review their plans every five years. If a Local Plan was out of date it would be necessary to produce a new Plan. However, local authorities often passed resolutions to apply their policies in a different way, with different material considerations being attached, and this could apply to advances in technology.

With regard to the Bodham case, the Planning Policy Manager explained that the site lay just outside the AONB but within its setting. The new policy might allow such a proposal provided the applicant was able to meet the policy criteria. He referred to the Inspector's judgment in the appeal case, which weighed in favour of the ability of proposal to generate a significant amount of power against the harmful impacts, and considered that the Inspector may have come to a different judgment had the site been located within the AONB.

The Planning Policy Manager considered that the proposed policy struck the right balance for the District. It provided significant opportunity for renewable energy in the less sensitive parts of the District and made a contribution to the national requirement, reflecting the special nature of the area and its national designation all along the coastline that the Council had a responsibility to protect. He suggested that reference could be made in the policy preamble to an informal policy review for future developments in technology etc.

The Chairman referred to the importance of the AONB and Broads Authority area to tourism in the District and the need to be mindful of protecting it for the foreseeable future. He considered that the policy currently struck a balance, identifying through the Landscape Character Assessment those areas where turbines up to 100 metres could be acceptable and contribute towards the Council's responsibility towards low carbon energy within the District.

Councillor P Heinrich stated that he was not much in favour of onshore wind turbines, particularly the larger ones, but he considered that small clusters such as those at West Somerton were acceptable as they were not particularly intrusive. He considered that Officers had done well to balance an issue that was difficult in planning terms while meeting the public expectation. However, there was no mention of small scale developments, such as photovoltaics on new housing development, which was a small individual source that could collectively make a very large difference to the production of electricity. He proposed acceptance of the recommendation.

The Planning Policy Manager explained that roof mounted photovoltaics etc. fell outside the scope of planning as they did not require planning permission, except when associated with listed buildings, and therefore did not require inclusion in the policy. He suggested that the wording in the policy preamble regarding the general support for renewable energy within the fabric of buildings might be appropriate, but it was possible that this was included elsewhere.

The Chairman considered that there would be increasing numbers of applications by

private householders to install ground based solar panels within their gardens and it was a question of setting out the approach to this type of development.

The Planning Policy Team Leader explained that energy generation from renewables on developments was covered within the carbon reduction policy and construction standards policy, through fabric improvements in house design and add-on technologies such as heat pumps, solar panels etc. SD7 was concerned with setting the parameters for larger scale renewable infrastructure. However, it would be possible to add wording to the supporting text to link the policies and to reference solar panels in developments.

Councillor Ms V Gay stated that she shared Councillor Heinrich's view on the West Somerton turbines. She supported the inclusion of airfields in the policy. She also supported the views expressed regarding local solutions and local provision as it would help to address the high level of fuel poverty within the District.

Councillor Mrs P Grove-Jones considered that the policy was well written. She considered that wording should be included regarding continuous review. She requested clarification with regard to anaerobic digesters. She supported the production of energy from waste, which could be used by farms or within local developments.

The Planning Policy Manager confirmed that the policy would cover all types of low carbon energy generation, including anaerobic digester development.

The Planning Policy Team Leader stated that anaerobic digesters tended to have a moderate to low impact on the landscape, although there were issues around biodiversity in relation to the types of crops grown to fuel them, and it would need to be demonstrated that any impacts could be satisfactorily mitigated.

The Chairman stated that the Working Party was satisfied that the policy would be brought up to date in comparison with the existing version in the current Core Strategy, although there was some work required to the wording to cover technological developments and local energy schemes. He asked if there would be a need to update neighbourhood plans if they did not refer to low carbon energy and size of wind turbines.

The Planning Policy Team Leader explained that national policy and guidance included provision for neighbourhood plans to identify suitable sites or schemes for renewable energy. It was explicit in the policy that community led schemes would be supported. Policy SD2 also included support for community developments without the need for a neighbourhood plan where local support could be demonstrated. He considered that the community aspects were covered within these policies.

The Chairman referred to Councillor Kershaw's comments regarding the timing of an offshore transmission network. He understood that the Government was planning to introduce measures in the Energy Bill, which could take up to two years to be enacted. Schemes would be underway before the situation with the offshore transmission network was known.

RECOMMENDED unanimously

- 1. That Cabinet endorse the revised Policy SD7: Renewable and Low Carbon Energy.**

2. That the responsibility for drafting such an approach, including that of finalising the associated Policy, be delegated to the Planning Policy Manager.

97 NORTH WALSHAM WESTERN EXTENSION: PUBLIC ENGAGEMENT

The Senior Planning Officer (SH) presented an update on the work on the Development Brief for the North Walsham Western Extension and the proposed consultation website.

The Chairman and Members of the Working Party praised the Officers for the work that had been carried out to date.

Councillor G Mancini-Boyle asked if Officers could foresee any negative issues or had any negative comments.

The Planning Policy Manager stated that the proposals would not be universally supported and there had been some local concerns. However, there was acceptance that the basic premise behind the scheme was sound, given that the options elsewhere were limited. At this stage it was necessary to prove the concept to some local residents and Town Council Members who considered that their issues had not been properly addressed. This was the start of two rounds of public consultation which would show the Council's initial thoughts on the proposals and seek opinion on them from the wider public. The document would then be reviewed and a further version produced for public consultation along with the next stage of consultation on the Local Plan. He considered that there would be many challenges as it was a major proposal which would take many years to develop. Whilst it was hoped there would be a great deal of support, it was accepted that there were many people who were yet to be convinced by the proposals, and concern was being expressed from further afield with regard to the impact of the proposals, such as increased traffic through Coltishall.

Councillor P Heinrich welcomed the report and wished to place on record his thanks to the Senior Planning Officer and Planning Policy Manager for their work and the progress that had been made. He stated that he had received no adverse feedback from organisations in the town regarding routing etc. and he considered that the consultation was crucial in bringing the majority of people on board. It was essential that the overall design and concept met the needs of North Walsham. He had concerns regarding the impact of traffic routing and Coltishall would bear the brunt of it. He considered that the vision statement was very good and along with the core themes provided a very sound basis to move forward in a positive way. He hoped that the development brief would be a national exemplar of good practice.

Councillor C Stockton stated that many of the issues that people were concerned about were outside the control of the Council, such as infrastructure in terms of doctors' surgeries, dentists and schools and there was a need to involve providers in order to remove that criticism. Lack of jobs was another issue which frequently caused concern, and whilst it was good that the report mentioned job opportunities and employment, it was another area over which the Council had limited control.

Councillor N Lloyd, as local Member, stated that most of his comments had been covered. He supported Councillor Stockton's comments and stated that there was a perception that the town was being expanded and there were not enough dentists. The view that there were not enough school places was incorrect and this should be

made very clear in the consultation. Concerns had also been expressed with regard to doctors' surgeries and jobs. He considered that such criticisms were to be expected. He considered that the consultation proposals were very good and thanked the Officers for their work.

Councillor Ms V Gay considered that Officers had been sympathetic to the concerns of local Members and were well aware of some of the underlying concerns of North Walsham residents. She considered that concerns regarding medical provision had been expressed across the District and the situation was worsening.

The Chairman and Portfolio Holder thanked the Senior Planning Officer and his team for their excellent work.

It was proposed by Councillor P Heinrich, seconded by Councillor Ms V Gay and

RECOMMENDED unanimously

- 1. That the approach to public engagement on the emerging principles in the Western Extension Development Brief be approved, and;**
- 2. That delegated authority is given to the Planning Policy Manager on the final timing and content of the engagement material following consultation with the Chair of the Planning Policy and Built Heritage Working Group and North Walsham Members.**

The meeting ended at 11.20 am.

Chairman

Declarations of Interest at Meetings

When declaring an interest at a meeting, Members are asked to indicate whether their interest in the matter is pecuniary, or if the matter relates to, or affects a pecuniary interest they have, or if it is another type of interest. Members are required to identify the nature of the interest and the agenda item to which it relates. In the case of other interests, the member may speak and vote. If it is a pecuniary interest, the member must withdraw from the meeting when it is discussed. If it affects or relates to a pecuniary interest the member has, they have the right to make representations to the meeting as a member of the public but must then withdraw from the meeting.

Have you declared the interest in the register of interests as a pecuniary interest? If Yes, you will need to withdraw from the room when it is discussed.

Does the interest directly:

1. Affect yours, or your spouse / partner's financial position?
2. Relate to the determining of any approval, consent, licence, permission or registration in relation to you or your spouse / partner?
3. Relate to a contract you, or your spouse / partner have with the Council
4. Affect land you or your spouse / partner own
5. Affect a company that you or your partner own, or have a shareholding in

If the answer is "yes" to any of the above, it is likely to be pecuniary.

Please refer to the guidance given on declaring pecuniary interests in the register of interest forms. If you have a pecuniary interest, you will need to inform the meeting and then withdraw from the room when it is discussed. If it has not been previously declared, you will also need to notify the Monitoring Officer within 28 days.

Does the interest indirectly affect or relate to any pecuniary interest you have already declared, or an interest you have identified at 1-5 above?

If yes, you need to inform the meeting. When it is discussed, you will have the right to make representations to the meeting as a member of the public, but must then withdraw from the meeting.

Is the interest not related to any of the above? If so, it is likely to be another interest. You will need to declare the interest, but may participate in discussion and voting on the item.

Have you made any statements or undertaken any actions that would indicate that you have a closed mind on a matter under discussion? If so, you may be predetermined on the issue; you will need to inform the meeting and when it is discussed, you will have the right to make representations to the meeting as a member of the public, but must then withdraw from the meeting.

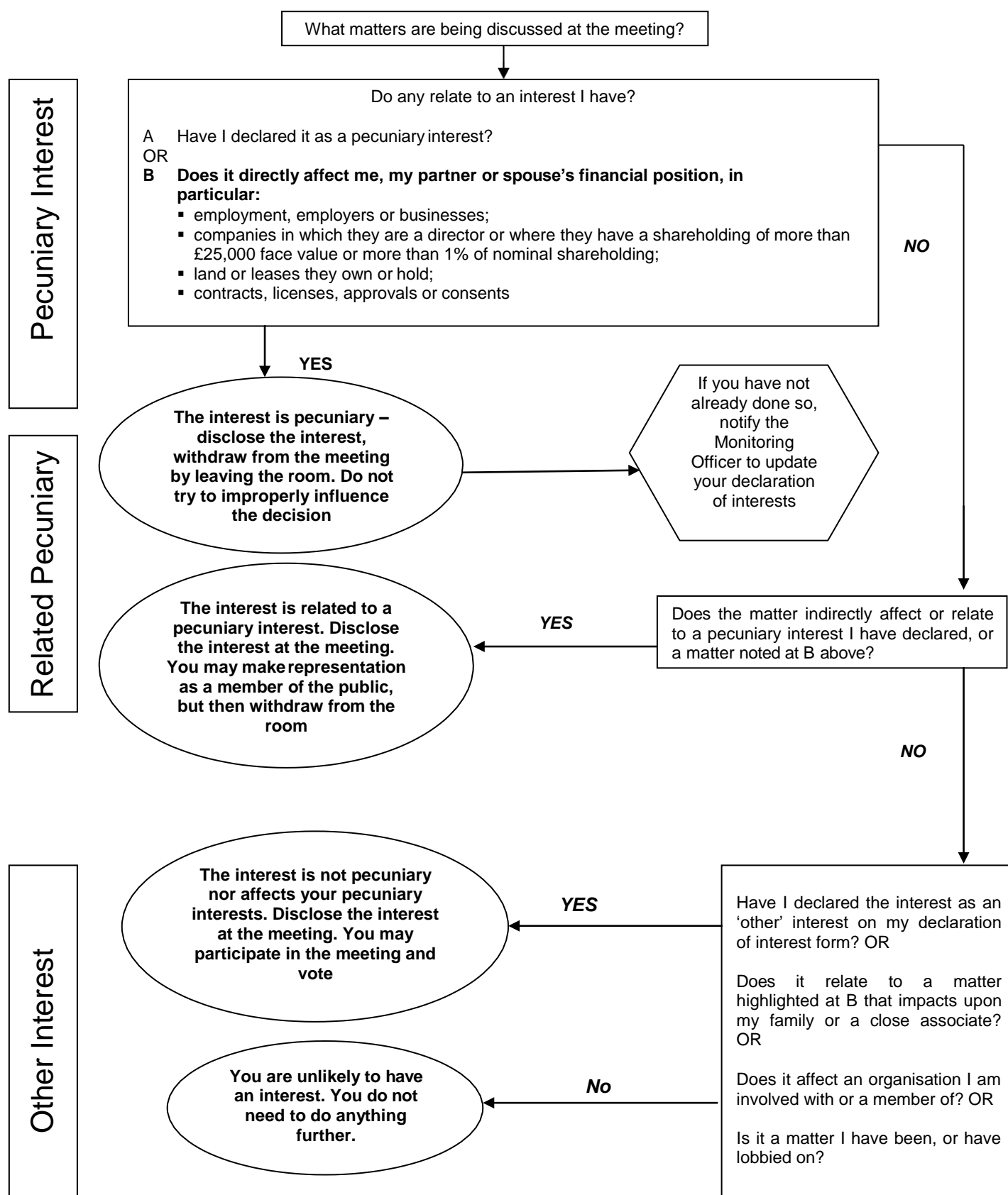
FOR GUIDANCE REFER TO THE FLOWCHART OVERLEAF

PLEASE REFER ANY QUERIES TO THE MONITORING OFFICER IN THE FIRST INSTANCE

DEVELOPMENT COMMITTEE MEMBERS SHOULD ALSO REFER TO THE PLANNING PROTOCOL

Declarations of Interest at Meetings

DECLARING INTERESTS FLOWCHART – QUESTIONS TO ASK YOURSELF



THE GLAVEN VALLEY CONSERVATION AREA APPRAISALS & MANAGEMENT PLANS 2021

Summary: This report seeks approval to adopt the draft Baconsthorpe, Glandford, Hempstead, Holt and Letheringsett Conservation Area Appraisals along with the associated Management Proposals contained therein.

- Recommendations:
1. That Working Party recommend to Cabinet to adopt the five Glaven Valley Appraisals for statutory planning purposes and for the Appraisal documents to become material considerations in the planning process.
 2. That Working Party recommend to Cabinet to agree the proposed boundary changes as recommended in the draft Appraisal documents and that they be published in accordance with the Planning (Listed Buildings & Conservation Areas) Act 1990.
 3. That Working Party recommend to Cabinet to agree the proposed Local Listings as identified within the draft Appraisal documents.

Cabinet Members(s)	Ward(s) Affected
All Members	All Wards
Contact Officer(s), telephone number and email: Alannah Hogarth, Conservation & Design Officer, 01263 516367	

1. Introduction

- 1.1 At its meeting on 12 October 2020, Working Party approved the Draft Glaven Valley Conservation Area Appraisals (CAA's) for public consultation purposes. A six week period of consultation was undertaken from 01 February to 12 March 2021. As a result of the representations received from members of the public and interested bodies; the five CAA's have been amended and plans updated.

- 1.2 As resolved at the aforementioned meeting, the CAA's now come back to Working Party for consideration and final adoption by Cabinet.

2. Statutory Background

- 2.1 Conservation Areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. A Conservation Area is defined as 'an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'.
- 2.2 Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of these Conservation Areas. Section 72 also specifies that, in making a decision on an application for development within a Conservation Area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area.
- 2.3 The appraisal documents now being considered conform to current Historic England guidance (Conservation Area Appraisal Designation and Management 2019). Additional government guidance regarding the management of historic buildings and Conservation Areas is set out within the National Planning Policy Framework (2019). The District's adopted Local Development Framework (LDF) provides the local planning policy context.

3. What is a Conservation Area Appraisal?

- 3.1 To assist in the preservation and enhancement of Conservation Areas and their settings, all Local Planning Authorities are required to review their Conservation Areas from 'time to time'. The preparation of Conservation Area Appraisals and Management Proposals is a key element in this process. They play a central role in the Council's efforts to safeguard the environment, which is one of the stated priorities of the Council in its Corporate Plan: 2019-2023.
- 3.2 Having a fully adopted Conservation Area Appraisal and Management Plan offers a number of potential benefits including: -
- **As a tool to demonstrate the area's special interest.**
This is particularly important when considering development proposals and as part of any appeal process or site allocation.
 - **As a method of community engagement**
As part of the adoption process a period of consultation is held including a public meeting which enables active community engagement, encourages dialogue and most importantly buy-in from residents for the management of the area.
 - **As educational and explanatory tool**
Appraisals acts as an educational tool informing users of the historic, social and architectural importance of the area. They help to explain to property owners, local business and inhabitants the reasons behind the designation
 - **As a method of understanding character**

Appraisals offer greater understanding and articulation of an areas character which will help the LPA form robust policies and planning decisions.

- **As a material consideration**

Once adopted, appraisals become a material consideration to the Secretary of State, including where urgent works are proposed to preserve unlisted buildings in a conservation area.

- **As a management tool**

The creation of management plans as part of the appraisal process can lead to important enhancements such as regeneration schemes but also smaller scale initiatives such as the addition of buildings onto the 'North Norfolk Local List'.

- **As a process of boundary review**

Most of the Districts CA's haven't been reviewed since the 1970's therefore the boundaries are often no longer relevant or are in need of some alteration to ensure they reflect what's on the ground.

4. Public Consultation

4.1 A six week period of public consultation was undertaken from 01 February – 12 March 2021 and included:

- Posters distributed to Parish Councils.
- The CAA documents and associated material made available on the Councils website.
- Dedicated content created on the NNDC website introducing the work and explaining the changes.
- Press release to various media outlets.
- Council own social media campaign.

4.2 A total of 16 consultation responses were received from members of the public, parish councils and external consultees. These representations are summarised alongside the relevant LPA response and actions in Appendix 1.

4.3 All five documents have been reviewed and updated to take on board the comments received. This has included amendments to some CA boundaries, adjustments to wording, changes to local listings as well as photographic content.

5. Management Proposals Overview

5.1 Baconsthorpe – Boundary Review

5.1.2 To the south of the conservation area a series of fields are proposed for removal from the boundary because they do not provide key views and in order to provide more focus on built development within the conservation area boundary. The area proposed for removal from the CA can still be considered under the setting of the heritage asset and therefore still carries weight for the purposes of the NPPF. Changes have been

made to two small areas where the boundary cuts through buildings or does not include full groups of buildings, the changes are proposed in order to rationalise the boundary. An historic cottage to the east of the conservation area has been incorporated into the boundary, as it is of similar date and construction to many of the buildings within the conservation area. Similarly, a group of historic cottages at the corner of The Street and Hall Lane, that display similar characteristics to buildings within the conservation area have also been included within the boundary.

5.2 Baconsthorpe – Local Listings

5.2.1 Four structures within the Baconsthorpe CA are proposed for local listing:

- The Rectory, School Lane/Plumstead Road
- Wesleyan Chapel, The Street
- Ash Tree Farm, The Street
- Pitt Farm and Barns, The Street

5.3 Glandford – Boundary Review

5.3.1 Though there are some areas of open land in-between buildings and at the edges of the village these are limited and form an appropriately sized buffer to the built development. The land also encompasses the section of the river from the ford to the former mill, which is an important historic element of the milling history of the village. No major changes have been made to the built development of Glandford since the designation of the boundary. Therefore, the boundary has been reviewed and in Glandford no changes have been proposed.

5.4 Glandford - Local Listings

5.4.1 Thirteen structures within the Glandford CA are proposed for local listing:

- Manor Farmhouse, Blakeney Road
- Holbrook, Blakeney Road
- Nos. 1-8 Hurdle Lane
- Church House, Hurdle Lane
- The Shell Museum, Hurdle Lane
- Mill Cottages, Hurdle Lane

5.5 Hempstead – Boundary Review

5.5.1 The boundary has been reviewed. It currently covers all the historic development within the conservation area apart from the later houses on Chapel Lane. These are generally of lesser architectural quality than the historic buildings within the village and do not have the same historic value. Therefore, it is not thought appropriate to extend the boundary to cover these buildings, Green Farm to the north of the conservation area was considered for inclusion in the boundary, however, there is some distance separating the farm from the village, as well as the farm already being within the Glaven Valley Conservation Area which surrounds the village. Farmsteads are a key feature of the Glaven Valley Conservation Area and it is therefore concluded that it would be more appropriate to leave Green Farm out of the Hempstead boundary.

5.6 Hempstead - Local Listings

5.6.1 Eight structures within the Hempstead CA are proposed for local listing:

- Tinkers Cottage & Marlpit Cottage (43 & 46), Marlpit Lane
- The Old School Rooms, The Street
- Hempstead Lodge, The Street
- White House Cottages, The Street

5.7 Holt – Boundary Review

5.7.1 Two small areas of modern housing of an indifferent design which do not have special interest to the north of the conservation area have been removed from the boundary. To the south east of the conservation area the boundary cuts through the centre of a modern house and plot, the boundary has been redrawn around the edge of the plot to exclude this modern house of no historic interest. The northern range of Budgens the supermarket has been removed as well as the remainder of the supermarket carpark, the inclusion of which appears to be an anomaly. The historic wall on the north side of the car park remains within the conservation area boundary. The Albert Street carpark contains no heritage interest, and has been excluded from the boundary, as well as the basic modern public conveniences. A house dating from the early-twentieth century, which was the first to be built in the field to the east of the Horn Pits, has been included within the conservation area. In addition to four later-Victorian/Edwardian cottages in a terrace off Peacock Lane which retain a number of original features have been incorporated into the boundary.

5.8 Holt – Local Listings

5.8.1 One structure within the Holt CA is proposed for local listing (in addition to the Locally Listed Buildings that have already been designated within the town):

- Former Police Station, No. 32a Station Road

5.9 Letheringsett – Boundary Review

5.9.1 To the north of the current conservation area boundary, on Blakeney Road, are a series of cottages and farm buildings that are currently within the Glaven Valley Conservation Area boundary. These buildings share similar characteristics in terms of scale, use and materials as the Letheringsett and Little Thornage Conservation Area, and form an outlying group of cottages and farm buildings in the same manner as Little Thornage itself. Accordingly the boundary has been redrawn to include this group of buildings. The boundary has been redrawn to include the village hall, which was built over 100 years ago and has formed part of the social life of the village since then. The boundary cuts straight through a large plot on the west side of Thornage Road, cutting directly through Waveney House, the boundary has been redrawn around the edge of the plot to include the whole house.

5.10 Letheringsett – Local Listings

5.10.1 Three structures within the Letheringsett CA are proposed for local listing:

- Honeysuckle Cottage, Little Thornage
- The Old Rectory, Church Lane
- The King's Head public house, Holt Road

6. Procedural Matters and Next Steps

- 6.1 Once adopted, the CAA's will be published on the Councils website and the relevant statutory advertisement undertaken. The documents will then become material considerations in the planning process and can be referred to and referenced as part of the development management process.

7. Budgetary Implications

- 7.1 There are no further budgetary implications to consider at this stage.

Recommendations:

- 1. That Working Party recommend to Cabinet to adopt the five Glaven Valley Appraisals for statutory planning purposes and for the Appraisal documents to become material considerations in the planning process.**
- 2. That Working Party recommend to Cabinet to agree the proposed boundary changes as recommended in the draft Appraisal documents and that they be published in accordance with the Planning (Listed Buildings & Conservation Areas) Act 1990.**
- 3. That Working Party recommend to Cabinet to agree the proposed Local Listings as identified within the draft Appraisal documents.**

Draft Glaven Valley Conservation Area Appraisals - Consultation Responses

(consultation period 1 February- 12 March 2021)

Total Written Representations: 16

PARISH/TOWN COUNCILS	
Summary of Comments / Issues Raised (including page / paragraph number where indicated)	Council Response and Action / Recommendation
Holt (ref: PC01)	
<ul style="list-style-type: none"> No comments received during the Consultation Period. 	
Hempstead (ref: PC02)	
<ul style="list-style-type: none"> The Parish Council welcomes the content of the document and is pleased the boundaries of the conservation area are not being changed, and that the general character of the area is being retained. 	<ul style="list-style-type: none"> Noted. No additional action recommended.
Glandford (ref: PC03)	
<p>Page 15</p> <p>The link of the double Cottage with Dutch Gable to those in the Village raises the issue of social housing, and their maintenance. The deficiency in finance has long been an acute problem. This will be exacerbated by the debts brought about by Covid-19. This will also be an issue for Holt and many other Conservation Areas.</p> <ul style="list-style-type: none"> I would just like to make 1 or 2 comments on Glandford, speaking as the local landowner and Chairman of Holt Housing Society, which now owns the majority of the Victorian cottages in Glandford. Firstly I would like to pay tribute to a generally very fair, balanced report on our little village, which rightly emphasises the historic mainly Victorian nature of the built environment. However as with all such reports it makes sweeping recommendations as to the future care and maintenance of some features. In particular I disagree completely with the notion that all upvc windows and doors should be replaced at the end of their lives and replaced with wooden versions. I totally agree that the modern upvc is unsightly and nowhere near as attractive as its wooden equivalent, however it is much cheaper and easier to maintain. Coupled with the ever increasing regulations surrounding energy conservation in homes and the 	<ul style="list-style-type: none"> Agree. Although it is usually preferable to repair historic timber windows, it is sometimes the case that the fabric is beyond reasonable repair in which case it would be necessary for these to be replaced. In the first instance it would be advisable to replace them 'like-for-like', replicating the materials, design and proportions, but it has to be recognised that this isn't always feasible. Therefore, any discussion of uPVC has been revised to reflect the nuance of its use within a conservation area. Agree. Similarly to uPVC, the appropriate placement of solar panels and satellites is dependent on a number of factors, any discussion of both within the text has been revised to demonstrate that each case has to be assessed on an individual basis.

<p>endless complaints from tenants about drafts, these new windows and doors make perfect sense.</p> <ul style="list-style-type: none"> • I would argue that in time more acceptable replacements will hopefully come onto the market combining both aesthetic appeal and functionality, these can then replace units as they become due for change. It makes no sense to go back to a material that is not now as high quality as the originals. Some of the windows replaced over the last decades or so were the Victorian originals, to try to replicate that would be beyond the Society and to put in the basic wooden versions available now would mean endless very expensive maintenance, despite which they will still have a short lifespan. • Secondly the notion that solar panels and satellites can be placed away from the visible frontages. Unfortunately in Glandford the visible fronts face south, which clearly both technologies need. Who will pay for each satellite dish to be re-erected in back gardens, even if the correct angles can be found. Similarly with the mass of utility wires, both electric and BT, their installation long predates any thought of what they might look like. <p>Page 16 Finally the general comments about signage and tidiness in some of the yards owned by Bayfield. These I completely accept and the signage will be much improved over the next year or so as the new units are finished at Manor Farm. Similarly it is in my interest to keep these yards as spick and span.</p>	
<p style="text-align: center;">Letheringsett (ref: PC04)</p>	
<ul style="list-style-type: none"> • We welcome the coupling of Letheringsett and Little Thornage as a defined Conservation Area. While they are in close proximity, they are separate through a long history going back beyond Domesday. You could say they have gone on different pathways, and what determined that is the River Glaven and the land around it. While we support much of the document, including the proposals for local listing, we feel that there more that can be said as regards the early history and the historic development. • You can broadly say that Letheringsett from around 1750 to 1830 was a rural example of the Industrial Revolution, while Little Thornage carried on as rural and agricultural, with small farms, meadows valued more than arable land; by the 1600s innovation in the use of winter water irrigation of the meadows for an early flush of grass for grazing. 	<ul style="list-style-type: none"> • Noted/Clarification. Although the additional information provided in relation to the historic development of Letheringsett is important, the Conservation Area Appraisal is not intended to be a full history of a settlement. There are other resources that solely focus on Letheringsett's history, some of which have been referred to in the comments, however, the appraisal provides a snapshot of what makes an area special, part of which will be influenced by its historic development and requires an overview for context, but much of the appraisal focuses on the current character and condition of the conservation area. Including what issues the area faces, and recommendations for change that will help to protect the identified special interest. However, some of the background information provided regarding the history and development of the

- For 1811 map Tithe Map of Letheringsett I centre on field number 99 as being of particular interest. Old place names are very helpful, and a field now called Four Acres, has the historic name Mill Holm. Both Basil Cozens-Hardy and Norfolk Industrial Archaeological Society (NIAS) consider that the bulge in the river at Mill Holm marks the previous site for the Mill. The Mill we see now was built in 1798, and re-located much further downstream.
- However the most direct and important evidence comes from the researches of Basil Cozens-Hardy. The first east-west crossing of the Glaven was the Little Thornage Ford, and it was part of a pilgrimage route to Little Walsingham (Basil C-H, page 105). The revised Pevsner tells us that in medieval times visits to Walsingham were second only to Canterbury, but today with a revival of interest the positions are reversed. It was called in early times Long Water Walsingham Way. In some tithe and estate maps this is abbreviated to Long Water. There was a Pack Horse stone bridge there, and the first part on the way to Hunworth was Stone Brig Lane.

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In all the document maps showing the present Conservation Area boundary, Long Water Walsingham Way is shown as a continuation of Riverside Road, presumably with the rise of sat nav in vehicles. This is not helpful in that it distorts and totally works against the history of the hamlet, and the sense of place. It implies that there was just settlement as a rectangular block.

- The seat shown on the 'not-the-Riverside Road' at page 44 is some 20 yards from Glaven Farm and another 80 yards to the Ford, on Long Water Lane. Sit there, or better stand alongside. There is southerly open view over Little Thornage meadows, the best view of all looking out of the Conservation Area, but no decent photographs to show this. The document at page 37 top right shows the ditch through bramble growth on the post and barbed wire fencing (this is not the river bed). Walking a little further up the lane there is a seat on the right, pictured at page 44 centre top.
- It can also be argued that the best view into the Area is a short way up the hill on the public footpath to Holt, and looking down to the Little Thornage hamlet. Both maps show the whole length of the pilgrim route in the area, and the first crossing of the Glaven. The approach from the east is at the bottom right on the map. And crosses what is now the Hunworth Road'

village has been incorporated into the appraisal document to provide further context for understanding the settlement.

- **Noted/Clarification.** Although all the background information provided relating to the Little Thornage Water Meadows is an important part in understanding their importance, the meadows actually fall into the Glaven Valley Conservation Area, so they already benefit from the same level of protection as both Letheringsett and Little Thornage. It is considered more appropriate for the meadows to remain as part of the Glaven Valley Conservation Area as it better relates to the characteristics of the Glaven Valley, which tends to focus on the landscape between settlements that has been shaped by historic industry and agricultural practice. **No additional action recommended.**
- **Noted/Clarification.** The maps within the conservation area appraisal use the most up to date Ordnance Survey data available as a base, the road names shown, therefore, are those supplied via that data. **No additional action recommended.**
- **Agree.** The additional views described have been captured and included within the text.
- **Noted/Clarification.** Although a valid point is made about the importance of recording historic buildings prior to, and during any works, it is beyond the remit of the Conservation Area Appraisal to place a blanket requirement for building recordings across the conservation area. As applications for planning permission affecting both designated and non-designated heritage assets come in, the requirement for a building recording to be carried out will have to continue to be assessed on a case by case basis. **No additional action recommended.**
- **Noted/Clarification.** The wording on page 55 has been updated for clarification.
- **Noted/Clarification.** With regards to the suggestion of including the village sign and the letterboxes on the Local List; although the importance of these structures is recognised, it is not considered that they carry enough significance to merit Locally Listed Building status. We have to be conscious of not devaluing the currency. **No additional action recommended.**

with a curving swing to the right. As it straightens again, there is a pit. It is from that area a fine view into the Little Thornage hamlet, we would claim the best in the Conservation Area.

- The meadows as whole extend south to abut Astley estate land. Those at Little Thornage have much historic interest in the use of winter irrigation, going back to 1600 (topic 6, in overview of Margaret Bird eight books). They were used for other purposes since, including the Hardy's from 1784 to 1798 (RGCG A20), both water power from the river, and soft water from drainage for porter beer. We consider that to truncate the Little Thornage meadows gives a lesser importance of realising the relationship between buildings and their link to the meadows and the river.
- Many of the pre-1800 listed vernacular buildings in the Conservation Area will have seen changes. These can be revealed in restoration work to the building, and the finding of the unexpected. I see this as a gain by having a greater understanding of past history of the building, and should be recorded, and compared with that which might be found in other vernacular build At present there is mechanism to do this; perhaps by making this part of the Conservation Area remit at Objective 1?
- Who is to 'police' the many things highlighted in the consultation document over undesirable features such as plastic windows or doors, badly sited satellite dishes, dangling TV aerials or ivy growth? It is not going to be either the district council, or residents. It has to be the use of information and persuasion. Conservation Management Plans could be used as part of a persuasion approach, and not be restricted mainly to planning applications.
- The two cottages shown at top left adjoining Barn Cottage are shown at page 55; they have long been converted from what was a barn, as the brickwork above the flint indicates.
- For local listing there is support for the cast iron Letheringsett sign on the Thornage Road, and Honeysuckle Cottage on the small island at the Little Thornage crossroads; the Old Rectory; the Kings Head pub. The letter boxes in the street and at Little Thornage could be considered before the internet takes over 100%.
- At page 55 there is a photograph captioned 'Pair of cottages on Blakeney Road with Dutch Gables, part of a group with buildings in Glandford'.

- **Noted/Clarification.** With regards to the map shown at page 64, this shows the proposed boundary changes seen at page 91, which includes an extension along Blakeney Road. At the time of consultation not all of the maps within the document had been updated with the proposed boundary shown. However, all maps have now been updated. The proposed boundary change is discussed on page 90 as part of the management plan.

<ul style="list-style-type: none"> At page 64 a map shows the current northern boundary of the Conservation Area as a finger (colour pale blue) along the Blakeney Road, but the first and much smaller only in the finger as being in the Conservation Area. Page 66 is headed: BLAKENEY ROAD (currently partly outside the Conservation Area). There is no discussion on this, but suggests there could be a boundary change. That would mean an extension from Meadow Farm to Home Farm. This would provide consistency in the CA remit, and otherwise the extension falls into a black hole. This assumes that Glandford Village was part of the 2018 Glaven Ports CA Appraisal, and Home Farm was seen an out-flyer and ass such excluded. 	
Baconsthorpe (ref: PC05)	
<p>Page 19</p> <ul style="list-style-type: none"> The Parish Council would wish the boundary to remain as it is, in particular the southern boundary should include the area of fields within the current boundary and not exclude it. There could very well be planning applications for that area, in particular no doubt, applications for exception housing, and the Parish Council would wish the area to be protected by this designation so that future applications would be required to take account of the constraints imposed and remain in character with the rest of the village. 	<ul style="list-style-type: none"> Noted/Clarification. The fields proposed for removal from the Baconsthorpe Conservation Area currently also fall into the Glaven Valley Conservation Area. In removing them from Baconsthorpe, they remain part of the Glaven Valley, therefore, would benefit from the same level of protections as they currently do. Open agricultural fields are also more suited to the characteristics of the Glaven Valley, which tends to focus on the landscape between settlements that has been shaped by historic industry and agricultural practice. No additional action recommended.
Thornage (ref: PC06)	
<ul style="list-style-type: none"> No comments received during the Consultation Period. 	

EXTERNAL CONSULTEES	
Summary of Comments / Issues Raised (including page / paragraph number where indicated)	Council Response and Action / Recommendation
The Holt Society (ref: EC01)	
<ul style="list-style-type: none"> The Conservation Area in Holt benefits from a tight boundary which helps to preserve it from development and enhances the appeal for residents and visitors alike. Key issues affecting the conservation area are the amount of inappropriate signage cluttering the fascia's of the buildings. Often ill-suited in scale and use of material. The use of a non-Georgian colour pallet on exterior shop front/door cases. RE the proposed change to area A on the map of Holt, we would like to see all of the high flint wall which forms the boundary between the rear of Mill Street and the footpath/vehicle access to the allotments included within the conservation area boundary. This wall is deteriorating though we believe it should be maintained by the original Mill Court developers (Broadlands). 	<ul style="list-style-type: none"> Agree. Proposed boundary amended to retain the section marked as A, in order to retain the protection offered to the important flint wall identified.

HEMPSTEAD (PUBLIC)	
Summary of Comments / Issues Raised (including page / paragraph number where indicated)	Council Response and Action / Recommendation
Anonymous (ref: H01)	
<ul style="list-style-type: none"> There are several references in the document to 'Hempstead Mill' but as the mill is in the Parish of Holt, the mill is actually called Holt Mill. 	<ul style="list-style-type: none"> Noted. The text has been amended to include both names.
Anonymous (ref: H02)	
<ul style="list-style-type: none"> Any modern development within or nearby the village envelope will have a detrimental effect on this historic village. There should be a ban on any new developments in or within half a mile of the village envelope, other than single infill or replacement. It's the size of the houses and their layout that detracts from historic villages, not the type materials used to build them. At times the appraisal is a little subjective, e.g. any farm buildings or sheds were a detraction, yet this is an agricultural area and some buildings are a beauty to behold. 	<ul style="list-style-type: none"> Noted/Clarification. It is beyond the remit of the conservation area appraisal to place a ban on new development, however, once adopted, the appraisal will be a useful tool in ensuring any new development protects or enhances the character and appearance of the conservation area. Agree. The text has been amended to reflect the fact that a working agricultural area requires some degree of functional

<ul style="list-style-type: none"> Green Farm should be included within the conservation area, as it is only 185 yards outside the present envelope. 	<p>buildings that don't necessarily reflect the character of the rest of the conservation area.</p> <ul style="list-style-type: none"> Noted/Clarification. Green Farm is slightly removed from the village itself and the current boundary of the conservation area, it would be more appropriate to include within the Glaven Valley Conservation Area when it is reviewed, as much of this designation covers a number of outlying farmsteads as opposed to concentrated settlements.
Anonymous (ref: H03)	
<p>page 21</p> <ul style="list-style-type: none"> Agree with the analysis of key characteristics. The threat of inappropriate development is always with us. This document does not spell out clearly what should and what should not be permitted. Considerable effort and financial resources have been devoted to this appraisal. In order to warrant this investment there needs to be some grants available to augment the proposals. Take exception to the disparaging remarks about the village hall, it was manufactured along with many others as a kit by Boulton & Paul of Norwich after WW1. Many were Chapels as well as village halls and some are now listed buildings. It is insulting to call it a hut (p40). It has not been converted to a dwelling (p42) and I am curious as to which 'former village hall' is now a dwelling. The Forge was a working smithy up to the 1930s, it has never been called The Old Forge Cottage (pp29, 38, 43 etc). White Horse Cottages: we applaud your admiration for these, and your criticism of the dreadful repointing job. uPVC: your dismissal of this material in favour of wood for windows is mistaken. Wood is a wonderful material but it is not fit for purpose outside (rot, distortion, beauty hidden by paint). uPVC is far better and can be made to look just like a traditional wooden frame. Green Verges: Very desirable, but have been vandalized by passing vehicles and no longer look attractive. Green Farm: these once attractive buildings are being allowed to fall into decay. They should be included in the conservation area. The name of the verger of the Church gate who served 50 years is Henry Mack not Vick. 	<ul style="list-style-type: none"> Noted/Clarification. The Conservation Area Appraisal cannot be too prescriptive in its discussion of what type of design is or is not appropriate, it can only make recommendations that the prevailing character and appearance is respected by any new development. This leaves scope for individual creativity and avoids all new development becoming a pastiche of the existing historic buildings. Each application for new development has to be assessed on its own merits, on a case by case basis. No additional action recommended. Noted/Clarification. Whilst financial resources would of course be welcome to support any enhancement schemes, the investment and resources involved can more properly be justified through the appraisal's contribution to the planning system and in raising local awareness. No additional action recommended. Agree. The description of the village hall has been amended. Agree. Any reference to The Old Forge Cottage has been amended to the correct name. Noted. See above for full comments on uPVC. Any discussion of uPVC has been revised to reflect the nuance of its use within a conservation area. Noted/Clarification. See discussion of Green Farm above. Noted/Clarification. As the majority of hedges and verges are either in private ownership or managed by Norfolk County Council, it is beyond the remit of the conservation

<ul style="list-style-type: none"> • Cupressus Lawsoniana: more attention should be given in the survey to inappropriate vegetation. Another example is eucalyptus. 	<p>area appraisal to control their maintenance, any works would be carried out by owners or the County Council.</p>
<p style="text-align: center;">Anonymous (ref: H04)</p>	
<ul style="list-style-type: none"> • As the owner of Tinkers Cottage, Marlpit Lane, I was dismayed to find out that my bungalow was being put forward for local listing. My family has lived in this cottage for over 120 years some as agricultural workers for whom the cottages were intended. • Your listing seems out of date, 45/46 are no on building- Tinkers Cottage, likewise 43/44 now called Marlpits. Also on Pond Hills Road is an identical bungalow that was 41/42 is not mentioned for listing, why is this? • I myself am an old age pensioner and can ill afford the extra house insurance cost and other issues, Tinkers Cottage is tastefully modified as are other older properties in the village to accommodate modern living. • Another building on the list is Old School House, why? It is three quarters new build. • Hempstead is very overgrown, hedges out of control touching mains electric cables and telephone lines. Badly maintained drainage on Marlpit Lane. • I do not see any reason for Hempstead to be a conservation area or any new listing of buildings in the village. • Note solar panels must face south, and satellite dishes must face satellite without obstruction. I see no visual difference between a dish on the wall and a large aerial on a chimney. • Also note reference to some pointing on White Horse Cottages, it is clear to me that this was done using lime mortar hence the colour and freshly done by experienced builders, the mortar will weather back in a few years. This is how they were built in the first place. There really seems little knowledge or common sense in this appraisal. 	<ul style="list-style-type: none"> • Noted/Clarification. The criteria that NNDC use for deciding locally listed buildings includes, age, rarity, landmark quality, aesthetic value, group value, archaeological interest and social/communal value, these criteria are derived from Historic England guidance, although how many of these criteria must be met is assessed on a case-by-case basis. Local list designation does not bring with it any additional planning controls outside of those already in place by virtue of being within a conservation area. However, when planning applications for changes outside of permitted development rights within a conservation area are submitted to NNDC this designation will be a material consideration in the planning process, to ensure that the special interest of the buildings and their setting within the conservation area is preserved. The characteristics and features that Purcell considered Tinkers Cottage and Marlpits possess that make them worthy of being recognised on our Local List include the use of locally available vernacular materials (flint, soft red brick, red clay pantiles) to create interesting detailing such the decorative gables and brick dressings; their contribution as a fairly uniform group largely derived from the fact that they were likely built as estate cottages for local workers, and though they have inevitably undergone alterations over time, the original design and form remains readily apparent particularly when viewed in context with their immediate setting. No additional action recommended. • Noted/Clarification. The Old School Rooms are recommended for local listing in part for their connection to local social history and their community value, in addition to their historic value. This communal value is retained despite the building having been converted and altered, it remains recognisable as a former school building. No additional action recommended.

	<ul style="list-style-type: none"> • Noted/Clarification. It is not clear which building on Pond Hills Road is being referred to, however, the only building that bares any similarities appears to have undergone much more significant and obvious modern alterations, and therefore is not considered to retain enough special interest to warrant it being added to the local list. No additional action recommended.
Anonymous (ref: H05)	
<p>Page 23</p> <ul style="list-style-type: none"> • Concerned about the inclusion of 'Marlpits', 43/44 Marlpit Lane, Hempstead, into your local listing consideration within the proposed conservation area. Please could you advise how Marlpits was chosen as it does not fit into the stated NNDC criteria. • Marlpits was originally two derelict farm worker's cottages that my parents renovated in 1970-72, making it one property and extending out the back on both sides. Although the front fascia appears basically original, the windows and doors have changed. The side extensions are not matched and were done apropos to the time. My understanding is that locally listed buildings should be principally original and unspoilt. Please advise on the implications of local listing on the future renovation of the property. 	<ul style="list-style-type: none"> • Noted. See above for discussion of Marlpits and Tinkers Cottage.
Anonymous (ref: H06)	
<ul style="list-style-type: none"> • In the main I fully understand the intent and need for what is in effect a 'Stock Take' of the villages and environment of the Glaven Valley and indeed of other areas of North Norfolk. Much of the document reflects what we already know and why we live here. North Norfolk being a wonderful, diverse and precious environment in which to live, indeed it is the people of Norfolk who have built much of this environment and continue to do so. • Overall, my main issue with this well presented draft document is the apparent unwillingness to see the conservation areas as living environments, updated and changed by the different generations. Purcell in documents form seems to want to turn the clock back to an earlier time, applauding heritage assets but being sometimes scathing about developments that have taken place over more recent years. This is at time comical, identifying for instance a local water tower 	<ul style="list-style-type: none"> • Agree. Although part of a robust appraisal process has to take into consideration both positive and negative aspects of the conservation area in order to make an assessment of significance, it is recognised that on occasion this can be a difficult judgement to make. The appraisals have been drafted on behalf of NNDC, working to standards as set out by Historic England when reviewing conservation areas, the following is taken from the guidance note '<i>Conservation Area Appraisal, Designation and Management</i>': "The appraisal is the vehicle for understanding both the significance of an area and the effect of those impacts bearing negatively on its significance." With that in mind, the wording used when

as a 'Negative Feature' and elsewhere in documents stating that negative features should be removed when possible.

- In Hempstead's case negative features were highlighted as the Poultry Farm and other farm buildings, are we not in a rural and agricultural environment. The structures relating to one of the two largest industries in Norfolk as being 'out of character' is surely subjective and not valid in what should be an objective appraisal of any conservation area.
- Local vernacular is a term often used in the Purcell reports, yet dismisses the fact that farm buildings are and always have been very much part of the local vernacular.
- I believe Purcell's decision making on what is or is not a 'Negative Feature' is both misguided and misleading and once more a subjective judgement.
- Furthermore, the publishing of images (carefully taken from public spaces) of individuals' houses and gardens including locations clearly identified on maps and those then being highlighted as 'Negative Features' or as 'An untidy front yard' should be a great cause for concern to NNDC. Any action that 'humiliates, belittles or degrades the recipient' is classed as a sign of bullying and it beggars belief that NNDC passed these without concerning themselves about the legal and moral issues. I would hope that all such identifying references be removed before any documents are formally accepted by NNDC.
- It will have escaped no one reading the Hempstead report or any of the other reports, that Purcell have decided uVPC is one of the worst aspects of modern construction. So much so that they suggest that even in modern buildings within the CA when currently used uVPC comes to the end of its life, that it is replaced by a wood based alternative - this even if wood windows and doors were never used in the first place. Notwithstanding current and much needed efforts to maintain heat within our homes and reduce our carbon footprint by efficient use of fuel, Purcell seem to be behind the times in this regard. Modern uVPC Heritage windows and doors are being used throughout the UK in conservation areas and in listed buildings. With new foil techniques and wood style joints they are near undetectable from wooden alternatives. Newer uVPC windows and doors are recyclable and help and data is available from the GGF on this matter. I would suggest some balance in this matter would help the validity of this aspect of these reports.
- On understanding that the Hempstead Conservation Appraisal in draft form was to be evaluated and indeed as invited, for residents to comment on and for

discussing modern agricultural buildings has been adjusted to reflect the fact that as part of a rural working community, such buildings remain a necessity.

- **Noted/Clarification.** In reference to the photographs used within the appraisal document; the appraisals are about providing a balanced assessment of an area, including the good, bad and the ugly. The aim is not to humiliate owners or residents, rather it is to raise awareness in a measures way. The language used is not accusatory and all images are taken from public vantage points. Ignoring negative features would not bring about positive change to the conservation area, which would be in contradiction of our statutory requirements. **No additional action recommended.**
- **Noted.** See above for full comments on uPVC, but any discussion of uPVC has been revised to reflect the nuance of its use within a conservation area.
- **Noted/Clarification.** The Hempstead Conservation Area has not been reviewed since its designation in 1975, the purpose of reviewing the designation and producing a conservation area appraisal is in order to ensure that the boundary as originally drawn remains relevant. Following thorough review, it was considered that the existing boundary is fit for purpose, and covers all the historic development within the conservation area apart from the later houses on Chapel Lane. See discussion of Green Farm above. The purpose of the consultation process is to provide interested parties and members of the public the opportunity to comment on whether the content of the appraisals is correct, and whether the boundary changes (where proposed) are appropriate, equally it provides an opportunity to gather additional information that may have been omitted or unknown at the time of drafting. **No additional action recommended.**

<p>those comments to be considered, it's surprising that The Conservation Area itself has already been decided. Surely some part of this is still due for consideration. Green Farm in particular is kept outside of the Hempstead Conservation Area despite being a Grade 2 listed feature of the village. It forms the entrance to Hempstead village being well beyond Court Green and our village sign - surely this both deserves to be included and indeed is, an important 'sentry building' to Hempstead village.</p> <ul style="list-style-type: none"> • In concluding I'm sorry to say I found the Purcell review of our village one of the most sterile reports I have ever read, devoid of the very thing that makes this village, this conservation area special - the people who live in, work in and help shape the environment. It is people who make our villages special and perhaps more consideration of that might have better informed the Purcell reports. Engagement is key to conservation and sympathetic development. 	
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HOLT (PUBLIC)	
Summary of Comments / Issues Raised (including page / paragraph number where indicated)	Council Response and Action / Recommendation
Anonymous (ref: HT01)	
<ul style="list-style-type: none"> • The fragile infrastructure of towns and villages needs to be enhanced by a Conservation Area that can accommodate the needs of modern lifestyles without destroying the spectacular countryside setting for which the Glaven Valley is particularly renown. • The overdevelopment of the town of Holt in recent years has seen acres of green space lost to create substantial residential areas which have not brought significant housing benefits for the indigenous population. The boundaries of the small country town of Holt are merely seen as opportunities for infill. • Investment needs to be provided in the form of appropriate edge-of-town car and coach parking provision which will assist in lowering the level of traffic movements in the centre, promote the town as an attractive place to visit, safeguard access to residential properties and businesses operating in the town 	<ul style="list-style-type: none"> • Noted. This is why the designation is a conservation area as opposed to a preservation area. • Noted. The development boundaries of Holt are outside the remit of a Conservation Area Appraisal. • Noted/Clarification. It is acknowledged that the issue of parking has been a sensitive one within the town for a number of years. However, a conservation area appraisal can only ever refer to this in general terms. The conflicts that sometimes exist between economic viability are recognised. Equally, however, enhancing the built environment often also enhances footfall and trading conditions.

<p>centre and remove unsightly, indiscriminate parking areas currently spoiling the rural approaches to the town.</p> <ul style="list-style-type: none"> • Until car parking and coach parking is properly addressed, the commercial success and attractiveness to visit Holt will continue to decline. If the concept of the Management Proposals are to retain a vibrant bustling town centre, then careful consideration needs to be given to the creation of 'static' public areas which might convey an aesthetically pleasing appearance, but nonetheless remove the traders reliability on continuous footfall. A conflict of interest arises where Conservation measures interfere with the well-being of a trading centre. The current on-street, short-term parking measures remain an absolutely essential factor to the survival of the towns commercial success, alongside access constantly being maintained for delivery vehicles. • A degree of protection should be considered in the Appraisal where edge-of-town retail areas are strongly resisted. The Industrial Estate should be designated with preventative measures restricting retail units and outlets. • Greater levels of enforcement should be encouraged where Listed Buildings are converted arising from miniscule public notice or awareness. • The future of Holt Community Primary School on Norwich Road is currently under discussion and should now be seriously considered for Listed Grade Status as it is already incorporated within Holt's Conservation Area. • The green belt running both sides along the full length of the A148 Holt Bypass should be preserved to maintain a natural visual screen, wildlife environment and effective sound barrier for residential properties. • Very careful consideration needs to be given to land purchases and plans currently being proposed by the Norfolk Orbital Railway where the laying of a track bed could desecrate this natural barrier and pose an even greater threat as it reaches the proximity of the Glaven Valley. • The importance to preserve and protect the designated footpath leading from Valley Lane along the old railway track bed to Letheringsett, with access to Spout Hills and the woodland known as 'Runton Poor', is considered one of Holt's most attractive and well loved walks. 	<ul style="list-style-type: none"> • Noted. Comments duly noted, but this would be outside of the remit of the conservation area appraisal. • Noted. The Council's combined Enforcement Team already tend to prioritise unauthorized works to listed buildings. • Noted. Holt Community Primary School is already a Locally Listed Building, it is unlikely to meet sufficient criteria to be designated by Historic England as a nationally listed building. • Noted. The preservation of the green belt along the A148, land purchases and the footpath along the former railway line are not directly pertinent to the conservation area appraisal.
---	--

GLANDFORD (PUBLIC)	
Summary of Comments / Issues Raised (including page / paragraph number where indicated)	Council Response and Action / Recommendation
Anonymous (ref: G01)	
<ul style="list-style-type: none"> Glandford is a very unusual village for the North Norfolk Coastal strip and to a lesser extent the Glaven valley in that it has no second homes and only one small holiday let. Many of the houses are owned by the Holt housing association. This is, in my view, one of the most important characteristics of the village and I feel aeriels, dishes, signs and plastic windows should be a secondary consideration. We want a working village as it is now not a picture postcard for tourists. 	<ul style="list-style-type: none"> Agree. Comments welcomed and taken into consideration in updating the draft. No additional action recommended.

BACONSTHORPE (PUBLIC)	
Summary of Comments / Issues Raised (including page / paragraph number where indicated)	Council Response and Action / Recommendation
Anonymous (ref: B01)	
<p>Page 27</p> <ul style="list-style-type: none"> On the whole, I was delighted to read the sensible and honest appraisal of Baconsthorpe. In particular the management of the very qualities that make this a unique historical settlement, the hedges, the narrow lanes, the spaces between buildings and fields, the views and the dark skies. We are lucky enough to be able to see across the open field in between the church, school and the manor house and value in addition to the darkness, the wildlife this space attracts. For all of the above it is vital to maintain and protect the integrity of Baconsthorpe and to prevent "developers" from in - filling on the pretence of providing social housing! There are after all, vast developments outside Holt and further building planned on the Cley Road/ New Road, which are standing empty. I would however question the reason for removing the fields on School Lane from the Conservation Area. They are very near to the barns and the school, if building consent was given, the light would pollute the skies and change forever the sense of space within the village. Light pollution is as important as conservation and darkness is really necessary for many threatened animals. 	<ul style="list-style-type: none"> Agree. Comments welcomed and taken into consideration in updating the draft. Noted/Clarification. At the moment this area along School Lane falls into both the Baconsthorpe and Glaven Valley Conservation Areas, in being removed from the Baconsthorpe boundary the fields would still fall under the Glaven Valley Designation and retain the same level of protection as they do currently. Open agricultural fields are also more suited to the characteristics of the Glaven Valley, which tends to focus on the landscape between settlements that has been shaped by historic industry and agricultural practice, including outlying farmsteads. No additional action recommended.

Anonymous (ref: B02)	
<ul style="list-style-type: none"> It is noted that the Baconsthorpe Conservation Area Appraisal & Management Plan recommends at section 8.3.7, that the boundary of the Conservation Area be amended to include additional land at Pitt Farm. The reason given for the proposed change is to rationalize the boundary as it currently cuts through an existing modern farm building. The proposed new boundary would encompass all this building, together with a number of smaller buildings which form part of the Baconsthorpe Meadows Camp Site, including a small reception building, toilet/shower blocks and adjacent car parking. It is considered that, in this case, the objective of the proposed change would be better served by the new boundary being drawn further to the north to exclude the modern farm building and ancillary camp site buildings altogether. The revised boundary would then be defined by the arrangement of the older buildings at Pitt Farm, which make a positive contribution to the significance of the Conservation Area. <p>Page 28</p> <p>It is requested respectfully that further consideration be given to the proposed extension to the boundary of the Baconsthorpe Conservation Area to the rear of Pitt Farm, Baconsthorpe.</p>	<ul style="list-style-type: none"> Agree. The boundary has been amended to exclude modern agricultural buildings and structures associated with the campsite.
Anonymous (ref: B03)	
<ul style="list-style-type: none"> Baconsthorpe is, as the report largely describes, characterized by the variety of buildings, many built in the local vernacular, with open spaces between creating a visual link across the fields and gardens. There are also some more suburban style buildings that do not sit so well. As with most rural areas there is an ageing population and a lack of amenities, i.e. no shop or regular bus link. There is also the danger of development that compromises the character of the village and is in contradiction of the Conservation Plan. I would not remove the fields (marked A) on the south edge of the current conservation area as these also provide uninterrupted views to the Church, Old Rectory and Manor from a number of different viewpoints, namely along Long Lane (Jolly Lane) and The Pyghtle. I am glad to see the fields in the middle of the village remain within the Conservation Area, as they do provide that vital visual link for the village, along with uninterrupted views to the Castle, Church etc. 	<ul style="list-style-type: none"> Agree. Comments welcomed and taken into consideration in updating the draft (see comments above re. the removal of the areas marked A on the plans). No action recommended. Noted/Clarification. As the majority of hedges and verges are either in private ownership or managed by Norfolk County Council, it is beyond the remit of the conservation area appraisal to control their maintenance, any works would be carried out by owners or the County Council. Agree. Any reference to Jolly Lane has been amended accordingly.

<ul style="list-style-type: none"> The hedges and verges are mentioned as being a feature of the village, but there is no particular mention of the importance of retaining and managing them. Currently they are cut far too frequently and harshly. Jolly Lane is misnamed in the report as it is called Long Lane and has been for many years. 	
---	--

LEATHERINGSETT (PUBLIC)	
Summary of Comments / Issues Raised (including page / paragraph number where indicated)	Council Response and Action / Recommendation
Anonymous (ref: L01)	
<ul style="list-style-type: none"> Key importance for me is retention of character and character development which enhances. Issues for most settings is traffic and through traffic which overwhelms distracting from appreciation for example in Letheringsett. Vehicle pollution destroys the facades of the buildings and the noise is all pervading. Increased development elsewhere contributes to increased traffic flow through these conservation areas. 	<ul style="list-style-type: none"> Agree. The impacts of high traffic levels are discussed at 7.3, 7.5 and recommendations at 8.3.7 within the document.

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Baconsthorpe

Conservation Area Appraisal and Management Plan

Final Draft for Adoption: April 2021

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PURCELL 

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How to Use This Document

For ease of use this document has been produced to be read on-screen as a PDF. It contains a series of features that make it easier to use and navigate between the sections.

Contents

The contents page allows users to navigate directly to the required section by clicking on the section heading. The first page of each section also has an individual contents page for navigation within that section.

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3.1 Early History
3.2 Medieval Heyday



3.1 EARLY HISTORY

Artefacts, such as flint axe heads and pottery, from as early as the Mesolithic period (10000-4001 BC) have been found around Blakeney. Bronze Age (c2350-701 BC) and early Saxon (410-1065 AD) barrows (burial mounds) are located on the Blakeney Downs, and there was probably a small settlement in the parish in the Roman period (43-409 AD).⁰⁵

Navigation

The buttons along the bottom of each page allow you to jump to a specific section. Once you've clicked on a section, it will turn bold so you know which section you are in.



You can also use the buttons in the top right hand corner to jump to the contents, appendices, or back to the page you were previously on.



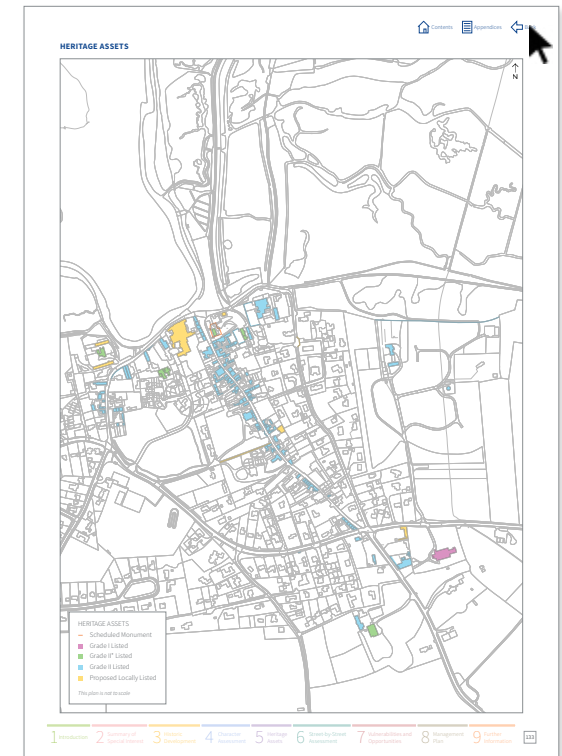
- Advertisements and other commercial signage may be subject to additional controls and/or require planning permission.
- Changing the use of a building (e.g. from residential to commercial) will require planning permission.

Plans



When you see this icon, click to see a full-sized version of the plan (located in [Appendix D](#)).

To return to the page you were previously on from the full-sized plan, click the back button in the top right hand corner of the page.

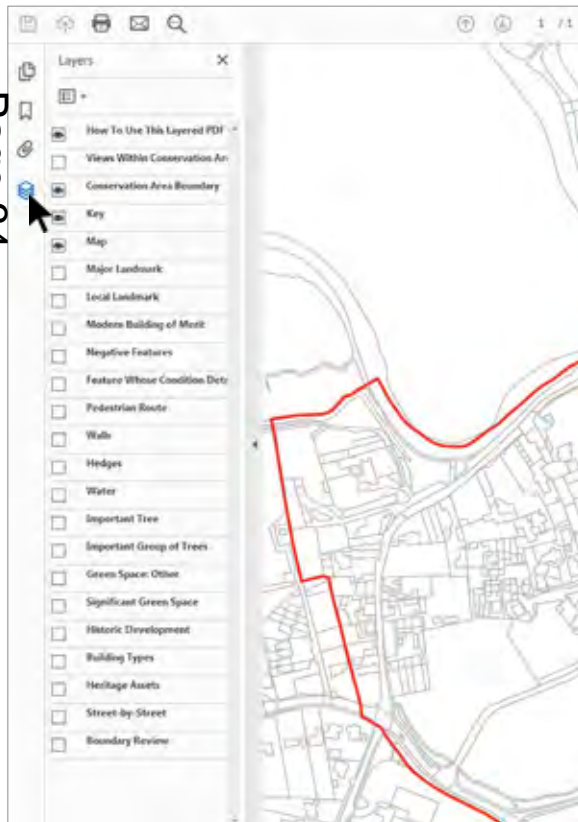


How to Use the Layered PDF in Appendix D


The PDF showing the full size plans is interactive. By switching the layers on and off you can view different elements of the conservation area analysis in context with each other. If your software does not have this capability, please view the separate PDF file of individual maps on the conservation area pages of North Norfolk District Council's website.

Opening the Layers Panel

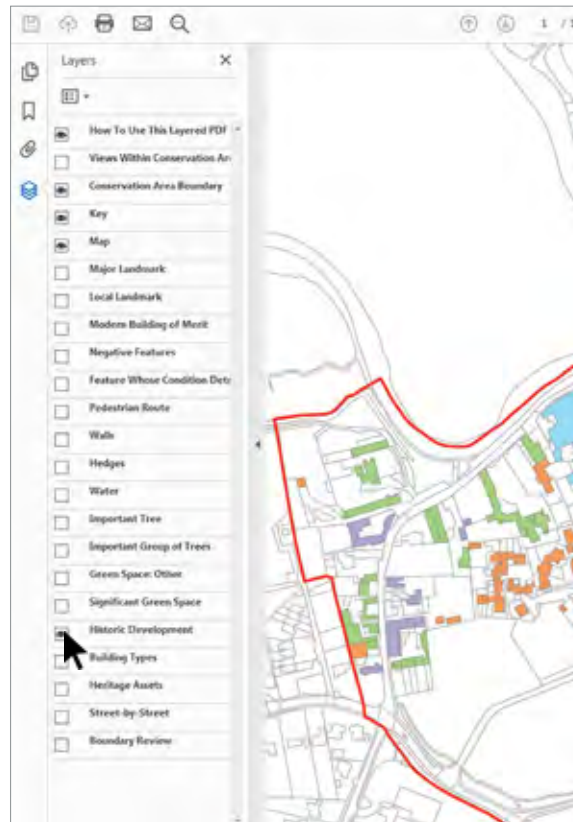
Click on the layers icon  to open the layers panel. This will bring up options for the different mapping elements that are available to view.



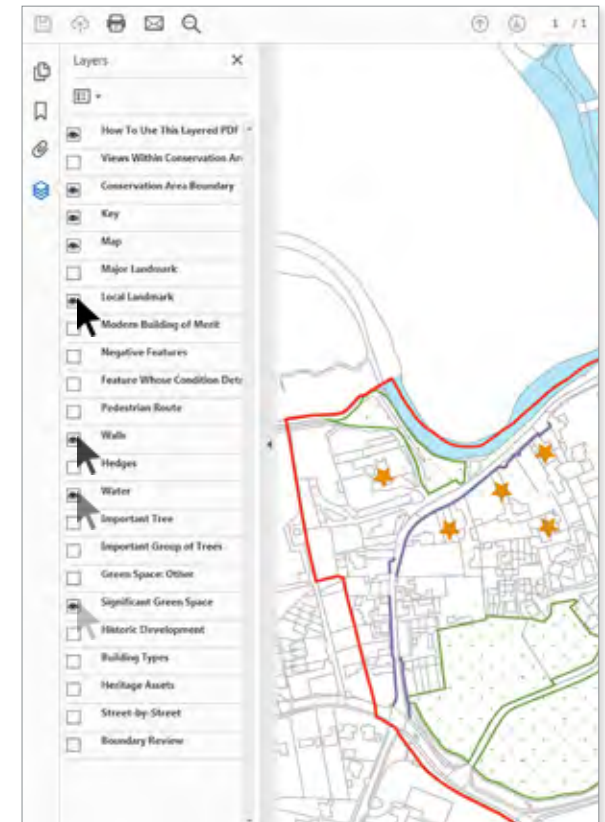
Viewing Different Layers

The map will initially show just the conservation area boundary. Click on your desired layer from the options listed. A small eye icon  will appear to indicate which layers you have switched on. You may need to switch some layers off to view others which sit underneath.

Switching on a layer to view that part of the map



Switching layers on and off as desired



Frequently Asked Questions

Conservation Areas

- What is a Conservation Area?
See [Section 1.2](#)
- What is the current boundary of the Conservation Area?
See [Boundary Map](#)
- Has the boundary of the Conservation Area been changed as part of this review?
See [Section 8.3.7](#)
- What is a Conservation Area Appraisal and Management Plan?
See [Section 1.3](#)
- How does the Conservation Area designation affect changes permitted to my property?
See [Section 1.4](#)
- What are my responsibilities in maintaining my property?
See [Section 1.4](#) and [Section 8.3.1](#)

Understanding your Property

- Is my property within the Conservation Area?
See [Boundary Map](#)
- What is the overall special interest of the Conservation Area?
See [Section 2](#)
- What characteristics of the built environment contribute to the special interest of the Conservation Area?
See [Section 4](#)
- How old is my property?
See [Historic Development Plan](#)
- Is my property a listed building?
See [Section 5](#), [Section 6](#) and [Audit of Heritage Assets](#)
- Is my property an adopted locally listed building?
See [Section 5](#), [Section 6](#) and [Audit of Heritage Assets](#)
- How does the natural environment contribute to the special interest of the Conservation Area?
See [Section 4.1](#) and [Section 4.2](#)
- What are the problems facing the Conservation Area?
See [Section 7](#)
- Where are there opportunities to enhance the Conservation Area's special interest?
See [Section 7](#)
- How can I understand my property better?
See [Section 9](#)

Making Changes

- Is there an overall vision for the conservation management of the Conservation Area?
See [Section 8.2](#)
- What characteristics do I need to consider when planning changes or development?
See [Section 4](#), [Section 6](#) and [Section 8](#)
- Does the Council have a design guide for new development?
See [Section 1.2](#)
- How should I approach repairs to my property?
See [Section 8.3.1](#)
- Can I replace my windows and doors?
See [Section 8.3.2](#)
- What alterations and extensions are appropriate to my property?
See [Section 8.3.2](#) and [Section 8.3.3](#)
- What characteristics should new development have within the Conservation Area?
See [Section 8.3.4](#), [Section 8.3.5](#) and [Section 8.3.6](#)
- How can I get advice about making changes to my property?
See [Section 1.5](#) and [Section 9](#)

Section 1

Introduction

This section gives an overview of the Baconsthorpe Conservation Area, provides information about what conservation area designation means and its implications for development, as well as outlines the consultation process that has been undertaken to prepare this Appraisal and Management Plan.

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Appendices

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- [1.1 Baconsthorpe Conservation Area](#)
- [1.2 What is a Conservation Area?](#)
- [1.3 The Purpose and Scope of the Conservation Area Appraisal and Management Plan](#)
- [1.4 What Does Designation Mean for Me?](#)
- [1.5 Pre-Application Advice](#)
- [1.6 Who Have We Consulted While Preparing this Plan?](#)
- [1.7 What Do These Terms Mean?](#)

1.1 BACONSTHORPE CONSERVATION AREA

The Baconsthorpe Conservation Area was originally designated on 28th February 1975. The designation starts at the western end at Pitt Farm, covering the length of The Street running eastwards. Long Lane, with fields either side, is included and School Lane across to the group of buildings at the crossroad with Plumstead Road and Church Road, which include St. Mary's Church and the Manor House. An extension eastwards encompasses Manor Farm House. More modern buildings on Stonefield Road and on the south side of School Lane are not included. Baconsthorpe Castle, which is historically linked to the village, lies outside the village to the north but is not included within the Conservation Area boundary.

WHAT IS A CONSERVATION AREA?

Definition of a Conservation Area

A conservation area is defined as an 'area of special architectural or historic interest the character of which is it desirable to preserve or enhance'.⁰¹

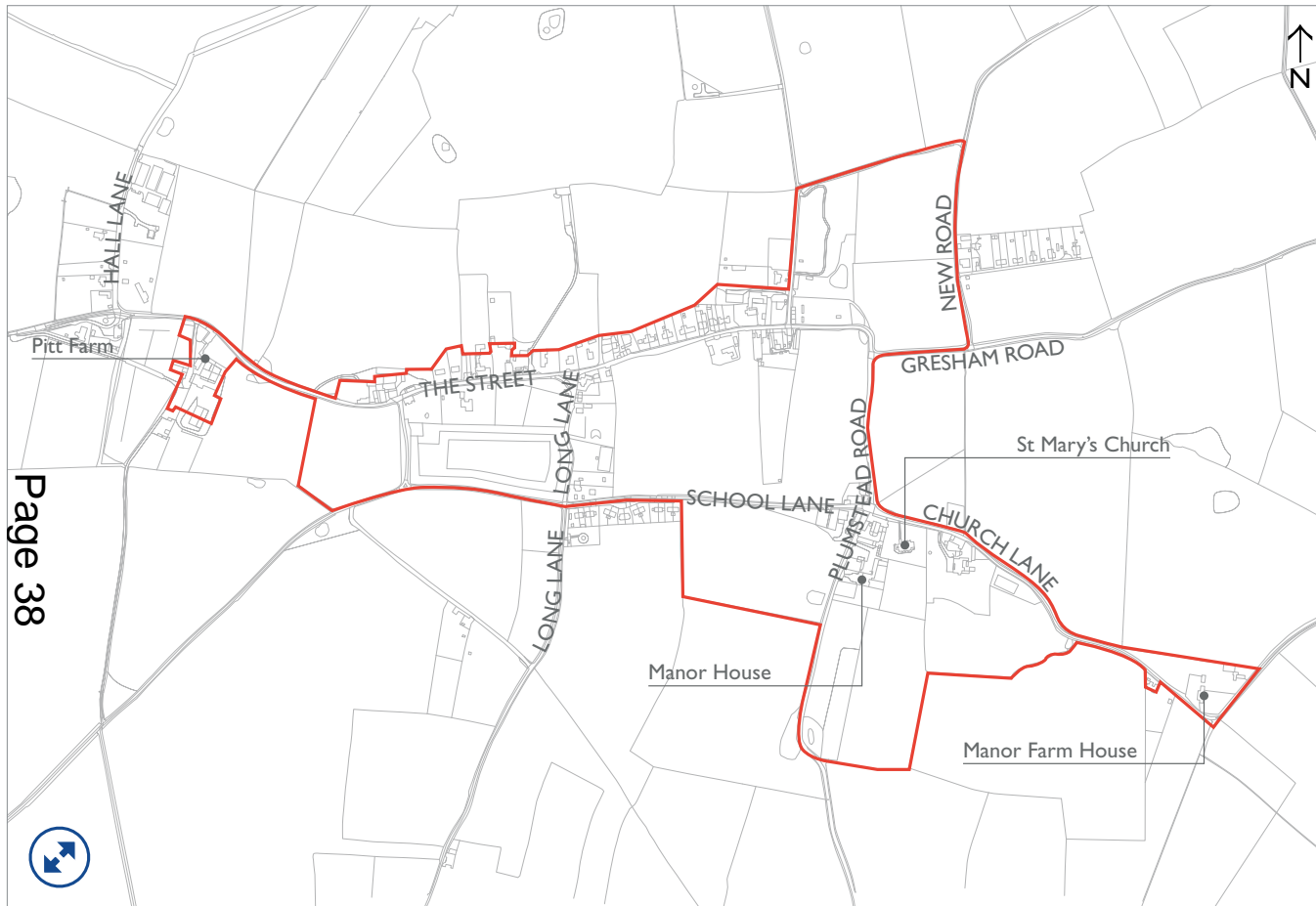
Designation of a conservation area recognises the unique quality of an area as a whole. It is the contribution of individual buildings and monuments as well as other features including (but not limited to) topography, materials, spatial relationships, thoroughfares, street furniture, open spaces and landscaping. These all contribute to the character and appearance of an area, resulting in a distinctive local identity.

The extent to which a building or group of buildings/ structures, positively shape the character of a conservation area comes from their street-facing elevations, the integrity of their historic fabric, overall scale and massing, detailing, and materials. Rear and side elevations can also be important, as can side views from alleys and yards or views down unto buildings in valleys or low-lying topographies.

If the significant qualities of a conservation area are retained and inappropriate alterations prevented, the benefits will be enjoyed by owners, occupiers and visitors to the place, including the ability to experience interesting and important heritage structures and places. It is therefore in the public interest to preserve the area for cultural appreciation.

Conservation Areas are governed under the *Planning (Listed Buildings and Conservation Areas) Act 1990* and the *National Planning Policy Framework (NPPF, 2019)* sets out the overarching requirement for local planning authorities to identify and protect areas of special interest. North Norfolk District Council's (NNDC) Local Development Framework (LDF, adopted 2008) sets out the council's policies for guiding development within the district. See this link for the latest heritage related policy: <https://www.north-norfolk.gov.uk/section/planning/planning-policy/>.

In addition to the policies contained within the LDF, NNDC has produced a Design Guide which includes guidance on appropriate alterations to historic buildings and within conservation areas. This guidance should be referenced when considering development within the Baconsthorpe Conservation Area and can be viewed here: https://www.north-norfolk.gov.uk/media/1268/north_norfolk_design_guide_adopted_2008_web.pdf.



Baconsthorpe Conservation Area Boundary Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.

1.3 THE PURPOSE AND SCOPE OF THE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

Understanding the character and significance of conservation areas is essential for managing change within them. It is therefore a requirement under the Planning (Listed Buildings and Conservation Areas) Act 1990 that all local planning authorities ‘*formulate and publish proposals for the preservation and enhancement*’ of conservations areas within their jurisdiction, and that these proposals are periodically reviewed.⁰² The proposals are normally presented in the form of a Conservation Area Appraisal and Management Plan, which defines and records the special interest of a conservation area, as well as setting out a plan of action for its on-going protection and enhancement.

Conservation areas may be affected by direct physical change by changes in their setting or in the uses of buildings or areas within them. A clear definition of those elements which contribute to the special architectural or historic interest of a place will enable the development of a robust policy framework for the future management of that area, against which applications can be considered.



Over time, conservation areas evolve and the characteristics which underpin their special interest may decrease in their integrity because of gradual alteration. It is therefore important to review and take stock of the character of a conservation area at intervals to ensure designation is still suitable and that the proper management of change is in place.

Often, conservation area boundaries have historically been drawn too tightly or include peripheral areas which do not contribute to an understanding of its character. Consequently, it is important to review the boundary and include/exclude buildings and spaces which do/not meet conservation area designation criteria.

This Conservation Area Appraisal and Management Plan therefore seeks to:

- ***Record and analyse the special interest of Baconsthorpe Conservation Area;***
- ***Recognise the designated and non-designated heritage assets which comprise the Conservation Area;***
- ***Identify issues relating to condition and pressures for change;***
- ***Identify opportunities for the enhancement of the Conservation Area;***
- ***Provide guidance and recommendations for the positive management, preservation and enhancement of the Conservation Area; and***
- ***Set out any proposals for changes to the Conservation Area boundary.***

Although this document is intended to be comprehensive, the omission of any building, structure, feature or space does not imply that the element is not significant or does not positively contribute to the character and special interest of the Conservation Area. The protocols and guidance provided in [Section 8 \(Management Plan\)](#) are applicable in every instance.

The assessments which provide the baseline information for this Conservation Area Appraisal and Management Plan have been carried out utilising publicly available resources and through on-site analysis from the public thoroughfares within the Conservation Area.

Definition of a Heritage Asset

The NPPF defines a heritage asset as: *A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).*



1.4 WHAT DOES DESIGNATION MEAN FOR ME?

To protect and enhance the Conservation Area, any changes that take place must positively conserve the character and special interest that make it significant. Statutory control measures are intended to prevent development that may have a negative or cumulative effect on this significance.

- Planning permission will be required to totally or substantially demolish buildings or structures (including walls, gate piers and chimneys). This will also need a heritage statement (sometimes called a heritage impact assessment) as part of the application.

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- The extent of permitted development (i.e. changes that are allowed without requiring consent from the local authority) may be restricted; for example, replacement windows, alterations to cladding or the installation of satellite dishes. Additional control may be sought through Article 4 Directions, which specifically remove permitted development rights.

- Trees with a diameter of 75mm or greater, measured at 1.5m from soil level, are protected. Any work proposed to these trees require permission from the local authority by means of a planning application. This allows the authority to determine whether a Tree Preservation Order (TPO) is necessary.
- Advertisements and other commercial signage may be subject to additional controls and/or require planning permission.
- Changing the use of a building (e.g. from residential to commercial) will require planning permission.

If you wish to carry out work within the Baconsthorpe Conservation Area your proposals will be assessed against Policy EN8 of the Local Development Framework and the NNDC Design Guide.

1.5 PRE-APPLICATION ADVICE

If you require tailored planning advice or need assistance regarding a specific development proposal, North Norfolk District Council offers a pre-application advice service.

Whatever the scale of development proposed, applying to the Council for pre-application advice will add value to the design quality of your scheme and it will help reduce potential uncertainty and delays by identifying any issues at an early stage.

Meaningful public consultation is also a critical part of this process and whilst responsibility for this lies with the applicant, the Council strongly encourages you to undertake consultation with the local community and stakeholders.

For further information regarding pre-application advice, please visit our website: <https://www.north-norfolk.gov.uk/tasks/development-management/pre-application-service/>.



1.6 WHO HAVE WE CONSULTED WHILE PREPARING THIS PLAN?

It is a statutory requirement under the *Planning (Listed Buildings and Conservation Areas) Act 1990* for conservation area guidance produced by local authorities to be subject to public review, including a public meeting, and for the local authority to have regard to any views expressed by consultees.⁰³

The Draft Baconsthorpe Conservation Area Appraisal and Management Plan was made available for public consultation across a six-week period between 1 February and 12 March 2021. This included the publication of the draft document on North Norfolk District Council's website with summaries of key information.

Other means of consultation carried out include:

- NNDC and Purcell met with the Friends of North Norfolk in March 2018 to discuss with them the content, scope and aims of the Appraisals.
- Review of a draft of the appraisal by Baconsthorpe Parish Council and comments to NNDC.

Comments on the Conservation Areas were invited through NNDC's website during 2020 and an email address provided to send comments.

- Local NNDC Members and Councillors were contacted to inform them of the Appraisal process and to invite comments on the Conservation Areas.

1.7 WHAT DO THESE TERMS MEAN?

There are words and phrases used in relation to the conservation of the historic environment that have a specific meaning in this context. An explanation of some of the most used terms can be found in the Glossary in [Appendix B](#).

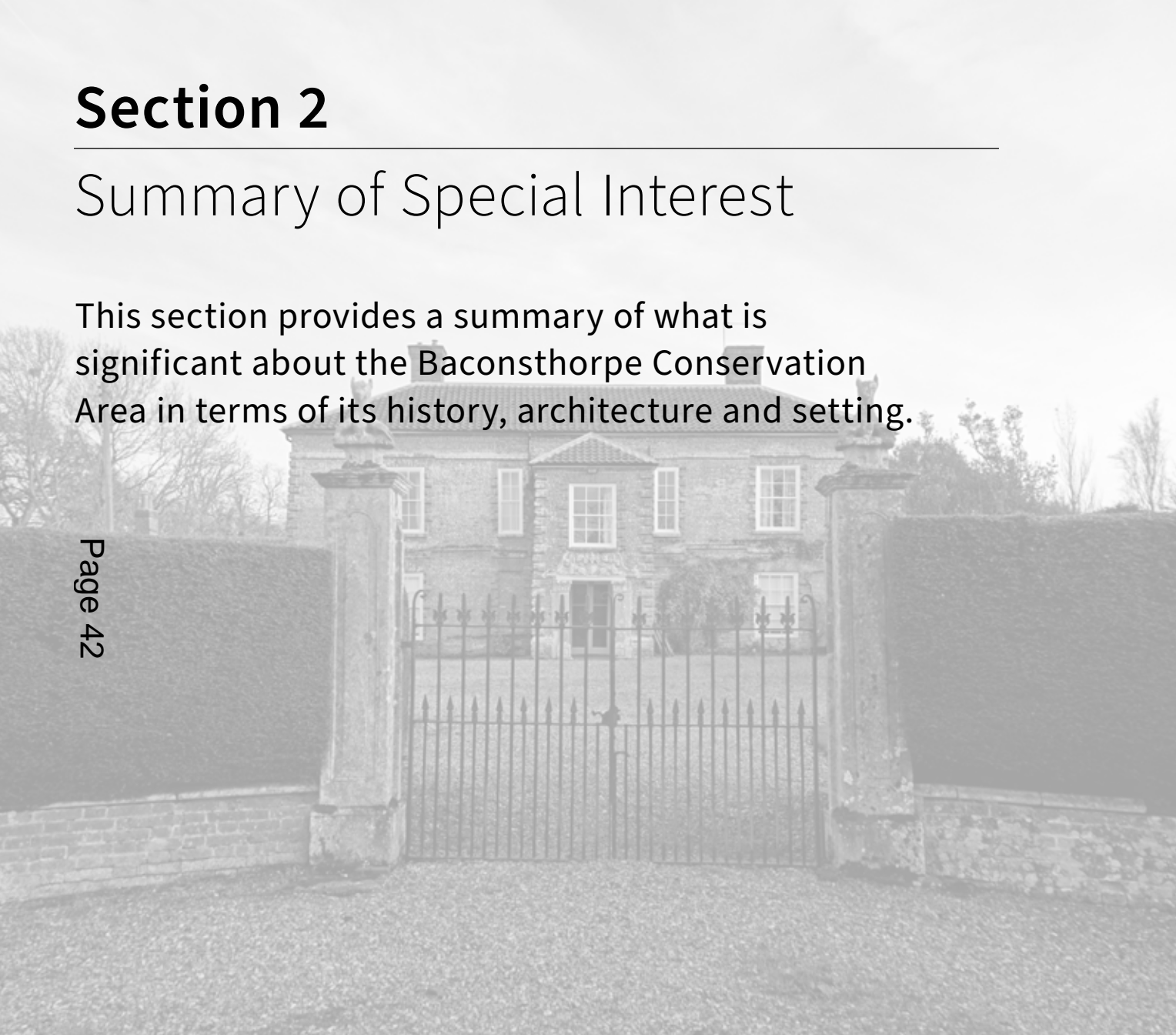


Section 2

Summary of Special Interest

This section provides a summary of what is significant about the Baconsthorpe Conservation Area in terms of its history, architecture and setting.

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2 Summary of Special Interest



Baconsthorpe has a long history, with human settlement dating from the Neolithic period. The village was recorded in the Domesday Book of 1086 and has remained a small agricultural settlement. It has some important historical connections. Firstly, its name is derived from the Bacon family who owned the two local manors from the thirteenth to seventeenth century. The village also has a very strong historical link with Baconsthorpe Castle, which is located to the north of the Conservation Area. This was built in c1460-86 by the Heydon family, who had purchased part of one of the manors from the Bacons. The gatehouse of the Castle, which had been converted to Baconsthorpe Hall in the seventeenth century, was in use until 1940 when it was handed over to the Ministry of Works (now owned by English Heritage).

Several of the buildings within the Conservation Area are several hundred years old, such as the church which is thirteenth/fourteenth century on Saxon foundations or the sixteenth century farmhouse and buildings at Pitt Farm. A few are recognised as particularly important through national Listing, while others have been proposed as Locally Listed Buildings as part of this Appraisal because of their age or historical associations.

The character and appearance of the Baconsthorpe Conservation Area derives from its vernacular buildings and rural setting. The buildings are generally small in scale and have a consistent palette of traditional materials, including flint, red brick and red clay pantiles. The few grander buildings are the exception to this, with, for example, St. Mary's Church and the manor house being larger in scale and featuring stone. The latter, as well as the Rectory, are designed in the more fashionable Georgian style, representing the wealth and influence of their owners in contrast to the modest cottages and farm buildings elsewhere.

The village is predominantly residential, with a few exceptions, such as the village hall, formerly the school, and the church. There are also several farms in the village, which are still in agricultural use but often have some buildings sensitively converted into residential use.

The setting of the Conservation Area is a key part of its character. The built development within the Area is dispersed in small groups of buildings or farmsteads. Between these are open fields which bring the countryside setting into the village itself, giving it a particularly rural and agricultural character. These open fields are also important in allowing views across open spaces to groups of buildings or landmarks, such as the Castle ruins to the north or the tower of St. Mary's Church. The streetscape of the Conservation Area is also very rural with soft green verges, minimal road markings and signage, and many mature trees and hedges creating a very green appearance.



Section 3

Historic Development

This section describes the history of Baconsthorpe and discusses how the settlement pattern has developed over time.

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[3.1 Introductory Summary](#)

[3.2 Early History](#)

[3.3 Medieval](#)

[3.4 Sixteenth and Seventeenth Centuries](#)

[3.5 Eighteenth Century](#)

[3.6 Nineteenth Century](#)

[3.7 Twentieth Century](#)

3.1 INTRODUCTORY SUMMARY

Baconsthorpe was recorded in the Domesday Book of 1086, with evidence of even earlier settlement dating to the prehistoric and Roman periods. The small settlement historically comprised the linear development of small terraces and farms around The Street and the cluster of development around the church, Manor House and later the Rectory. Baconsthorpe remained sparsely populated until the second part of the twentieth century when the settlement was expanded with modern bungalows and semi-detached houses, which were built along The Street to provide further residential accommodation.

3.2 EARLY HISTORY

Human settlement in the area may date from the Neolithic period, with evidence of human activity illustrated by finds comprising an axe and a scraper. The area bears some evidence of settlement during the Bronze Age through the cropmarks of a Bronze Age ring ditch and the find of a socketed axe. There is ample evidence of Roman settlement at Baconsthorpe, particularly in the north of the parish: the recovery of building material and pottery near Baconsthorpe Hall (immediately to the south of the castle, the converted castle gatehouse, today in ruins) suggest the presence of a Roman villa and similar finds near the Bronze Age barrow may represent another Roman settlement. Roman coins found dating to 271AD have also been found in the north of the parish.

In the 1086 Domesday survey, Baconsthorpe is called Thorpe, which 200 years later, under the ownership of the Bacon family, became Baconsthorpe. In 1086 Thorpe had nineteen recorded households listed under two owners, Roger Bigot and Robert Gernon; the names of tenants prior to 1066 were also listed showing there was a settlement here before the Norman invasion.⁰⁴ After Domesday, both manors were possessed by the Norman, Grimwald, ancestor of the family of the Bacons.⁰⁵ The Bacon family owned Baconsthorpe from around the thirteenth century until the seventeenth century. In 1381 Sir Roger Bacon became notable for his role in the Peasants' Revolt, where he sided with the peasants in their struggle for better conditions.

3.3 MEDIEVAL

The church of St. Mary dates to the fourteenth century, although some parts of the thirteenth century building survive in the chancel and stand on Saxon foundations.

The head manor house pre-dates Baconsthorpe Castle and dates back to pre-1480; it was located in the south of the Conservation Area, which now forms the site of the later eighteenth century Manor House on Plumstead Road.⁰⁶ A secondary manor, called Wood Hall, probably stood on the site of the castle. Both of these manors belonged to the Bacon family.⁰⁷

William Heydon bought half of Wood Hall Manor in the early-fifteenth century but it was his son, John Heydon,

who rose to prominence during the Wars of the Roses and began the construction of Baconsthorpe Castle (to the north of the Conservation Area) in c.1460. John Heydon most probably built the tower (the great inner gatehouse) at least.⁰⁸ He also built the Heydon Chapel in Norwich Cathedral where he was buried. His son, Sir Henry Heydon, completed the construction of the castle by 1486. Sir Henry married Anne Boleyn's great aunt (also called Anne Boleyn) and rebuilt Salthouse Church.⁰⁹ The castle's moat and lake was fed by the River Glaven, which lay in close proximity.

3.4 SIXTEENTH AND SEVENTEENTH CENTURIES

The next two generations of Heydons, who held power in the early and mid-sixteenth century, were conscientious landlords and established a profitable sheep trade. Sir John II converted the east service range of Baconsthorpe Castle to a wool processing 'factory' and the surrounding manors were farmed as a prosperous sheep run.¹⁰ The building's fabric bears witness to the sheep trade; there are traces of a turnstile, for example, which may have functioned to admit sheep for shearing, against the northern room of the long range.¹¹ Sir Christopher I added the unfortified outer court and outer Gatehouse to the castle. The stone-dressed barn at Hall Farm, which is 35 metres west of Baconsthorpe Hall, dates to the sixteenth century; this is now in use as a cattle shed and milking parlour. Upon his death in 1579, Sir Christopher I had accumulated huge debts.



The early-seventeenth century saw the decline of Heydon prosperity and various lands were sold off by the next few generations by Sir William Heydon and his son Sir Christopher II. In the early-seventeenth century, the latter narrowed the front moat and dismantled and rebuilt parts of the castle, giving the castle a more domestic character. During the Civil War, the Heydons were Royalists, whilst many of their neighbours were Parliamentarians. By the mid-seventeenth century most of the buildings on the moated site were demolished, the outer walls dismantled and materials sold off to nearby estates such as Felbrigg.¹² After the demolition, the outer gatehouse, to the south of the main castle site, was converted for use as a dwelling, known as Baconsthorpe Hall. A doctor named Zurishaddai Lang bought the estate in 1690 and he and his successors lived in the gatehouse dwelling until c.1920 when one of the turrets fell in.



The outer gatehouse, Baconsthorpe Castle, J. Page, 1781 (Norfolk Heritage Centre)

The following print dating shows the outer gatehouse of the castle in 1781, which following the dismantling of the castle had been converted to a dwelling house. The engraving shows a three-storey porch, which replaced a front gate-arch during the conversion (this was in turn removed in the nineteenth century and replaced with the current Jacobean-Gothic style front door).

3.5 EIGHTEENTH CENTURY

Half of the church tower collapsed in 1739, damaging the nave roof and the font. Repairs were made to the nave immediately using money from selling two bells, but the rest of the church remained in a ruinous state until the tower was restored in 1788, funded by Rev. William Hewitt, rector of Baconsthorpe.¹³

One of the earliest maps of Norfolk by William Faden, dating to 1797, shows a settlement at Baconsthorpe sitting within the hundred of Erpingham. The main development, in the form of detached buildings and farms, lines The Street. There is also a small cluster of development near the church (St. Mary's) on Church Lane, which lies roughly parallel to The Street. Baconsthorpe Hall lies out on a limb to the north of the main settlement; its importance is indicated by the representation of a house and the inscriptions bearing the name of the house and the owner, Zurishaddai Girdlestone Esquire. This Girdlestone was named after his godfather John Lang's father Dr. Zurishaddai Lang who had bought the estate in the late-seventeenth century.



Faden's Map of Norfolk, 1797 (Norwich Heritage Centre)



Many of the historic buildings in Baconsthorpe date to the eighteenth century at least, including a good proportion of the farmhouses and their outbuildings. Other eighteenth century buildings include the White House on The Street and the façade of Manor House Farmhouse, which has an earlier core dating to 1635. The Manor House was rebuilt in the eighteenth century by the Newman family, whose coat of arms is above the door, and retains an earlier core dating to the sixteenth century, which had in turn replaced the pre-1480 manor house.



The Manor House

3.6 NINETEENTH CENTURY

The pebble, flint and brick former school was built in 1816 for the children of Baconsthorpe and Hempstead; the building, which sits on Church Lane at its junction with Plumstead Road, was funded by public subscription.



The former school building



An estate map dating to 1833 shows the estate of Hudson Gurney in Bodham and Baconsthorpe. The Gurney's, who owned the neighbouring Hempstead Estate, had acquired Baconsthorpe Hall in 1801 and owned land across the east side of Baconsthorpe, namely the area around the church including the Manor House, and the fields and plantations to the north-east towards Bodham, which is shown on this map. The various fields and plantations are named, and their acreage recorded.



1833 map of the estate of Hudson Gurney in Bodham and Baconsthorpe (Norfolk Record Office: MC 662/4)



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The Tithe Map of Baconsthorpe Parish, dating to 1839, provides a more detailed representation of the layout and land ownership across the whole of Baconsthorpe. The Street comprised a number of farmhouses with outbuildings arranged around yards; several of these farm buildings had been added since the late-eighteenth century. The small population of buildings around the church at the junction between Plumstead Road and Church Lane had also grown; the Rectory had been built to the east of the church, for example. Baconsthorpe Hall was shown in further detail with a carriageway sweep, a formal garden, an ancillary (probably stable) range and an orchard. The major landowners were J. Thruston Mott of Barningham Hall and Hudson Gurney, who owned Baconsthorpe Hall. The former had an estate at Bodham, Baconsthorpe, Hempstead, Sheringham and Beckham from the early-nineteenth century. Smaller landowners included Mayor Thomas and Lady Suffield.



Tithe Map, Parish of Baconsthorpe, 1839 (Norfolk Record Office: DN/TA 516)

The Methodist Chapel was built in 1844 on The Street. The medieval parish church was restored in 1868; this involved the renewal of much woodwork and the pews which replaced the early eighteenth-century box pews.

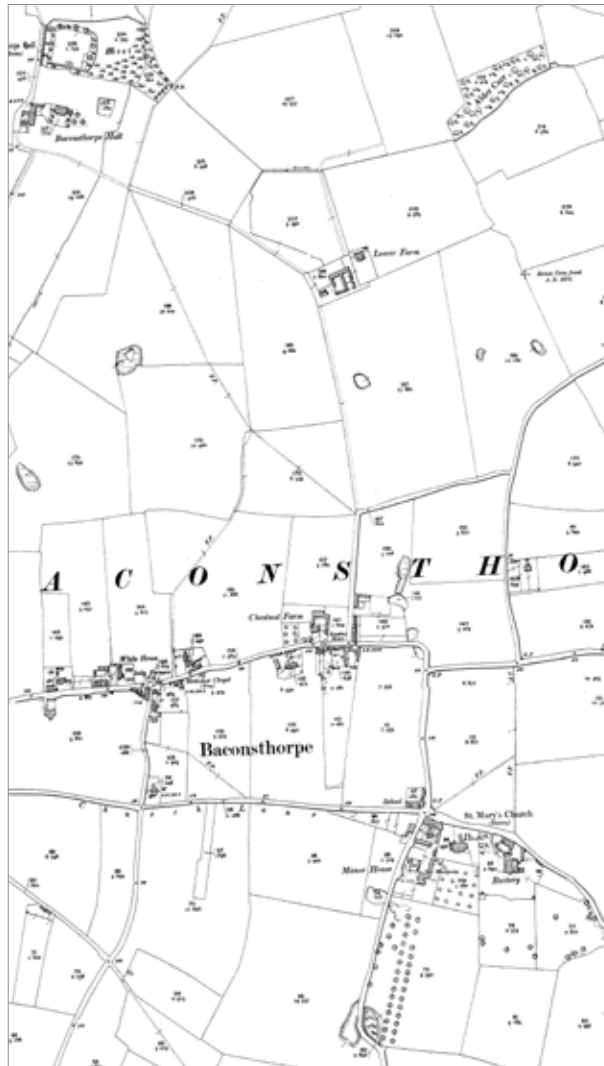
The first OS map shows the historic layout and extent of development in Baconsthorpe in the 1880s. The following buildings were all present on the Tithe Map. However, the annotation provided by the 1880s OS map is useful in detailing the names and positions of landmark buildings. Labelled buildings include: The White House, the Jolly Farmers Public House, the Methodist Chapel, Chestnut Farm along The Street; Church Lane features the school, St. Mary's Church, the Rectory and the Manor House on Plumstead Road. Since the Tithe Map, the outline of Baconsthorpe Hall appears to have been altered and the outbuilding range extended. The old moat shown to east of the main castle remained. Further buildings had been added to Long Lane and the Rectory had been extended.



1881-1887 1: 2,500 OS map, © "Crown Copyright and Landmark Information Group Ltd" (All rights reserved, 2019)



There were almost no developments at Baconsthorpe in the late-nineteenth century, except the beginnings of a new road (Stonefield Road) off New Road, which featured a semi-detached pair of houses (just outside the Conservation Area), and a few new outbuildings to the rear of houses.



1905-1906 1:2,500 OS map, © "Crown Copyright and Landmark Information Group Ltd" (All rights reserved, 2019)



3.7 TWENTIETH CENTURY

The following, undated photographs probably date to the turn of the century and show the streets of Baconsthorpe before they were properly surfaced. The buildings are characterised by flint cobbles with brick dressings. The first shows the former school, which opened in 1816. The building, despite its modern change of use to a village hall, appears unchanged apart from the loss of a chimney stack. The entrance to the building behind the school has since been converted to a window and the same building has lost one attic dormer. The second photograph shows a terraced row at the east end of The Street looking east, whilst the two furthest houses are recognisable, the two closest have been substantially altered through modern rendering over original flint, removal of historic sash windows and a shopfront and their replacement with insensitive uPVC units.



The former school shown in c.1900 (Norfolk Heritage Centre: C/BAC)



The former school in 2019



Terraced houses on The Street in c.1900 (Norfolk Heritage Centre: C/BAC)



The same row of terraced houses in 2019

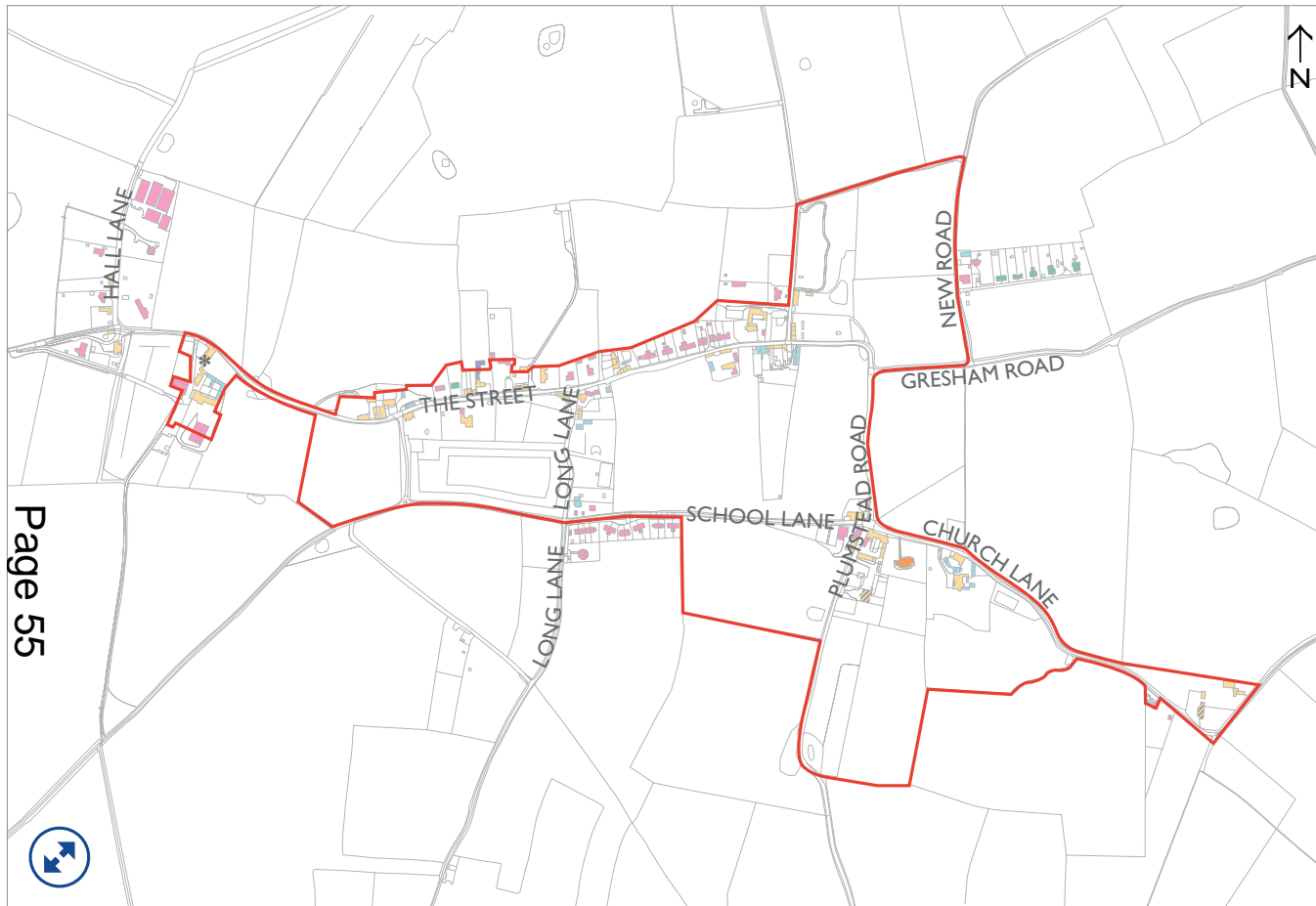


During the Second World War, Baconsthorpe was bombed in 1941 and 1942, demolishing sections of the Rectory. During the restoration, heraldic glass from the windows of Baconthorpe Castle were inserted into the south aisle of the church.

In 1940, John Thruston Mott's descendant, Mr Charles Mott-Radclyffe, handed management of the castle ruins to the Ministry of Works. Following the war, overgrown ivy and vegetation was removed and the stonework consolidated and surveyed before being open to the public. In 1972, the wide mere to the east of the castle was dredged and reflooded and further archaeological excavations were carried out. Today Baconsthorpe Castle is managed by English Heritage and is protected by Grade I and Grade II listing and as a Scheduled Ancient Monument.

Whilst there were minimal changes in Baconsthorpe in the early-twentieth century, the latter half of the century saw the expansion of residential accommodation most notably along the north side of The Street where a number of semi-detached houses and bungalows were built between Ash Tree Farm and Chestnut Farm. Just outside the Conservation Area, a series of semi-detached houses were added to the south side of Church Lane. The water tower was added behind these houses at some point between 1957 and 1972.

The Methodist Chapel was closed in 1958 and the Methodist Church sold the chapel in 1982 when it was converted for use as a dwelling. The school closed in 1983 and the building became the Village Hall.



Historic Development Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.

KEY

- Conservation Area Boundary
- 13th and 14th Century Church Fabric
- ▨ 16th and 17th Century Fabric
- * The style of one existing window in this building suggests that it could date from the 16th or 17th century
- Pre-1839
- 1839 to 1881/87
- 1881/87 to 1905/06
- 1905/06 to 1957
- 1957 to Present

This plan indicates the age of the existing built fabric of the main buildings and structures in Baconsthorpe. It is mostly based on a comparison of historic maps with limited verification through viewing of the existing building from the street. Some buildings may have been constructed in phases but generally only the main phase is shown here. Some buildings may have been partially rebuilt or substantially repaired since they were first built but their footprint was unchanged and so the change is not obvious in map comparisons. Where this is the case, generally the building is coloured for the earliest date that it appears on the map.



Section 4

Character Assessment

This section describes the elements of the Baconsthorpe Conservation Area that contribute to its setting, architecture form, street pattern and townscape character.

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[4.1 Location and Topography](#)

[4.2 Setting and Views](#)

[4.3 Townscape, Spatial Analysis and Greenery](#)

[4.4 Architecture](#)

4.1 LOCATION AND TOPOGRAPHY

The Baconsthorpe Conservation Area boundary covers most of the village of Baconsthorpe, along The Street, Long Lane, Plumstead Road, Church Lane, and School Lane. Residential buildings lie along The Street, Long Lane and School Lane, while at the junction of Plumstead Road and Church Lane is St. Mary's Church, the large rectory and the Manor House for the village. At the east and west end of the Conservation Area are farm complexes: Manor Farm House and Pitt Farm. The Conservation Area also covers several fields adjacent to the lanes and between the built-up parts of the village. Baconsthorpe is located about 3.5 miles south-east of Holt and about 20 miles north-west of Norwich. The village of Hempstead lies about 1 mile to the west. The land in Baconsthorpe is relatively flat, though slopes gently up to the north-west and south.

Baconsthorpe is located south-east of the North Norfolk Coast Area of Outstanding Natural Beauty (AONB) and the marshland coast to the north that forms part of the North Norfolk Coast Site of Special Scientific Interest (SSSI), which constitutes one of the largest undeveloped coastal habitats of its type in Europe.¹⁴ Policies for the management of the AONB are contained within the AONB Management Plan, prepared by the Norfolk Coast Partnership. It includes objectives and policies relating to the built and historic environment, which should be referenced when planning change in the area: <http://www.norfolkcoastaonb.org.uk/partnership/aonb-management-plan/377>.



Location Plan. Base map © Google Earth.
This plan is not to scale.

KEY

- Norfolk Coast Area of Outstanding Natural Beauty
- North Norfolk Coast Site of Special Scientific Interest
- Edgefield Little Wood Site of Special Scientific Interest



4.2 SETTING AND VIEWS

Definition of Setting

The setting of a conservation area provides its physical context, reflecting the landscape character around it. Setting is made up of several elements beyond just topographical or natural parameters; it is also made up of sounds, smells, environmental atmosphere and the way people move around it and experience. It can contribute both positively and negatively to the significance of a site and can provide evidence of the historic context of a place. Views also form part of the contribution to the setting of conservation areas. They may include views from, to, within or across an area, taking into consideration the area's surroundings, local topography, natural and built features, and relationships between buildings and spaces.

The Importance of Views

The assessment of views within the setting of heritage assets is an important part of establishing its heritage value. A view may be significant for a number of reasons: it may clearly show a key building or group of buildings, it may show the relationship of one heritage asset to another or to the natural landscape, it may illustrate the unplanned beauty of a village-scape, it may tell the narrative of how a place has evolved over time, or it may show how a view has been deliberately designed. Views can be static or may change as a viewer moves through a place. They may be short or long range, or look across, through, to or from a heritage asset.

The landscape setting of Baconsthorpe is a key part of the character of the village. This is described below, together with a discussion of views of the Conservation Area. The view photographs included in this Appraisal are a representative selection. The omission of any view imagery here does not mean that they have no value.

4.2.1 Surrounding Landscape

Baconsthorpe is surrounded on all sides by large open fields, in use both as pasture and arable. Fields are lined with dense hedges and mature trees, though there are breaks in the boundaries which allow views out across the wide landscape. The fields within the Conservation Area boundary are a continuation of the surrounding landscape, bringing the green farmland within the village itself.

In the surrounding landscape are a few further farms and the Hare and Hounds Inn to the west of the Conservation Area. To the north are the ruins of Baconsthorpe Castle and Baconsthorpe Hall, with the surviving sixteenth century barn adjacent.



Wide open fields in the setting of Baconsthorpe



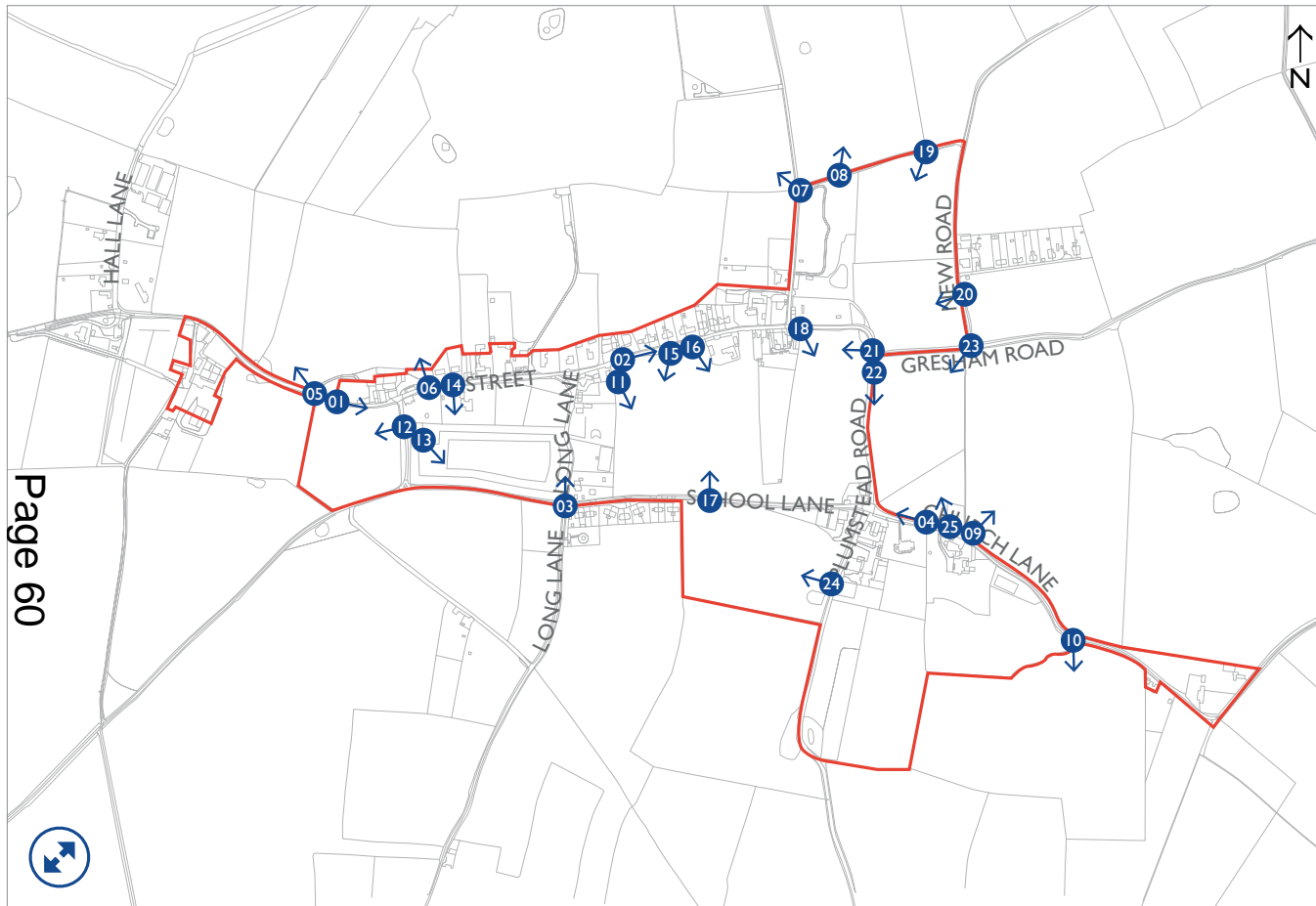
Baconsthorpe Castle

4.2.2 Views

Views in Baconsthorpe fall into three different categories. Firstly, when travelling around the village there are views along roads and lanes which are framed on either side with buildings or hedges either side of the road (Views 1-4). These can be fairly enclosed and then open up at junctions or to the fields beyond where there are no hedges.

Looking out of the Conservation Area there are a number of views which take in the surrounding agricultural landscape in all directions (Views 5-10). These views feature wide open fields lined with trees and hedges, with wide skies above. From New Road glimpses of the Castle are possible (View 7), providing a visual connection to the village. From a gap in the hedge on Plumstead Road it is just possible to see the tower of the church of St. Michael in Plumstead village (View 10).

Within the Conservation Area, important views are also afforded across wide open fields (Views 11-25). However, these often also include views of other buildings within the Conservation Area, connecting the disparate groups of buildings. The church tower and water tower are key features in these views, being seen from several places including New Road, Gresham Road and The Street. Looking north from School Lane, buildings on The Street are visible (View 17). Pitt Farm can be seen in views from the narrow lane parallel with Long Lane to the west (View 12). These views help to orientate the viewer around the dispersed village through visual references to key buildings.



Views Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.



View 01

View looking east along The Street, showing buildings and hedges framing the edge of the road



View 02

View looking east along The Street with historic and 20th century buildings drawing the eye along the road



View 03

View looking north along Long Lane showing sense of enclosure the hedges and winding lanes create



View 04

View looking west on Church Lane towers buildings at the junction with Plumstead Road





View 05

View looking north-west from The Street across fields to buildings on Hall Lane (outside the Conservation Area)



View 06

View looking north from The Street showing a glimpse through to the surrounding agricultural landscape



View 07

View looking north from within the Conservation Area boundary towards Baconsthorpe Castle





View 08

View north from New Road across agricultural land, with Baconsthorpe Castle glimpsed in the distance



View 09

View north from New Road across surrounding agricultural land



View 10

View looking south from Church Lane towards the tower of the Church of St. Michael in Plumstead





View 11

View looking south-east from The Street across a field within the Conservation Area boundary to houses on School Lane



View 12

View looking west towards buildings on The Street (right) and Pitt Farm



View 14

View looking south-east from The Street of the water tower



View 13

View looking south-east from a lane perpendicular to The Street of the water tower



View 15

View looking south from The Street of the water tower and buildings on School Lane



View 16

View looking south-east from The Street of the church tower





View 17

View looking north from School Lane across a field towards buildings on The Street



View 18

View from The Street looking south-east towards the church tower





View 19

View looking south from
New Road across fields to
the church tower





View 20

View looking south-west across fields to the church tower, water tower and buildings on The Street



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View 21

View looking west from Plumstead Road to buildings at the east end of The Street



View 22

View looking south on Plumstead Road towards the church tower



View 23

View looking south-west from Gresham Road across a field to the church tower and water tower



View 24

View looking west from Plumstead Road across fields to the water tower



View 25

View looking north-west from Church Lane across a field to buildings on The Street





4.3 TOWNSCAPE, SPATIAL ANALYSIS AND GREENERY

4.3.1 Street and Plot Patterns

The roads in Baconsthorpe are set out in a rough grid form, with lanes running around the edges of fields. The buildings in the village have always been quite dispersed. There is a small 'centre' around the Plumstead Road and Church Lane junction, where the principal buildings are located: St. Mary's Church, the Manor House and Rectory, as well as the former National School (now the village hall). These buildings are in larger garden/graveyard plots.

Historically, other buildings were scattered mainly along The Street. There are several historic farm complexes along here, as well as on Church Lane, which typically have a farmhouse with surrounding barns. The large barns are often situated up against the edge of the road, though not always, as at Pitt Farm where the huge barns are located set back behind the house. Pitt Farm and Manor House Farm are set at outlying edges of the Conservation Area.

There are other clusters of historic cottages around the junction of The Street and Long Lane, and along the eastern end of The Street. These are either detached or set in short terraces. Modern houses, either detached or semi-detached have infilled plots between the historic houses along The Street, plus two rows of semi-

detached houses have been added on the south side of School Lane and on Stonefield Road (both outside the Conservation Area boundary).

Houses typically have small gardens to the rear, though more modern houses also have front gardens. As mentioned, there are large fields located between groups of buildings, meaning there are several groupings of buildings which form the village which feels as though it is set within the rural agricultural landscape.

4.3.2 Boundary Treatments

There are few formal boundary treatments within Baconsthorpe. Most boundaries are marked by hedges or trees, or by low banks of grass up to the adjacent fields.

Some of the grander houses or larger farms have red brick and flint walls, some with metal or timber gates. These vary in height. The grandest of the walls is at the Manor House, where a tall red brick wall curves inward to a pair of stone gateposts topped with griffin statues (a reference to the crest of the Newman family who held the manor in the late-17th/early-18th century). These have a pair of decorative metal gates. The gates are Grade II listed. The gate posts to the churchyard also have an interesting design, with red brick quoins and pyramidal tops.

There is the occasional small section of timber picket or post and rail fence, which are suitable for the character of the Conservation Area. A small number of close boarded, chicken wire or concrete post and steel pole fences are less appropriate.



Brick and Flint wall with decorative metal gate to Ash Tree Farm



Hedges lining roads are a common feature



Gates to the churchyard



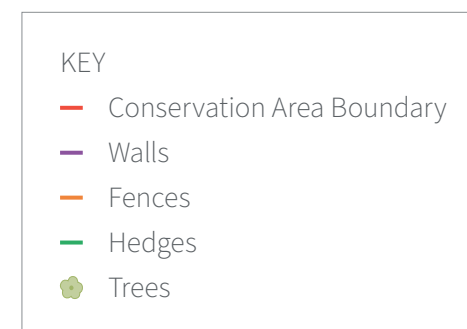
Grade II listed gates to the Manor House



Low brick and flint wall on The Street



Concrete post and steel pole fence, which is not in keeping with the character of the village



Boundary Treatments plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.



4.3.3 Public Realm

There are limited formal public realm features in Baconsthorpe, consistent with its character as a rural village. Road surfaces are tarmac with no pavements. There are limited road markings, restricted to white lines at junctions. Grass verges are either side of road, in most cases relatively narrow, though some lead up to form small banks bounding fields. Driveways and paths to houses are almost all gravel which retains the soft, unmanicured character of the area. A parking area at the junction of The Street and Long Lane is also gravel. The car park at the playground is laid to tarmac and is fairly utilitarian.

Street signage is varied but relatively limited. There are some standard signs, particularly around the School Lane/Plumstead Road junction which is near the playground and therefore clearer signage is needed to warn vehicles of the possibility of children playing. Road name signs are sometimes traditional black and white painted metal signs affixed to the sides of buildings or freestanding black and white signs between two black upright posts. Finger post signs are also used at junctions, which are a traditional form that complement the Conservation Area. In one place on The Street, where the road narrows, reflective bollards have had to be installed.

Except for one at the playground car park, there is no street lighting within the village, again contributing to the rural character, as well as preserving the dark night skies of the region. There are wooden telegraph poles throughout the village which are somewhat visually intrusive, though not too prolific.

Around the junction with Long Lane and The Street are a few public realm features. There is a traditional red post box, a pleasant timber bench and a brown stained timber bus shelter with a white painted parish notice board affixed to the outside. The shelter is looking somewhat tired in its condition. Another small post box is located on Stonefield Road (just outside the Conservation Area boundary).

The playground on School Lane has modern play equipment in good condition. An octagonal timber shelter, stained brown and with asphalt roof tiles, is located in the playground and would be an attractive feature, though has suffered from damage with some side panels lost or broken.

Lastly, there is an interpretation sign in the churchyard which is modern and clear. It interprets the church and castle, showing a walking route between the two.



Bus shelter and post box at the corner of Long Lane



Bench at the junction of The Street and Long Lane



Post box on Stonefield Road



Standard road signs near the playground



Modern road sign in a traditional style



Metal road sign affixed to a wall



Modern play equipment in the playground



Shelter in the playground

*Interpretation sign in the churchyard**Tarmac car park at the playground*

4.3.4 Open spaces, Trees and Vegetation

The only formal public open space is the churchyard, which is filled with historic stone gravestones, with informal grass and a gravel path up to the church itself. A small modern cemetery on the north side of Church Lane (just outside the Conservation Area boundary) is bound by hedges and has a small bench.

Private gardens are generally quite informal, though the garden to the Manor House has much more formal hedges and lawns consistent with its grander scale. There is also an attractive knot garden to the front of Ash Tree Farm, which contributes significantly even though it is in contrast to the surrounding rural character because it is a high quality, carefully crafted and maintained piece of landscaping that harks back to a traditional form of garden.

Some allotment gardens are located in the north-eastern portion of the Conservation Area. The playground is laid with grass.

Otherwise, as previously mentioned, open fields between groups of buildings in the Conservation Area play a key role in creating its character and providing a sense of space and connection with the surrounding agricultural landscape.

Mature trees are often interspersed within hedges along boundaries. They are also located in small groups in private gardens. These are mainly deciduous, though there is one example of a fir tree on the corner of The Street and Long Lane which is rather incongruous. Trees are generally not that large, though there are some bigger and older looking trees around the area of the church. Hedges forming boundaries also contribute to the green character of the Conservation Area.

Trees within the Conservation Area are protected and prior notice is required for any works to them.

There are a few small ponds located throughout the Conservation Area which add interest where they are visible, though often they are overgrown.

Pitt Farm operates the Baconsthorpe Meadows campsite, in fields to the west of the farm buildings. There are hedges delineating the camping areas and some small huts and buildings for WC facilities etc, though generally these are not visible from the road. Another campsite, the Soul of Norfolk, is located to the south of the Conservation Area on Long Lane.



Attractive knot garden at Ash Tree Farm



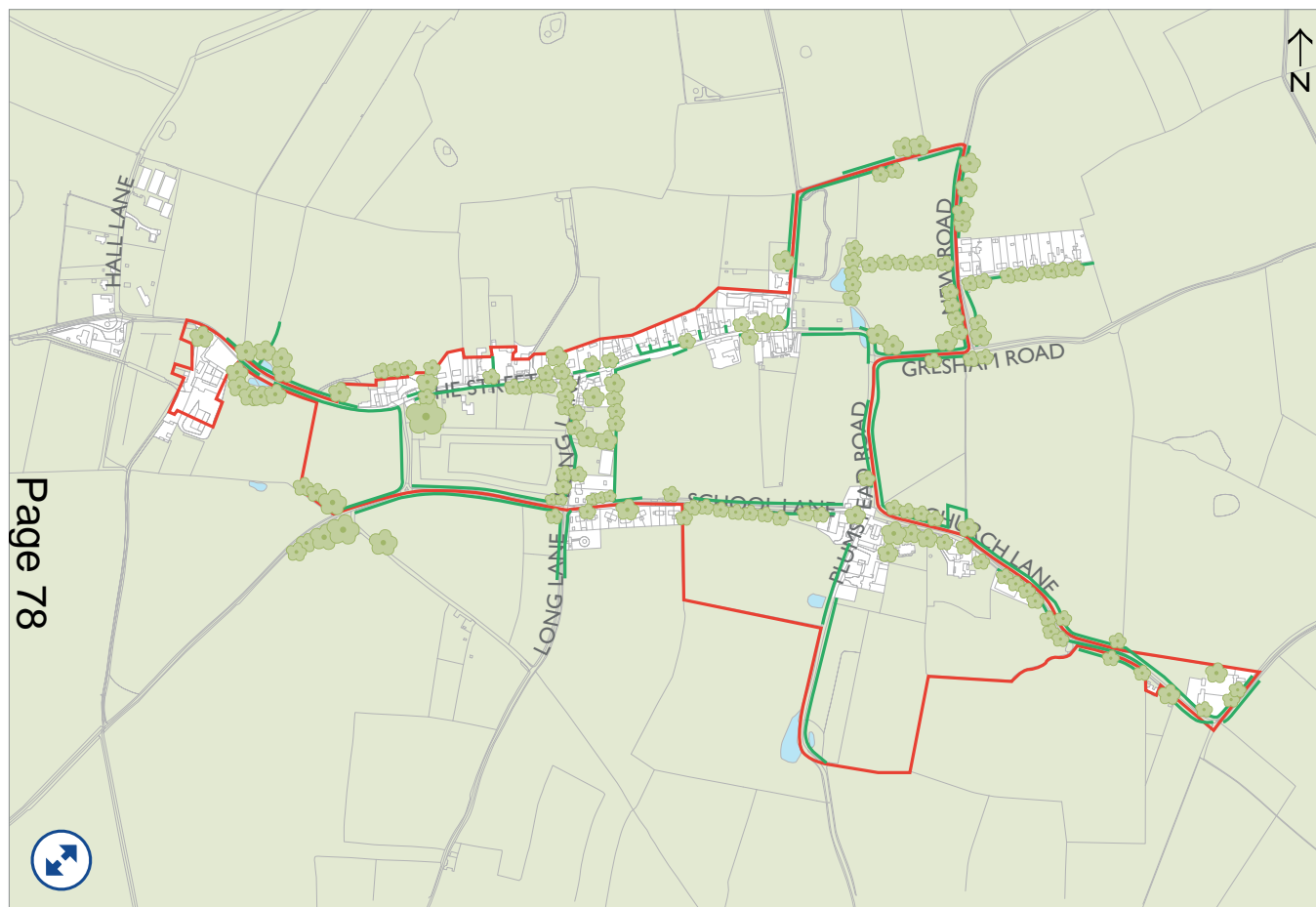
Pond on The Street



The graveyard at St. Mary's Church



Small cemetery on Church Lane

**KEY**

- Conservation Area Boundary
- Hedges
- Trees
- Green/Open Space
- Water

Open Spaces, Trees and Vegetation plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.

4.4 ARCHITECTURE

4.4.1 Materials

The building materials used in Baconsthorpe are typical of North Norfolk, comprising predominately flint, red brick and red clay pantiles. Brick is also used for chimneys. Flint is typically used as the mainly wall material, with red brick to quoins, around windows and doors, as cornices and as string courses. Brick is sometimes used in to create patterns within the flint work, such as heart shapes, or to form ventilation details in agricultural buildings. Modern houses in or adjacent to the Conservation Area tend to be in red brick, though there are some on The Street which also use flint.

Most flints are cobbles but the church is in knapped flint, with stone dressings and window mullions, reflecting its high status. Parts of the church are also rendered and the roof is lead. The Manor House also uses stone in a highly decorative carved surround to the front door and to the gate piers. This building has black glazed pantiles to the roof. A former Wesleyan Chapel on The Street uses yellow coloured gault brick with very small flint pebbles to the walls. There are a small number of houses that have been rendered and painted, some in inappropriate hard cement render. Several buildings feature attractive date or name stones.

Windows are traditionally painted timber, in casement form. There are several examples of inappropriate uPVC windows (see [Section 7.2](#) for more details). Doors are also typically painted timber but again there have been some inappropriate uPVC replacements.

Materials Palette



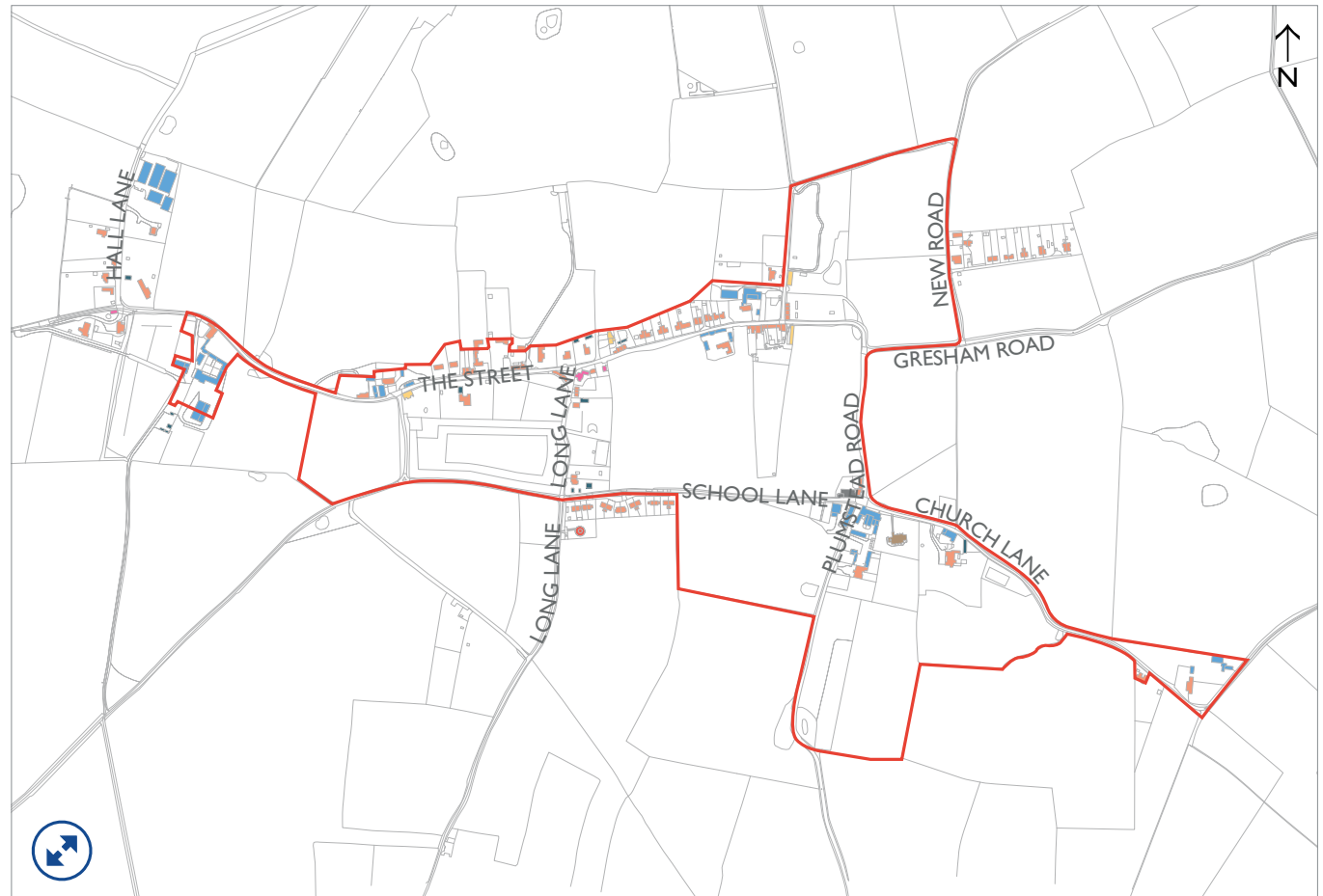


4.4.2 Building Types and design

Most buildings within the Baconsthorpe Conservation Area are residential. Many were originally constructed for that purpose but there have been some conversions of agricultural or other buildings to residential use. There are ranges of small cottages, short rows of terraces and larger detached houses. There are several farms in the village, with barns and other agricultural buildings grouped around the farmhouse. The church, village hall and water tower are each unique uses in the village (the latter two located outside the Conservation Area boundary).

KEY

- Conservation Area Boundary
- Place of Worship
- Residential
- Residential Conversion: Agricultural
- Residential Conversion: Other
- Barn/Agricultural
- Garage/Outbuilding
- Village Hall (formerly a school)
- Water Tower



Plan showing types of buildings in Baconsthorpe Conservation Area © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.



Historic Cottages and Terraces

Historic cottages are typically two storeys. They are mainly located on The Street with a small number on Long Lane, Plumstead Road and Church Lane. They are either detached houses set slightly back from the road edge or are set in small terraced rows directly up against the side of the road.

They usually have flint cobble and red brick walls, with pitched red clay pantile roofs and red brick chimneys. Brick is sometimes used for decorative details, such as dentilled cornices. However, there are a few that have been rendered and painted, particularly at the east end of The Street, which is generally unsympathetic.

Additional windows are timber framed casements or occasionally timber sashes, though these are typically reserved for the larger houses. However, there are a number of instances where the timber windows have been replaced with unsympathetic uPVC. As with windows, traditional doors are painted timber, though there are also several uPVC examples.

One cottage, on the corner of Long Lane and The Street, is in poor condition. It has patchy render and is overgrown with vegetation.



Terrace of cottages on The Street dating from 1890



Vacant cottage on the corner of Long Lane and The Street



Cottage on Long Lane



Cottage from 1875 on the corner of Plumstead Road and School Lane



Terrace of cottages on The Street, some with unsympathetic windows, doors and render



Cottages on The Street

Larger Houses

The grandest house in the Conservation Area is the Manor House, which is originally 16th century but with an early 18th century remodelling. This is built mainly in red brick and black glazed tiles, both common materials in the area, but its frontage is designed in a fashionable Classical style rather than the typical vernacular form cottages take. It has a symmetrical frontage with a central two-storey projecting entrance porch. Windows either side of the porch are elegant timber sash windows framed with quoin details in brick. There are also brick quoins to the corners of the entrance porch and the main building. Brick string courses are also used and the key element of embellishment is the carved stone surround to the main door. The door surround features fluted Corinthian columns and an overdoor light featuring the crest of the Newman family between two lionesses.

The other very large house in the Conservation Area is the Rectory, sitting to the east of the church. Its Georgian style would suggest a late-18th or early-19th century date. It is three storeys in red and gault brick, with a stone parapet and, unusually for the Conservation Area, a slate roof. Timber sash windows are used and a Classical architrave frames the painted timber panelled front door. These two buildings represent the higher end of society within Baconsthorpe.

The other larger houses within the Conservation Area, which are scaled between the small cottages and the Manor House and Rectory, are farmhouses. These are located at Pitt Farm, Ash Tree Farm, Dales House, Chestnut Farm and Manor Farm House. These employ many of the same materials as the cottages within the village but are usually a bigger scale and have a more formal in appearance, such as with symmetrical facades or sash windows. The farmhouse at Pitt Farm is the largest of these. It has had most of its windows replaced with unsympathetic uPVC. However, one brick mullioned window on the west side with leaded lights is characteristic of the 16th or 17th century and suggest that this building is of considerable age. There are reports of the building having a panelled room which was relocated here from elsewhere, as well as the building being associated with Anne Boleyn.¹⁵

The White House on The Street is another larger house, which is Grade II listed. It gains its name from its render finish, unusual for the Conservation Area. It is 18th century in date and features black glazed pantiles, a dentilled timber corner, gault brick chimneys and sash windows.



The Manor House



The Rectory



Brick mullioned window on the farmhouse at Pitt Farm which stylistically dates to the 16th or 17th century



The farmhouse at Pitt Farm



Manor Farm House



Dales House, with interesting brickwork patterns spelling out 'TW'



The farmhouse at Ash Tree Farm



The White House



Modern Houses

Within the Conservation Area there are individual detached modern houses dispersed throughout the village and a row of semi-detached houses along the north side of The Street. The semi-detached houses are a mix of red brick houses, probably built as council houses in the mid-twentieth century, and some later flint and brick houses of a more traditional design. All of these have concrete roof tiles and there is a mix of windows, mainly uPVC casements. Other modern houses within the Conservation Area usually are in red brick and are often bungalows. An exception is the two storey, Georgian style house at the north side of the junction between Long Lane and The Street which has been built with a sensitive doorcase and timber sash windows.



Recently built two storey Georgian style house on the junction of Long Lane and The Street



Red brick semi-detached houses on The Street dating from the mid-twentieth century



Flint and brick late-twentieth century semi-detached cottages on The Street



Mid-late-twentieth century bungalow on The Street



Conversions to Residential

Several different building types in Baconsthorpe have been converted into residential accommodation. Mainly these consist of barn conversions. Two large barns, one opposite Ash Tree Farm on The Street and to the east of Chestnut Farm, are former threshing barns, with the large double door ways in the sides of the barns converted into windows. Narrow slit windows of the barns have also been retained and glazed in, preserving the agricultural character of the buildings. Smaller agricultural buildings have also been converted, such as the long single-storey range called the Long Barn to the south of Chestnut Farm. This has had casement windows added in but generally retains its character.

A Wesleyan Chapel, built in 1844, has been converted into a house. The conversion has taken place sensitively, with the original tall arched windows on the north elevation retained. These and the glazed double door have some blue panes of glass. There is a terracotta name and date plaque on the north elevation. The small pebbles of flint used as the main wall material are distinctive and are in contrast to the usual larger flint cobbles used on vernacular buildings.

The former post office has also been converted into a house. The building stands on the junction of The Street and Long Lane. It is white rendered, with a house range to the south and what was likely to have been the post office to the north-east. This is denoted by a larger ground floor window and door with a post box set into the wall to the right (a modern glazed porch has been added over the door). The building has timber windows, is white painted render but retains an interesting dentilled red brick cornice.



Barn conversion east of Chestnut Farm



Barn conversion at Ash Tree Farm



The Long Barn, converted to residential

*The converted Wesleyan Chapel**The former post office*

Barns and Farm Buildings

Throughout the village there are various farm buildings and outbuildings, mainly congregated around the farms but individual houses also sometimes have smaller outbuildings. Often these are single storey ranges, vernacular in style and set around yards, using flint and red brick with pantiles. They often have timber plank stable style doors and minimal windows.

Some are open on one side to house carts and now vehicles. Some larger farm buildings remain in use, such as the large threshing barn on Chapel Lane which has large timber double doors on the north side and some distinctive red brick ventilation panels made by leaving gaps between bricks. The barns at Pitt Farm are exceptionally large, with tall, wide pantile roofs, which demonstrate that the farm was likely to have been one of high status in the past.

*Large barns at Pitt Farm**Threshing barn remaining in use on Church Lane*

*Farm buildings on Plumstead Road**Farm buildings on The Street*

Village Hall

The former National School on School Lane is now the village hall. It is a single storey building of flint cobbles with red brick dressings. There are interesting pediment details above two of the windows facing the street, one of which has a plaque stating '1816 National School'. There is also a distinctive dormer above the central window. Timber casement windows are used and these may be later replacements. The list description notes that the plan of the school has remained unaltered since before 1867.

*The former National School, now village hall*

St. Mary's Church

The church, which has origins in the 13th century but was heavily restored in the 1860s by S.S. Teulon, is built of knapped flint with limestone dressings. The north aisle is rendered and the roof is lead. The crenulated parapet of the tower is distinctive. Windows are typically Gothic in design with traceried windows.

*St. Mary's Church*



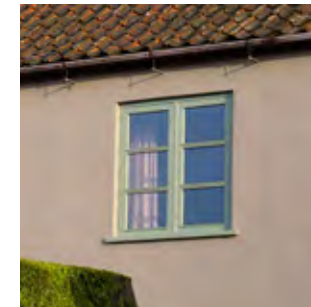
Water Tower

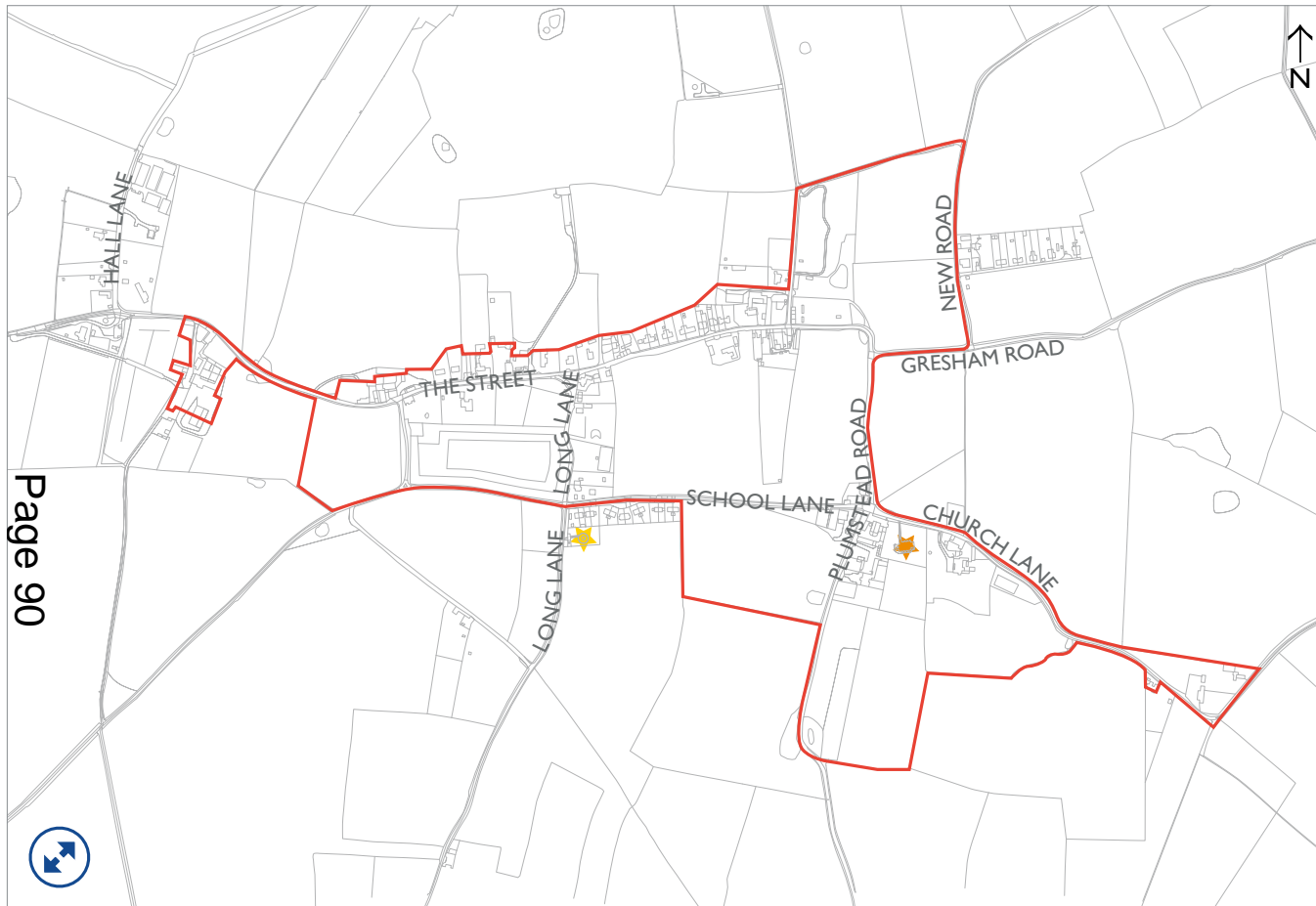
The water tower was built in the late-20th century. It is of concrete painted white. The circular structure has a wider tank at the top supported on a central staircase and perimeter piers. The building is an incongruous feature within the landscape, though is something of a landmark.



The water tower

Doors and Windows Palette



**KEY**

— Conservation Area Boundary

★ Major Landmark

★ Local Landmark

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Section 5

Heritage Assets

This section provides details of those buildings or structures that are nationally designated, as well as information regarding buildings adopted on the Local List. It also gives details of archaeological potential within the conservation area.

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5.1 INTRODUCTION

The Baconsthorpe Conservation Area, a heritage asset in its own right, contains other individual heritage assets, including both designated and proposed non-designated buildings.

This section of the Character Area Appraisal outlines the heritage assets within the conservation area, and is accompanied by a detailed gazetteer in [Appendix C](#). This identifies the individual heritage assets and their special interest.

The audit has been carried out by means of visual examination from public thoroughfares. The principal intention is to identify these heritage assets, not to provide a fully comprehensive and detailed assessment of each individual building. It should not be assumed that the omission of any information is intended as an indication that a feature or building is not significant. A detailed assessment of significance specific to a building or site within the Conservation Area should be carried out prior to proposing any change.

Also included in this section are details of known archaeological finds in the Conservation Area. The potential presence of archaeology will be a factor in determining the appropriateness of development, as it is a heritage feature which warrants protection.

5.2 LISTED BUILDINGS

Listed Buildings are designated under the *Planning (Listed Buildings and Conservation Areas) Act 1990* for their special architectural or historic interest. Listing gives them protection as alterations, additions or demolitions are controlled by listed building consent, which is required by local planning authorities when change is proposed. Listing ranges from Grade I (the highest level of protection) through to II* and II.

There are seven listed buildings within the Conservation Area. The listed buildings comprise the Grade II* listed Manor House and Church of St Mary's and five Grade II listed buildings or structures, including two listed gate piers for the Manor House.

Outbuildings associated with Listed Buildings are likely to be within their 'curtilage'. That is, a building or structure which is associated with a Listed Building and has been since before July 1948. This could be, for example, a wall attached to a Listed Building or a barn within a farmyard where the farmhouse is listed. In case of curtilage listing, the curtilage listed structure has the same level of protection as the main Listed Building and will be subject to the same Listed Building Consent procedures.

The location of Listed Buildings is shown on [page 63](#) and listed in detail in the heritage asset audit at [Appendix C](#).

5.3 LOCALLY LISTED BUILDINGS

A Locally Listed Building is one that has been identified as having a degree of significance meriting consideration in planning decisions, but which are not formally designated.¹⁶ The maintenance of a Local List allows a community and local planning authority to identify heritage assets that are valued as distinctive elements of the local historic environment and provide clarity on what makes them significant. This in turn helps to ensure that strategic local planning can adequately manage their conservation.

Historic England gives advice regarding the assessment criteria for Locally Listed Buildings in *Local Heritage Listing* (2016). Locally Listed Buildings usually have qualities such as being a landmark building, being designed by a named architect, being associated with an historic event or being associated with a designed landscape, having aesthetic value, group value or communal value. NNDC also have their own adopted criteria for locally listed buildings, which include, age, rarity, landmark quality, group value, archaeological interest and social value. These criteria can be found on the planning pages of the Council's website.

The designation does not affect a property's permitted development rights. However, when planning applications for changes outside of these permitted rights are submitted to NNDC, this designation will be a material consideration in the planning process, to ensure that the special interest of the buildings and their setting within the Conservation Area is preserved.

Buildings within Baconsthorpe have been examined against these criteria and those which are proposed in this Appraisal for inclusion on the Local List are identified in the Street-by-Street Assessment at [Section 6](#) and in the audit of heritage assets in [Appendix C](#).

5.4 HERITAGE ASSETS PLAN

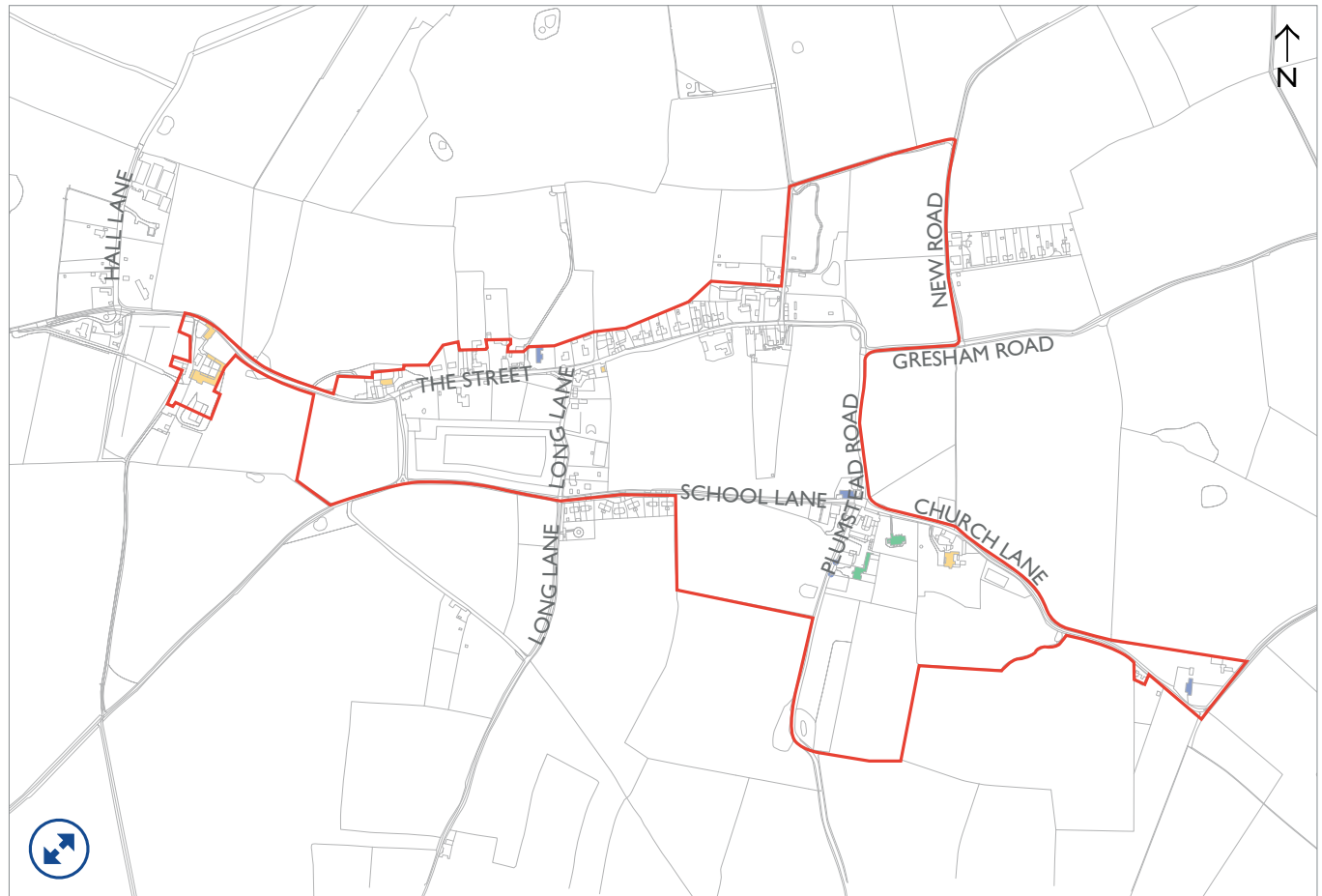
The following plan highlights the spread of non-designated heritage assets and Listed Buildings within the Conservation Area. This accompanies the gazetteer in [Appendix C](#). Omission of a specific feature should not lead to the presumption that such a feature is insignificant, and proposed alterations within the Conservation Area should be subject to individual assessment of significance.

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KEY

- Conservation Area Boundary
- Grade II*
- Grade II
- Potentially Locally Listed

Note: The buildings indicated are approximate only. Additional structures attached to listed buildings, such as boundary walls and outbuildings, may also be curtilage listed.



Heritage Assets Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.



5.5 ARCHAEOLOGY SUMMARY

The details in this section have been summarised from the Parish Summary on the Norfolk Heritage Environment Record. [17](#)

The parish of Baconsthorpe is located south-west of Sheringham between Plumstead and Bodham and is thought to date from the Norman period, with the name implying ownership by the Bacon family (Bacon is an old French nickname). The Domesday Book of 1086 records three landowners and the names of tenants before 1066, which suggests there was settlement prior to the Norman invasion in 1066.

There are several records for archaeological remains dating to the prehistoric, Roman, and medieval period, including fifteenth century Baconsthorpe Castle and Hall, which are now in the possession of English Heritage.

Prehistoric activity has been evidenced in the recovery of a Neolithic adze (NHER 35205) and scraper (NHER 35207). A Bronze Age socketed axe has also been found (NHER 6556), as well as Bronze Age cropmarks of a ring ditch recorded near to Breck Farm (NHER 6566) and a prehistoric burnt mound (NHER 17942).

Roman activity appears to be concentrated within the north of the parish, with scatters of a building material and pottery near Baconsthorpe Hall giving rise to the suggestion that there may have been a Roman villa (NHER 6560) nearby. Similar scatters of Roman material (NHER 17942, 18066 and 18061) have been recorded close to the Bronze Age barrow and may represent a Roman settlement. A Roman coin hoard (NHER 6559) of 9000 to 17000 silver and copper alloy coins dating to the 3rd century has also been found in the north of the parish.

Despite mention of landowners in the Domesday Book (Ketelbern and Wulfric) there is no recorded archaeological evidence for Saxon activity within the parish.

The medieval period is primarily represented by a number of standing buildings dated to this period. Evidence of a manor dating to the fifteenth century has been recorded on the site of the later eighteenth century Manor House (NHER 22741) and the church of St Mary's (NHER 6575) is mainly fourteenth century with some parts of the chancel dating to the thirteenth century.

Baconsthorpe Castle (NHER 6561) is a fifteenth century flint faced fortified and moated manor house that was built by the Heydon family. The gatehouse (Baconsthorpe Hall) outside the moat was added in 1560 when the older structures were converted into a factory producing woollen yarn. They were partially demolished in 1654 to provide building material for nearby Felbrigg Hall and are now in ruins.

Pottery scatters dating to the post-medieval period have been found throughout the parish, including some Flemish floor tiles (NHER 35209). Pitt Farm (NHER 29087) is a sixteenth or seventeenth building that has associations with Anne Boleyn.

Section 6

Street-by-Street Assessment

This section identifies the key features, both positive and negative, which define the character of each street in Baconsthorpe.

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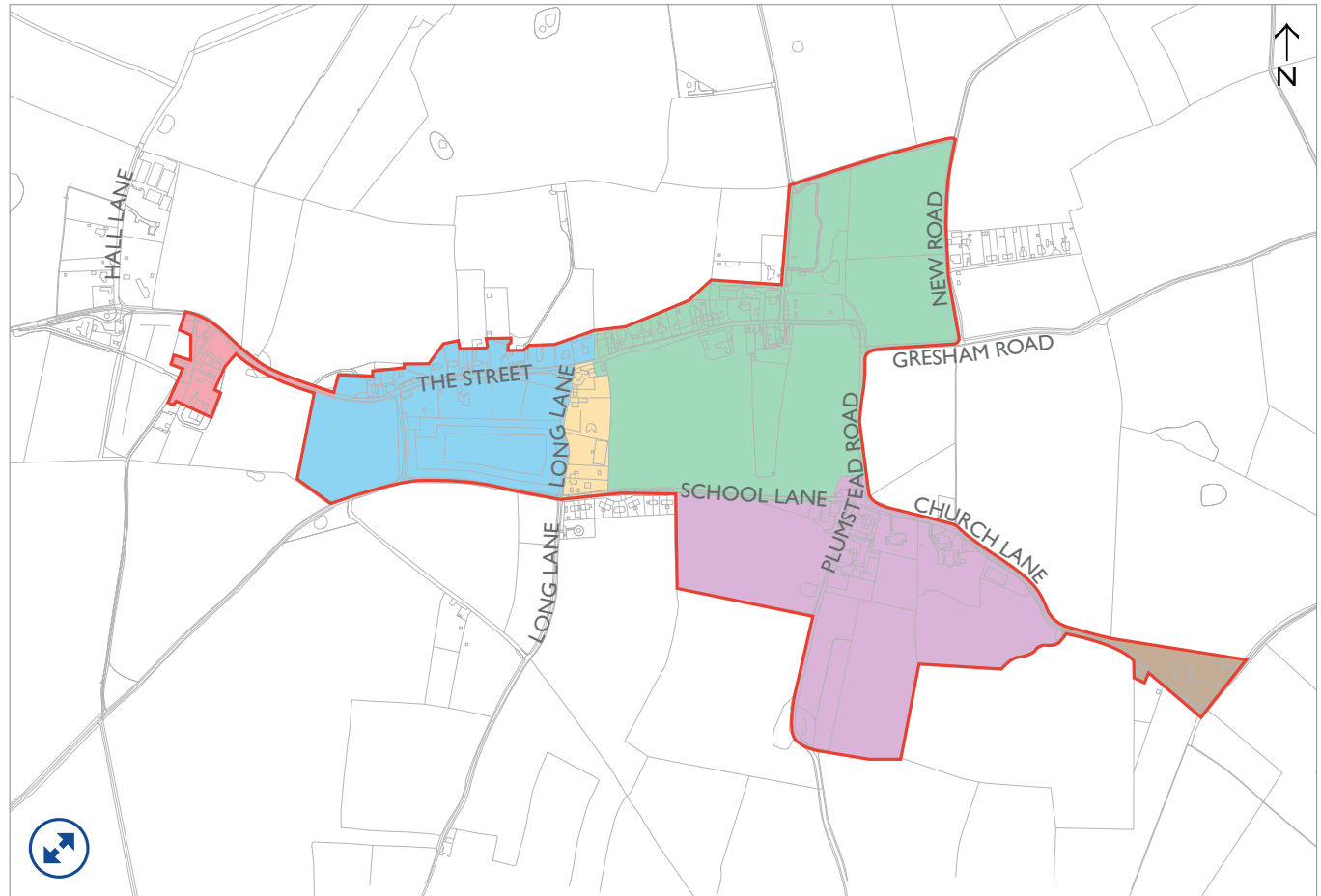
Each of Baconsthorpe's streets and open spaces have different characteristics. This assessment, prepared on an approximately street by street basis, provides more details on the issues, opportunities for enhancement and recommendations specific to different areas of the Conservation Area. More details on the Listed and proposed Locally Listed Buildings can be found in the Audit of Heritage Assets in [Appendix C](#).

Note, the building names given in the Listed Buildings sections are those given in their listing entries. These names and uses may have changed since the entry was written. Please refer to the [Heritage Assets Plan in Section 5](#) for listed building locations and to the Audit of Heritage Assets in [Appendix C](#) for further details.

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KEY

- Conservation Area Boundary
- The Street (1)
- The Street (2)
- The Street (3)
- Long Lane
- Church Lane/Plumstead Road
- Manor Farm House



Street by Street Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.

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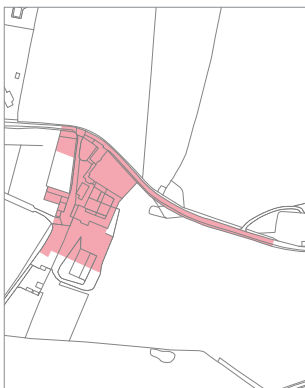
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1. THE STREET (1)

Winding country lane with semi-enclosed feel, high hedges and trees line parts of the road which crosses a pond and wooded area as you head east. Pitt Farm and its associated barns are a key group of buildings set on the outskirts of the village.



Defining Features

- Brick and flint materiality.
- Pitt Farm complex, including large circa. Sixteenth century farmhouse and large historic barns.
- Sense of enclosure from hedges and walls but some field boundaries open with views out across fields.
- Bridge over pond, with trees surrounding.
- Open fields/farmland on both sides of the road.

Key Issues

- Use of uPVC windows on historic buildings.
- Use of potentially cementitious render to historic buildings.
- Some modern agricultural barns of corrugated metal which are incongruous to the historic character of the Conservation Area and can be seen from the east.
- Views north-west to other modern agricultural barns.

Recommendations and Opportunities for Enhancement

- When uPVC windows are at the end of their lives and require replacement, it is preferable that this should be done with painted timber windows. If this is impossible, any new uPVC window should be of high quality, closely imitate timber windows and which, where the requisite information is available, has been designed to match the window that existed historically in that particular location in that specific building.
- Remove inappropriate cementitious render and, if necessary to re-render, use a lime based render.
- Consider planting to screen modern agricultural barns.

Listed Buildings

N/A

Proposed Locally Listed Buildings

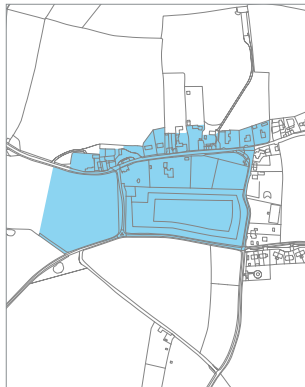
- Pitt Farm and barns

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2. THE STREET (2)

High hedges and mature trees line this straight section of road, giving way to flint cottages and barns that have been built up to the road's edge that evoke a village-centre feel. Though the hedges lining the road are high, open fields in both directions means that it does not feel enclosed.



Defining Features

- Flint and brick cottages and barns close to the road/no boundaries to front.
- Barn conversions.
- Mix of detached houses and small runs of terraced cottages.
- Ash Tree Farm is the principal farm complex in this area.
- Fields still line roadside in places, particularly to the south, behind hedgerows.

Key Issues

- Some examples of uPVC windows.
- Satellite dishes on front facades visible from the street.
- Some ivy growth on buildings.
- House on the south-west corner of the Long Lane/The Street junction is in particularly poor repair, with excessive vegetation growth over most of the building and cement patch repairs to render.

Recommendations and Opportunities for Enhancement

- When uPVC windows are at the end of their lives and require replacement, it is preferable that this should be done with painted timber windows. If this is impossible, any new uPVC window should be of high quality, closely imitate timber windows and which, where the requisite information is available, has been designed to match the window that existed historically in that particular location in that specific building.
- Locate satellite dishes where they are not visible from the road.
- Carefully remove ivy/vegetation growth to prevent damage to buildings and repair any damage caused using lime mortar.
- Remove inappropriate cementitious render and, if necessary to re-render, use a lime based render.

Listed Buildings

Grade II*

- The White House

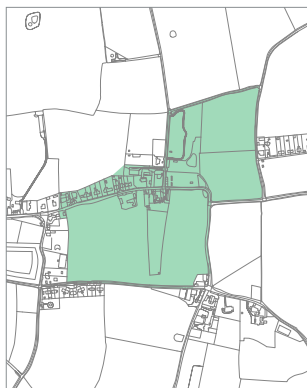
Proposed Locally Listed Buildings

- Ash Tree Farm



3. THE STREET (3)

The eastern end of this area is a straight road with an open feel due to front gardens and lack of hedges bounding fields. Houses are a mix of historic cottages and farm buildings, short rows of terraced historic cottages and mid-late-twentieth century semi-detached houses. Wide open fields to the north-east.



Defining Features

- Open feel, with expanse of farmland to the north-west, south and open front gardens to many houses.
- Historic buildings of red brick and flint with pantiles.
- Modern former council semi-detached houses in red brick or flint.
- Farm buildings on the south side and east end of The Street
- Slightly winding, downhill road.
- Trees and hedges lining many boundaries.
- Former Wesleyan Chapel at west end of the area.
- Views from fields to the north west back towards the church tower and water tower.
- Views north out of the Conservation Area to Baconsthorpe Castle.

Key Issues

- Some examples of uPVC windows and doors.
- Some examples of cementitious render on historic buildings.
- Lack of bin storage for terraced cottages which front directly on to the road.

- Some loss of front boundary hedges to front gardens in order to create wider parking bays, which puts the emphasis on driveways and cars.

Recommendations and Opportunities for Enhancement

- When uPVC windows and doors are at the end of their lives and require replacement, it is preferable that this should be done with painted timber windows and doors. If this is impossible, any new uPVC window or door should be of high quality, closely imitate timber windows and which, where the requisite information is available, has been designed to match the window/door that existed historically in that particular location in that specific building.
- Remove inappropriate cementitious render and, if necessary to re-render, use a lime based render.
- Retain or replace front boundary treatments to at least part of front boundaries.

Listed Buildings

None

Proposed Locally Listed Buildings

- Wesleyan Chapel

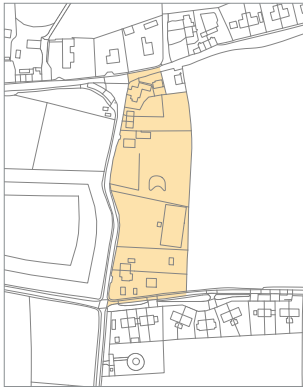


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4. LONG LANE

Narrow country lane, enclosed by mature trees and hedgerows, with some flint houses to the east, and open field to the west.



Defining Features

- Narrow single track lane.
- Flint cottages to east.
- Mature trees and high hedgerows.
- Open farmland to west and large gardens to east.

Key Issues

- Some examples of uPVC windows and doors.
- Untidy storage area at the south end on the west side of the lane.

Recommendations and Opportunities for Enhancement

- When uPVC windows and doors are at the end of their lives and require replacement, it is preferable that this should be done with painted timber windows and doors. If this is impossible, any new uPVC window or door should be of high quality, closely imitate timber windows/doors and which, where the requisite information is available, has been designed to match the window/door that existed historically in that particular location in that specific building.
- Tidy storage area.

Listed Buildings

None

Proposed Locally Listed Buildings

None

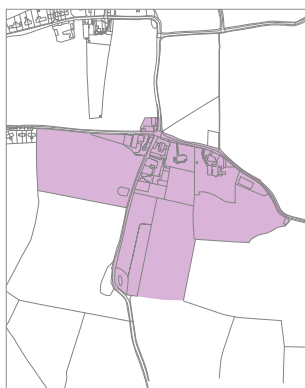


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5. SCHOOL LANE/PLUMSTEAD ROAD

Small pocket of the settlement built up around St. Mary's church, featuring grander houses and farm buildings, set in open farmland with rural open feel.



Defining Features

- St Mary's Church and churchyard.
- Baconsthorpe Manor and distinctive gate piers.
- The former National School building (now village hall).
- Crossroads location.
- Open farmland in all directions.
- Playground.
- Views north from School Lane to buildings on The Street.
- Views west towards the water tower.

Key Issues

- Some farm buildings in poor condition.
- Large silo in farm-yard detracts.
- Utilitarian tarmac car park to playground and unattractive recycling bins.
- Shelter in playground in poor condition.

Recommendations and Opportunities for Enhancement

- Repair buildings using sensitive materials and techniques, and keep in good repair.
- Remove silo if possible.
- Upgrade surfacing in car park.
- Repair shelter in playground.

Listed Buildings

Grade II*

- The Manor House
- Church of St Mary

Grade II

- Right and Left gate piers to Manor House and attached, splayed garden wall
- The Old School

Proposed Locally Listed Buildings

- The Rectory



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6. MANOR FARM HOUSE

Winding, enclosed, narrow country lane, with tall mature well-tended hedges lining the road, set in open farmland. Manor Farm House at the east end, with a few agricultural buildings in the grounds. Small cottage on the south side of the road.



Defining Features

- Winding and narrow road.
- Large hedges and intermittent trees lining the road.
- Rural setting with views out over fields and south to the church tower in Plumstead.
- Manor Farm House on corner with agricultural buildings.
- Small cottage to south, possible with an outlying converted forge or bake house.

Key Issues

- Some examples of uPVC windows and doors.
- Some outbuildings not in use, in poor condition and overgrown with ivy.

Recommendations and Opportunities for Enhancement

- When uPVC windows and doors are at the end of their lives and require replacement, it is preferable that this should be done with painted timber windows and doors. If this is impossible, any new uPVC window or door should be of high quality that closely imitates timber windows and which, where the requisite information is available, has been designed to match the window/door that existed historically in that particular location in that specific building.
- Carefully remove ivy/vegetation growth to prevent damage to buildings and repair any damage caused using lime mortar.
- Bring vacant buildings back into an appropriate use to secure their long-term future.

Listed Buildings

Grade II

- Manor Farm House

Proposed Locally Listed Buildings

None



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Section 7

Vulnerabilities and Opportunities

This section describes the threats which face the significance of the conservation area and identifies any opportunities to remove or enhance these threats.

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7.1 CONDITION

Generally, the condition of the conservation area is good with well-maintained buildings, gardens and boundaries. It is important for buildings and structures individually and for the Conservation Area as a whole for built fabric to be maintained to a high standard. This maintains their aesthetic qualities, the integrity of the built fabric and prevents loss of historic fabric. There are few examples of structures in poor condition. These include:

- On the corner of The Street and Long Lane is a cottage which is very overgrown, with ivy and other vegetation growing over the walls and roof of the cottage and attached outbuilding. Timberwork to some of the windows is in poor condition, with flaking paint and some rotten sections. There are also patches of what appears to be cement render to the main cottage, which is an inappropriate material for historic buildings (see section 7.2 for further details).
- The timber shelter in the playground is damaged, with some panels having fallen down;
- Roofs to some barns around the Church Lane/School Lane/Plumstead Road junction are in poor condition, with ivy growth, some collapsed sections of roof and masonry that is in need of repair.
- There are vacant historic barns at Manor Farm House, one of which has lost its roof and the remaining walls are in a poor state of repair, with vegetation growing over them.
- Cement render appears to have been used on a few buildings within the Conservation Area. In some cases this has cracked. Cement render is impermeable and can lead to the trapping of moisture within historic buildings, which is a threat to its condition.

Vacancy can be a particular threat to the condition of historic buildings, as it can mean that problems are not spotted and repaired in a timely manner, leading to larger scale repairs that are more costly to fix.



Overgrown cottage at the corner of Long Lane and The Street



Timber work in poor condition



Cementitious render repairs



Damaged shelter at the playground



Barns in poor condition as seen from the churchyard



Remains of a barn at Manor Farm House



7.2 NEGATIVE FEATURES

The overwhelming majority of buildings and structures in the village contribute positively or are neutral to the Conservation Area. However, there are a few elements which detract from its character and which could be improved or avoided in future.

The greatest threat to the character area is the intrusion of modern elements that are out of keeping with the Conservation Area, in particular the introduction of inappropriate uPVC windows, doors or conservatories to historic buildings. Changes to traditional fenestration and doors causes the loss of historic fabric, can alter the appearance and aesthetic value of a building and can also affect the historic fabric of the remainder of the building by changing its breathability. It is preferable to repair damaged windows or doors and to undertake regular maintenance to ensure their enduring longevity. Well executed like-for-like replacement windows or doors (i.e. same size and proportions of elements constructed

using the same materials and finishes as the existing) maintain the aesthetic, though not the evidential value, of the historic windows and doors. It can also be possible with some windows to incorporate slimline double-glazing to traditional style timber windows without affecting the appearance substantially. If there is a compelling reason to use uPVC windows and it can be demonstrated that they will not cause long term damage to the fabric of the historic building, then the uPVC windows used should be of high quality, closely imitate timber windows/doors and closely match the window/door that existed historically in that specific location, where this information is available, or the most likely historic window as advised by the Conservation Officer if historically information on the specific building is unavailable. uPVC windows and doors should not be used in historic buildings in a Conservation Area and are undesirable on modern buildings within the Conservation Area. uPVC conservatories are also likely to be inappropriate, particularly where they are visible from the public highway.



Inappropriate uPVC Windows and Doors





Other modern additions to buildings (some of which occur within Baconsthorpe, though others which are general threats common in the locality) which negatively affect their appearance and that of the Conservation Area as a whole include:

- uPVC downpipes and ventilation pipes, particularly when these are in a light colour instead of black;
- Satellite dishes visible from the public highway; and
- Solar panels visible from the public highway.

Each case will be assessed on an individual basis.



Satellite dish, aerial and uPVC window



Cementitious render

Within the Conservation Area there are a few public realm features which have a negative impact. At the playground the tarmac surface is quite basic and utilitarian, with unattractive (though useful and necessary) recycling bins in one corner. Unattractive wheelie bins are also difficult to hide from view where houses front directly onto the road. There is also an untidy storage area on Long Lane where doors, windows and other woodwork is stored in view of the road.

The water tower on School Lane is a key local landmark but is an incongruous modern feature in views.

Further negative features are described in the sections below.



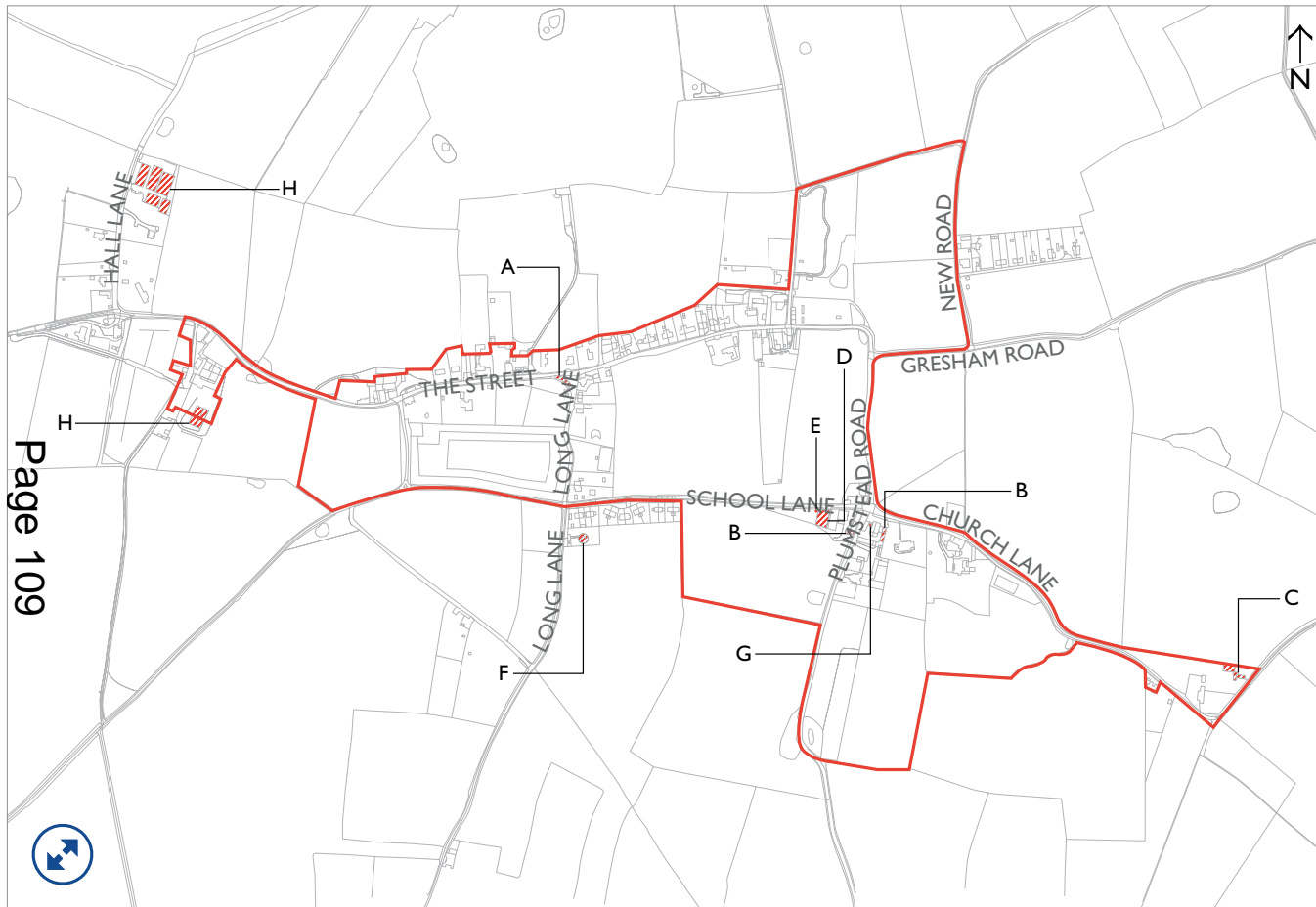
Utilitarian car park at the playground



Wheelie bins outside properties on The Street



The water tower features in several views from within the Conservation Area

**KEY**

— Conservation Area Boundary

// Negative Feature

A Building overgrown and in poor condition

B Poor condition

C Vacant barn and barn in poor condition

D Utilitarian car park

E Damaged shelter

F Water tower

G Silo

H Modern barns



7.3 RURAL CHARACTER AND SUBURBANISATION

Baconsthorpe's rural character is one of the things that make it so special. With a gradual growth in houses on the edges of settlements, the desire of owners to improve their properties and the conversion of once functional agricultural buildings into residential use, there is a risk of suburbanisation or over restoration of buildings and public realm or surfacing treatments. Elements such as hard surfacing, for example kerbs, bricks or concrete as opposed to gravel, formal gates, loss of grass verges, conifer hedging, high or hard fences and larger parking areas could erode the informal, rural feel of the area. A few properties on The Street with front gardens have been converted to driveways, which has involved the loss of the front

boundary treatment. This increases the dominance of cars within the streetscape and involves the loss of greenery in front gardens. If off-street parking is necessary and deemed acceptable in planning terms it should preserve part of the boundary treatment and garden to minimise the impact.

External lighting and light pollution at night is also a threat, as part of the night time character of the area is one of darkness, with the ability to see the stars (see [Section 7.7](#) for more details). Excessive signage should be avoided and traditional signage, such as timber finger posts as opposed to modern metal road signs, should be encouraged. Road markings are generally quite minimal and this should remain the case.



Incongruous conifer tree



Front gardens converted to driveways



7.4 AGRICULTURAL USES

Agriculture is a key industry in the local area. However, modern agricultural barns, usually made of corrugated metal or concrete blocks, are often located on the edges of villages and their scale and appearance can have a negative visual impact on the historic character of the place. At Baconsthorpe there are large barns in the setting of the Conservation Area to the west of the village, at Pitt Farm and at Hall Lane Farm. These can be seen in views from The Street and from the lane to the east of Pitt Farm. A modern silo is also located near the Manor House and is clearly visible from the road. These reflect modern farming practices and the continuing importance of agriculture to the local economy.

Agricultural buildings such as these are permitted development if a farm is more than five hectares, meaning control of their construction and design is difficult. They are also essential for the continued agricultural use of the land. Nonetheless, it would be beneficial if, in the future, unused structures are removed and new buildings are erected using materials and a colour palette that minimises their visual impact. New barns could be located where they are less visually intrusive to minimise their impact on the Conservation Area. Increased planting around the barns would also help to alleviate the situation.



Modern silo



Modern barn seen from The Street



Modern barns seen from The Street



7.5 PRESSURES FROM DEVELOPMENT

As pressure for housing increases there is a risk of the spreading the settlement edge of Baconsthorpe into the surrounding agricultural landscape. There are also large fields between groups of buildings in the Conservation Area, which are important for establishing its rural character and in creating views of buildings, particularly the church tower.

While some housing will be required this should be weighed against need and carefully planned to be located as sensitively as possible, with minimal or no negative impact on heritage values. Housing developments are unlikely to be appropriate in Baconsthorpe but if deemed appropriate they should remain small in order to reduce or eliminate visibility within the surrounding landscape. Harsh edges to settlements should be avoided. Screening with existing and new hedgerows, trees and woodland could assist with reducing visibility. However, this should not be used as the sole justification for development as other factors, such as the impact from subdivision of historically open space or the contextual relationship of a development to its setting, are relevant. Development should therefore respect existing scales, densities, materiality and the local vernacular. It should also respect historic property and field boundaries.

Planning legislation allows for buildings of high design quality to be constructed in historically sensitive areas, which enables the continuing evolution of a place whilst ensuring the quality of the environment. Provided the design is of high quality and construction, the materials and style of the new building does not necessarily have to match those of the existing buildings in the area.

However, there is a risk that the construction of too many buildings of contrasting design and materials could erode the character of the Conservation Area and it is important that the collective impact of the growing numbers of such buildings is taken into account each time one is proposed. Wherever possible, applicants should be encouraged to make use of sympathetic traditional materials, scale and massing so that new buildings sit harmoniously within the streetscape and the wider Conservation Area. Consideration should also be given to the impact of large areas of glazing in a design of otherwise traditional materials as these can create detrimental blank spaces in views.

7.6 SECOND HOME OWNERS, CARAVAN SITES AND TOURISM

Baconsthorpe's location in North Norfolk means that it could be a choice for second home owners and for investors creating holiday accommodation, though the pressure is not likely to be as great as in coastal villages such as Blakeney and Cley-next-the-Sea. Whilst holiday cottages do generate some local jobs and revenue, second homes generally do not. The effects of high numbers of both types of properties on local communities are well documented nationally and could involve a hollowing out of the community, especially in the winter; a distorted population that undermines local services; and local people priced out of the village they grew up in. Traffic levels will also increase with increased tourism demands.

The popularity of the North Norfolk coast and the inland villages and landscape with tourists will create demand for new facilities and infrastructure. There has been pressure for an increase in the size of the camp site at Pitt Farm, which has recently been granted permission subject to landscaping design and materials. Another camp site, Soul of Norfolk, is located to the south of Baconsthorpe. There could be further pressure for increased size and number of camp and caravan sites. The visual impact of these would need to be assessed carefully to ensure that they would not cause visual harm to the setting of historic buildings and landscape.



7.7 DARK SKIES AND LIGHT POLLUTION

North Norfolk is one of the best places in the country to view the sky at night. There are no streetlights in Baconsthorpe, which retains this characteristic of its atmosphere and setting. There is a potential risk from increasing use of bright external lighting which could reduce the ability to see the night sky and impact on the tranquillity and rural feel of the area. Avoiding excessive external lighting would help to preserve the special character of Baconsthorpe at night.

7.8 CLIMATE CHANGE

Historic buildings and environments may be affected by changing climatic conditions in the future. Apart from the damage caused by storms and flooding, wet conditions promote decay and increase the risk of subsidence. Gutters and drainpipes may not be sufficient to cope with increased rainfall resulting in water ingress, damp and associated rot caused by water not being carried away from the built fabric.

The need to respond to changing climatic conditions may also put pressure on the historic environment and individual buildings with the incorporation of renewable energy sources, increased insulation, the fitting of window shutters and other measures. Current planning legislation and heritage guidance allows for changes to historic buildings to facilitate environmental sustainability providing that they do not detract from the significance of the heritage asset.

Damage may also occur to below ground archaeology that has the potential to enhance understanding of the village's history and development. This may be as the result of flooding or drying out of the ground.

Permission has recently been granted for two new wind turbines within the vicinity of Baconsthorpe: one to the north-east at Pond Farm and one to the north-west at Selbrigg. These will add tall modern features within views from Baconsthorpe, though the turbine will be seen as small and at a distance. However, there could be pressure for further turbines which would have a greater impact on the setting of the Conservation Area.

Section 8

Management Plan

This section sets out recommendations for the management and enhancement of the Conservation Area. It also includes details of a review of the boundary of the Conservation Area.

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8.1 INTRODUCTION

This management plan provides:

- An overarching **conservation philosophy** which sets out the guiding principles for the retention and enhancement of the character and appearance of the Baconsthorpe Conservation Area.
- **Recommendations** which give more detailed guidance for the protection of existing features of special interest and the parameters for future change to existing buildings or new development.

Once this Conservation Area Appraisal and Management Plan has been adopted by NNDC, the philosophy and recommendations in this section will become a material consideration in the council's determination of planning applications, Listed Building Consents and appeals for proposed works within the Conservation Area.

Building owners and occupiers, landlords, consultants and developers should refer to these recommendations when planning change within the Conservation Area. Adherence to this guidance will ensure designs consider the special interest of Baconsthorpe from the outset and that change makes a positive impact on the Conservation Area.





8.2 CONSERVATION PHILOSOPHY

The overarching aim of the recommendations in this management plan is the preservation and enhancement of the character, appearance and special architectural interest of the Baconsthorpe Conservation Area.

- Nationally and locally designated buildings and associated structures and features should be preserved and enhanced.
- Fundamental to the character of Baconsthorpe is its well-maintained historic built environment. Regular maintenance is vital to achieving this as it prolongs the life of historic fabric. Timely repairs should be undertaken on a like-for-like basis.
- Where possible, detracting features should be removed where they already exist and the addition of detrimental features should be avoided.
- Sensitive reinstatement of features that have been lost or replaced with inappropriate alternatives will be encouraged where based on a sound understanding of the significance of the building and its historic development.
- The preservation and enhancement of the setting of individual heritage assets is important and will include maintaining historic outbuildings, subsidiary structures, boundary features and landscape features or reinstating them where there is evidence of their loss.
- The character of the Conservation Area will be preserved through the maintenance of a built environment in which the buildings are almost all of one or two storeys in height, are of small or medium scale, and use traditional local materials, namely flint with brick dressings and clay pantiles. Pitched roofs, gables and chimneys are important elements of the varied roofscape of the village. There are historical exceptions to this scale, massing and materiality but they are, by definition, rarities and will not be regarded as precedent for new development.
- The village will be managed to maintain the existing contrast in density of building between the pockets of buildings on The Street, at the Plumstead Road junction and at outlying farms, with open fields between the groups of buildings.
- The rural character of the village should be preserved: urban or suburban introductions will not be permitted and an overly manicured public realm will be avoided.
- Any new development, whether attached to an existing building or detached in its own plot, must be appropriate in terms of scale, massing, design and materials. It should be the minimum necessary to meet the required demands for housing. It will be of high quality in both its design and construction so that it is valued by current and future generations.
- Landscaping associated with new development should be appropriate to the area of the village in which it sits. There will be a presumption in favour of the retention of existing mature trees for all new developments.
- New development will not negatively impact on views within or towards the Conservation Area and views of landmark buildings will be preserved.
- The setting of the village contributes considerably to its special interest and will be maintained. The presence of agricultural farmland to the south of the village will also be continued.



8.3 RECOMMENDATIONS

8.3.1 Repairs, Materials and Techniques

There is a consistency to the materials palette used in Baconsthorpe that is a fundamental part of its character, which includes predominately flint, complemented by brick and red clay pantiles. These traditional materials require repair and maintenance using traditional techniques, particularly the use of lime mortars and renders, in order that the breathability of the historic buildings is maintained and moisture does not become trapped within the fabric, leading to decay.

Regular maintenance ensures the appearance of the Conservation Area is preserved and is also of benefit as it ensures that small problems do not escalate into larger issues, which cause more damage to historic fabric and a greater cost to put right.

Recommendations

- Buildings and structures should be maintained in good condition.
- Repairs should be on a like-for-like basis wherever possible. That is, a repair that matches the historic element removed in terms of material, method of construction, finish and means of installation.
- Maintenance and repairs should be undertaken on a regular basis in order prevent problems with condition and to rectify and issues before they escalate.

- Reversibility, i.e. the ability to remove a modern repair or material without damaging the historic fabric, is an important consideration, as better alternatives may become available in the future.
- Historic materials should be reused for repair wherever possible, for example rebuilding a brick wall in poor condition using as many of the original bricks as possible.

8.3.2 Retention of Existing features and Details

Architectural features and details and the design, materials and form of buildings, as outlined in [Section 4](#), make important contributions to the appearance of individual buildings and the streetscape as well as to the character of the Conservation Area overall. Loss or inappropriate replacement of such features and details causes the incremental diminishment of appearance and character.

Existing features and details may not be original to a building but may be later additions which are also historic. Such features and details still have aesthetic value and also illustrate the changes to the building and the Conservation Area over time. Some features and details may also record past uses of a building and so contribute to the evidential record of the village's history.

Recommendations

- Original and historic windows (including dormers and bay windows) and doors should be preserved and maintained through diligent repair.
- The appearance of windows and doors that are recent replacements made to match the original or historic designs should be retained.
- Chimneys and chimney pots should be retained and preserved. Where rebuilding is necessary, the design and form of the existing chimney should be retained and historic materials reused where possible.
- Patterns of flint and/or brickwork in buildings and boundary walls will be preserved. If rebuilding is necessary, a record will be taken in advance of works starting and the wall rebuilt to match exactly.
- Inscription stones, plaques and decorative features will be retained and preserved in situ.
- Historic gates, railings and walls will be retained and preserved. Where new gates or railings have been made to match removed historic ones, the pattern, form and materials will be preserved in any future replacements.



8.3.3 Alterations, Extensions and Demolition

Baconsthorpe has evolved over centuries and its built fabric reflects both historic uses and prevailing fashions. It is not the purpose of designation to prevent future change, which is necessary for the enduring sustainability of the heritage asset. Instead, the purpose of designation is to ensure change is carried out in a manner that does not cause harm and also, where appropriate, enhances the heritage asset.

Loss of fabric (demolition) and additions of new fabric can cause harm to individual buildings, the streetscape and the Conservation Area more widely. Proposed change will be evaluated on a case by case basis as the small variations in location, past change and detailing between one existing building/site and another means that what is acceptable for one building/site may not be acceptable on another.

The impact of proposed changes on the heritage asset or assets affected should be undertaken through a formal Heritage Impact Assessment. This should consider the heritage asset or assets affected, their setting and key views. Any change in the Conservation Area or close to it (in its setting) will require assessment in terms of its impact on the Conservation Area as a heritage asset. Further assessment may be required in relation to an individual listed building or listed buildings near the subject of the proposed change.

What is a Heritage Impact Assessment?

Heritage Impact Assessment (HIA) is a process of identifying what is historically and architecturally important about a heritage asset, in order to be able to assess whether proposed changes will have a positive, negative or no impact on the heritage values of the place. Advice is usually given by a specialist heritage consultant and the resulting conclusions presented in a report, which should include:

- Identification and description of the proposals site and its setting;
- Identification of any designations, such as listing, which the site is subject to or which are within the setting of the site;
- Description of the history of the property;
- Identification of the 'significance' of the site, i.e. its historic and architectural interest;
- Assessment of the impact the proposals will have on the significance of the site, as well as recommendations for any changes to the scheme that will reduce any negative impacts that are identified.

Alterations to existing buildings should be carried out using materials that are of appropriate appearance and of a composition that will not cause harm to the existing fabric. For example, alterations should not be carried out using brick that is harder than the existing as it will cause the existing brick to deteriorate.

Buildings can be important records of their own development. There should not be a presumption that reversing historic changes will be acceptable as this can diminish the illustrative value of a building. However, not all past changes are beneficial to a building and the removal of negative features or reinstatement of lost features can enhance a building. Therefore, demolition or removal of buildings or features that detract from the Conservation Area may be beneficial. Whether or not the existing building contributes positively to the Conservation Area in terms of its appearance, if it contributes positively in terms of layout, demolition should only be permitted where rebuilding is proposed.

Alterations and extensions should be of a scale, design and quality that will enhance the Conservation Area. The addition of modern fittings also needs to be considered carefully as items such as satellite dishes and aerials can be visually detrimental to the Conservation Area. These should be located on rear elevations away from sight of the public highway. The addition of solar panels will require planning permission if they protrude 200mm above the roofline or are sited on a wall/roof adjacent to the highway.



Article 4 Directions can be placed on individual properties by local planning authorities to restrict certain permitted development rights. This can be a means of providing extra controls over the type and extent of development that is allowed. Given the existing controls that conservation area designation brings, plus the Listed Buildings and proposed Locally Listed Buildings within the Baconsthorpe Conservation Area, which themselves are subject to controls over development, no Article 4 Directions, which would control development to unlisted buildings, are deemed necessary in Baconsthorpe at this time.

Recommendations

The heritage impact of proposed alterations, extensions and demolition will be assessed prior to approval of works.

Proposed changes should preserve or enhance the character of the Conservation Area. This means that the changes should be respectful of the typical architectural and visual character of the Conservation Area.

- Extensions will be subsidiary to the existing buildings in their massing and design. The scale of extensions should be in keeping with the existing buildings. The use of traditional materials will be encouraged, though thoughtful and sensitive design with modern materials may be acceptable.

- Extensions will be of a high quality of design and construction.
- Negative features should be removed when the opportunity arises. Enhancement could be achieved through removing a feature which is out-of-character with the characteristics of the area and replacement with something more in-keeping
- Modern additions, such as (but not limited to) solar panels or satellites dishes, should not be located on primary elevations or street frontages.
- Any modern materials added to a building should be high quality and sympathetic.

8.3.4 New Development

New development may take the form of replacement buildings or construction on undeveloped plots. Any new development should respect the character of the Conservation Area and should not adversely erode the rural setting between and surrounding existing buildings. In Baconsthorpe the spaces between groups of buildings are important as they create a rural setting and provide views across fields to other buildings, particularly the tower of St. Mary's Church. It will be important that these open spaces between buildings are not eroded through new development.

New development should not compete with or overshadow existing buildings, particularly where the existing buildings are historic so that the character-defining historic buildings remain preeminent and their setting is not harmed.

The materiality of new development is important. High quality materials should be used to maintain the overall quality of the built environment and to ensure, from a sustainability point of view, that the building has durability. Traditional local materials are widely used in the Conservation Area and are a major contributor to its character, though with good design it may be possible to incorporate some limited modern materials.

Recommendations

- The heritage impact of proposed new development will be assessed prior to approval of works.
- New development should be of the same or a lesser scale and massing as the buildings around it.
- Traditional local vernacular materials should be used, namely flint, red brick and clay pantiles. There may be scope for limited use of timber, render, stone, slate and other traditional materials, though thoughtful and sensitive design with modern materials may be acceptable.



- The design of new development should be of a high quality that will be valued now and in the future. There is no presumption in favour of either traditional or contemporary design.
- The quality of construction should be high.
- Historic plot or field boundaries should be preserved when new development occurs.
- The open setting of Baconsthorpe and the open fields between groups of buildings will be preserved (see also section 8.3.6 of setting and views below).
- New development should have wheelie bin space/storage included. For existing buildings screening with planting, fences or walls would help to reduce their impact where it is feasible.

8.3.5 Streetscape and Public Realm

The streetscapes within the Conservation Area are made up of many components and are vulnerable to incremental change that cumulatively affects the composition. When considering change to individual buildings or elements in the public realm, the impact on the streetscape should be assessed both in terms of the impact of the change and the impact in conjunction with other changes that are either proposed or have taken place. It may be acceptable for a change to be made once on a street but to repeat the change multiple times would diminish the character of the street.

Baconsthorpe is a rural village and its public realm should reflect this. Efforts should be concentrated on ensuring the long-term conservation of the built fabric, for example, through the removal of vegetation from flint walls to improve condition, rather than creating a pristine public realm.

Current public realm features within the Conservation Area and are mainly in materials that are appropriate to the character of the area, such as timber benches. Ubiquitous road or bus stop signage should be kept to a minimum and more traditional forms of signage, such as finger posts, should be encouraged. Road markings should be kept to a minimum to preserve the rural character of the village.

Recommendations

- Proposed change will be considered in relation to the streetscape.
- Historic boundary walls should be preserved and regularly maintained.
- New development should have defined boundaries demarcated with boundary treatments that are in keeping with the character of the Conservation Area.
- The grass verges within the Conservation Area will be preserved.
- Trees and hedging within the Conservation Area will be preserved.
- Excessive signage will be avoided.
- Traditional materials should be used for street furniture and signage.
- Road markings will be kept to a minimum necessary and will use narrower format lines appropriate for Conservation Areas where they are necessary.
- Traditional forms of signage will be encouraged.



8.3.6 Green landscape, setting and views

The setting of Baconsthorpe contributes to its special interest. The physical setting encompasses wide open agricultural land, both within and outside of the Conservation Area boundary. This blending of the rural landscaping in amongst the built development of the village is one of its key characteristics and should be preserved. Development which erodes the open setting of the buildings should be avoided. If limited development is deemed appropriate it may benefit from screening with planting to maintain the rural characteristics of the village.

The historic link to Baconsthorpe Castle is an important one and lanes and footpaths which link the village and the Castle site should be preserved and clearly signposted. Views to the Castle from the Conservation Area should be preserved.

The ability to appreciate heritage assets individually or collective from key viewpoints contributes to their special interest. Views of key buildings, especially the tower of St. Mary's Church, and of groups of buildings across fields, should be preserved.

Lighting has the potential to impact on the ability to appreciate the dark skies of the area.

New or expanded campsites could have the potential to impact on the visual setting of the Conservation Area. They will need to be planned carefully and with built features and tents/camping pods/etc located discreetly.

Recommendations

- The setting of the Conservation Area and the open fields within the Conservation Area boundary will be protected from inappropriate development.
- Key views within and into the Conservation Area will be preserved.
- Views of landmark buildings, particularly the tower of St. Mary's Church and the Castle, will be preserved.
- Excessive use of external lighting will be avoided.
- New or expanded campsites should be planned carefully to minimise harm to the setting of the Conservation Area.

8.3.7 Boundary Review

In accordance with the *Planning (Listed Buildings and Conservation Areas) Act 1990*, the National Planning Policy Framework and Historic England best practice guidance, the boundary of a conservation area should be periodically reviewed and suitably revised in accordance with findings made during this exercise.

The need to review the boundary can be in response to a number of factors: unmanaged incremental changes which have, over time, diluted the character of an area; the boundary may have been drawn too tightly originally; or the special interest of a feature may not have originally have been evident to the assessor. Although it is principally the built structures that are recognised in amending the boundary, their accompanying plots often provide an important historical context which should be incorporated together with the building(s).

The boundary has been reviewed and proposed changes are detailed below. If, following public consultation, these amendments are approved, the appraisal document and maps will be updated in accordance with the boundary changes for the final adopted document.



Recommendations

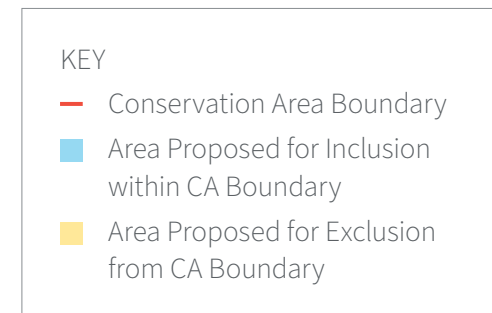
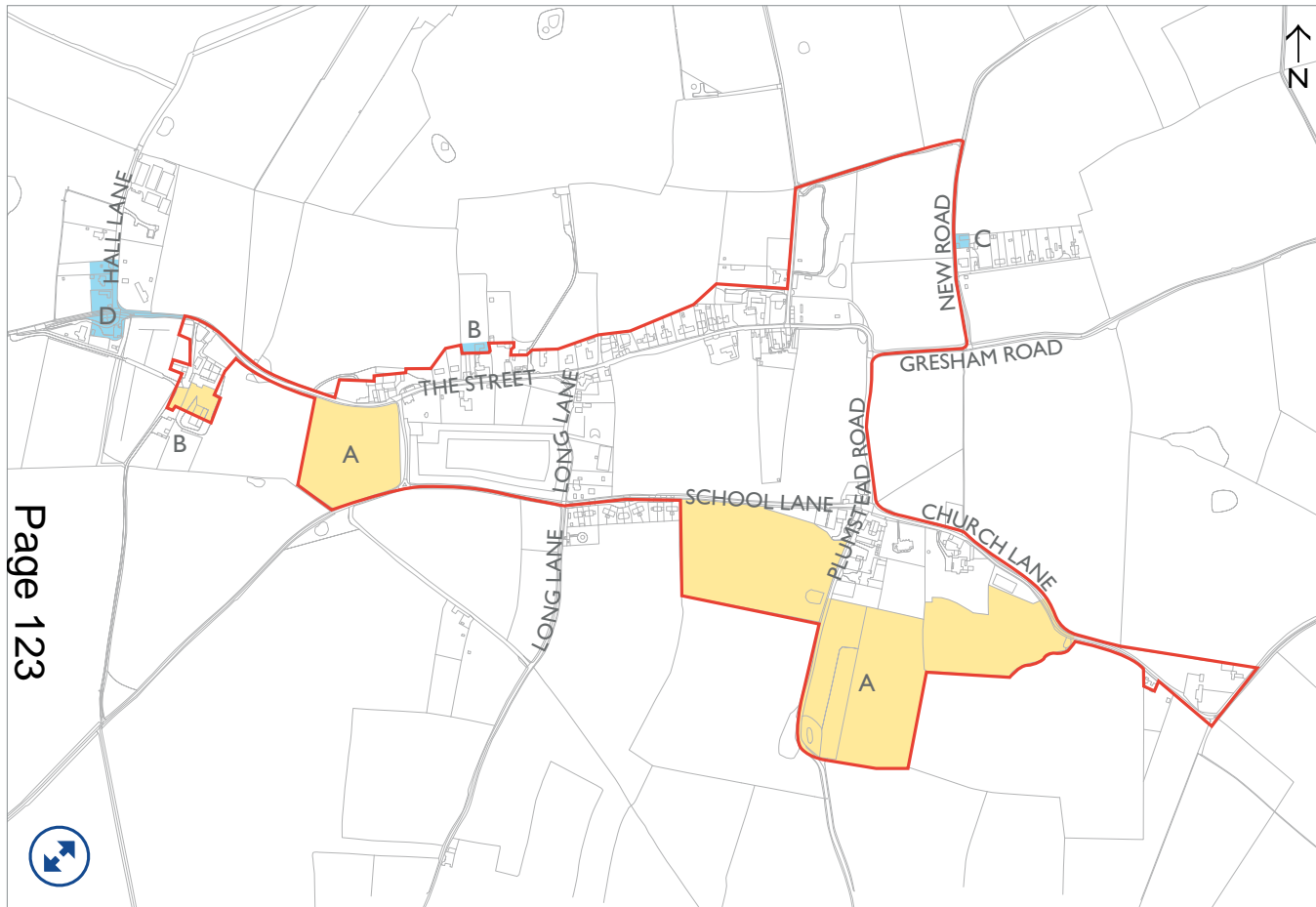
The boundary of the Baconsthorpe Conservation Area includes several large fields with no built development on them. Typically the boundary of a Conservation Area would focus on the buildings themselves. However, in Baconsthorpe one of the key characteristics of the Conservation Area is that there are pockets of built development which are visible across fields, which creates a visual connection between different parts of the area. The open fields are also important in creating views across the land towards groups of buildings and key landmarks. Some of the fields have therefore been retained within the boundary in order to preserve this aspect of the Conservation Area and to make it clear that the open fields within the village are part of its special character. Other fields to the south and west of the boundary are less important for the preservation of the character of the Conservation Area and do not provide the same important views. Therefore, these have been proposed for removal from the boundary.

There are some anomalies to the boundary in Baconsthorpe, with the boundary line cutting through buildings. Small sections of land have therefore been proposed for inclusion to standardise the boundary.

Lastly there are some historic buildings near to the edge of the Conservation Area boundary which are currently not included within it. These would benefit from the protection which Conservation Area designation brings and have therefore been proposed for inclusion.

- A Fields proposed for removal from the boundary because they do not provide key views and in order to provide more focus on built development within the Conservation Area boundary.
- B Two areas where the boundary cuts through buildings or does not include full groups of buildings. The changes are proposed in order to rationalise the boundary. Following public consultation, the original proposal to include the full area of Pitt Farm has been revised and the boundary has instead been altered to exclude the modern buildings of Pitt Farm.

- C Historic cottage dated 1850 and therefore of a similar date to many of the buildings within the Conservation Area. The building is a well preserved cottage with similar characteristics to most of the buildings within the Area, such as the use of flint cobbles with red brick dressings and red clay pantiles.
- D A group of cottages at the corner of The Street and Hall Lane, two of which date from the early nineteenth century and shown on the Tithe Map, whilst the third replaced a building shown on the Tithe Map. As such, this area constitutes a part of the parish that was built historically. The buildings display similar characteristics of buildings within the Conservation Area, with the same flint and brick materiality. One building was, until recently, a public house and therefore also has added historic and communal value.



Boundary Review Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.

Section 9

Further Information

A summary of the significance, issues and opportunities within the conservation area, as well as details of next steps and contacts.

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The preservation and enhancement of the character, appearance and special architectural interest of the Baconsthorpe Conservation Area should be at the heart of changes made within the area. All its residents have the opportunity to contribute to the preservation and enhancement of the village and ensure that it is passed on to future generations.

RESEARCHING THE HISTORY OF A BUILDING OR SITE

Before proposing any change, it is important to understand the significance of a building or site. This will require research into historical development. Some useful places to start your search are detailed below.

• **The National Heritage List for England**, to find out whether your building is listed.

• **The Norfolk Heritage Centre at the Norfolk and Norwich Millennium Library**.

• **The Blakeney Area Historical Society**, who run a History Centre containing documents on local history.

• **The Norfolk Records Office**. You can search their catalogue online before you visit or request research to be carried out on your behalf.

• **Norfolk Heritage Explorer**, the Heritage Environment Record for the county.

- **Holt Library**. Interlibrary loans mean that you can always borrow books from other libraries if necessary.
- **The National Archives**. These are located at Kew, London, but the catalogue can be searched online.
- **British Newspaper Archive Online**, which can often be a useful source of local history information.
- **National Library of Scotland**, which allows you to view numerous historic plans online.

PLANNING ADVICE

If you need further advice on buildings in conservation areas, design guidance and planning permissions, visit the Heritage and Design pages of North Norfolk District Council's website, <https://www.norfolk.gov.uk/section/planning/heritage-design/> or contact the Planning Department: planning@north-norfolk.gov.uk

ADVICE ON CONSERVATION BEST PRACTICE

Historic England's website contains a range of advice and guidance, such as *Conservation Principles: Policies and Guidance* and guides on understanding heritage value, setting and views, to specific guides on types of repairs or types of buildings. This information can largely be found in the advice area of the website. <https://historicengland.org.uk/advice/>

FINDING A CONSERVATION ARCHITECT, CONSULTANT OR CONTRACTOR

When undertaking work to an historic building it is important to employ contractors who have worked with them before and understand what would be appropriate in terms of change. There are several organisations that maintain lists of experienced conservation and heritage professionals from architects and surveyors to leadworkers and roofers. The following are databases of consultants who have a proven track record of working with historic buildings:

- The Institute of Historic Building Conservation (IHBC), who have a database of accredited practitioners.
- Royal Institute for British Architects (RIBA) list of conservation architects.
- The Register of Architects Accredited in Building Conservation (AABC).



TRACKING OR COMMENTING ON PLANNING APPLICATIONS

If you or a neighbour submits a planning application, there will be a period when members of the public can comment on the application. This can be done electronically online via the Council's Planning website: <https://idoxpa.north-norfolk.gov.uk/onlineapplications/>

If you are planning works to your own property, it can be useful to check the planning applications that have been approved for similar works in the village to understand what might be acceptable.

It may also be useful to review the planning history for your own site to find out what changes may have been made to your property prior to your ownership. Note that the council only holds planning application records online for recent years. For older applications please contact the planning department (planning@north-norfolk.gov.uk) for details of how to access the documentation.

COMMUNITY ACTION

The Government recognises that local communities care about the places where they live and in light of this has developed neighbourhood plans as a tool for local communities to shape the future of their built environment. These are documents that are created by the local community to sit alongside the local Council's planning policies to provide planning policies that are specific to that area. It acts as guidance for anyone wanting to make change to that place and for those who are assessing proposals for change.

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ENDNOTES

- 01 Section 69 (1), Planning (Listed Buildings & Conservation Areas) Act 1990
- 02 Section 71 (1), Planning (Listed Buildings & Conservation Areas) Act 1990
- 03 Section 71 (2) and (3), Planning (Listed Buildings & Conservation Areas) Act 1990
- 04 <https://opendomesday.org/place/TG1236/baconsthorpe/>
- 05 <https://www.british-history.ac.uk/topographical-hist-norfolk/vol6/pp502-513>
- 06 [http://www.heritage.norfolk.gov.uk/record-details?TNF174-Parish-Summary-Baconsthorpe-\(North-Norfolk\)-\(Parish-Summary\)](http://www.heritage.norfolk.gov.uk/record-details?TNF174-Parish-Summary-Baconsthorpe-(North-Norfolk)-(Parish-Summary))
- 07 Rigold, Baconsthorpe Castle, p. 3.
- 08 Rigold, Baconsthorpe Castle, p. 3.
- 09 Cozens-Hardy, 'The Glaven Valley', p. 492.
- 10 Rigold, Baconsthorpe Castle, p. 4.
- 11 <https://historicengland.org.uk/listing/the-list/list-entry/1013093>
- 12 Rigold, Baconsthorpe Castle, p. 6.
- 13 <http://baconsthorpe.org/history/>
- 14 North Norfolk SSSI Citation, accessed: <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1001342.pdf>
- 15 <http://www.heritage.norfolk.gov.uk/record-details?mnf29087>
- 16 See Historic England *Local Heritage Listing* (2016) for more details
- 17 <http://www.heritage.norfolk.gov.uk/record-details?TNF174>
- 18 The legal interpretation established in *South Lakeland DC v Secretary of State for the Environment and Rowbotham* [1991] 2 L.P.R. 97

ARCHIVE MATERIAL

NORFOLK RECORD OFFICE

Maps

DN/TA 516 Baconsthorpe Tithe Map

PD 101/53(H) John Cary, *A New Map of Norfolk divided into hundreds exhibiting its roads, rivers, parks &c*, 1807

PD 364/49: 1957 OS map

Estate Surveys

MC 662/4 *Map of Estates of Hudson Gurney in Bodham and Baconsthorpe*, 1833

MF/RO 389/17 *Microfilm of a map of the estate of John Thruston Mostt Esq., in Bodham, Baconsthorpe, Hempstead, Sheringham and Beckham*, 1807

NORFOLK HERITAGE CENTRE

Maps

C 9111.4261 Faden Map of Norfolk, 1797

L911.4261 Bryant, Andrew, *Map of the County of Norfolk from actual survey*, 1826

Photos

C/BAC Baconsthorpe photographs and postcards



SECONDARY SOURCES

Cozens-Hardy, Basil, 'The Glaven Valley', *Norfolk Archaeology*, Vol. XXXIII

Pevsner, Nikolaus and Wilson, Bill, *The Buildings of England: Norfolk 1: Norwich and North-East*, 2002

S. E. Rigold, Baconsthorpe Castle, 1966

St Mary's Church, Baconsthorpe: History and Guide

WEBSITES

<https://historicengland.org.uk/listing/the-list/map-search?clearresults=True>

<https://www.british-history.ac.uk/topographical-history/norfolk/vol6/pp502-513>

<https://opendomesday.org/place/TG1236/baconsthorpe/>

[http://www.heritage.norfolk.gov.uk/record-details?TNF174-Parish-Summary-Baconsthorpe-\(North-Norfolk\)-\(Parish-Summary\)](http://www.heritage.norfolk.gov.uk/record-details?TNF174-Parish-Summary-Baconsthorpe-(North-Norfolk)-(Parish-Summary))

<http://baconsthorpe.org/history/>

PAST REPORTS

Historic England, Conservation Principles, Policies and Guidance, 2008

Historic England, Conservation Area Appraisal, Designation Management: Historic England Advice Note 1 (second edition), February 2019

Historic England, The Setting of Heritage Assets: Historic England Good Practice Advice in Planning Note 3 (second edition), December 2017

Ministry of Housing, Communities and Local Government, National Planning Policy Framework, 2019

Ministry of Housing, Communities and Local Government, National Planning Practice Guide, 2018

North Norfolk District Council and LUC, North Norfolk Landscape Character Assessment, Nov 2018

North Norfolk Coast Partnership, North Norfolk Coast AONB Climate Change Adaptation Strategy, March 2017

LEGISLATION

Section 69 (1), Planning (Listed Buildings & Conservation Areas) Act 1990

Section 71 (1, 2, 3), Planning (Listed Buildings & Conservation Areas) Act 1990

Appendix B

Glossary of Terms

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Alteration

Work intended to change the function or appearance of a place (HE, Conservation Principles, 2008, 71).

Conservation Area

‘An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’, designated under what is now s69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (HE, Conservation Principles, 2008, 71).

Conservation

The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance (NPPF, 2018, 72). The process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations (HE, Conservation Principles, 2008, 71).

Designated heritage asset

A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation (NPPF, 2018, 66).

Heritage asset

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing) (NPPF, 2018, 67).

Historic environment

All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora (NPPF, 2018, 67).

Preserve

To keep safe from harm¹⁸ (HE, Conservation Principles, 2008, 72).

Renewal

Comprehensive dismantling and replacement of an element of a place, in the case of structures normally reincorporating sound units (HE, Conservation Principles, 2008, 72).

Repair

Work beyond the scope of maintenance, to remedy defects caused by decay, damage or use, including minor adaptation to achieve a sustainable outcome, but not involving restoration or alteration (HE, Conservation Principles, 2008, 72).

Restoration

To return a place to a known earlier state, on the basis of compelling evidence, without conjecture (HE, Conservation Principles, 2008, 72).

Reversible

Capable of being reversed so that the previous state is restored (HE, Conservation Principles, 2008, 72).

Setting of a heritage asset

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (NPPF, 2018, 71). The surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape (HE, Conservation Principles, 2008, 72).

Significance (for heritage policy)

The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance (NPPF, 2018, 71). The sum of the cultural and natural heritage values of a place, often set out in a statement of significance (HE, Conservation Principles, 2008, 72).

Value

An aspect of worth or importance, here attached by people to qualities of places (HE, Conservation Principles, 2008, 72).




Appendix C

Audit of Heritage Assets


Identification of all the designated and adopted locally listed heritage assets within the Conservation Area.

CHURCH LANE/PLUMSTEAD ROAD


Address / Building Name	Church of St Mary
Street-by-Street Area	Church Lane/Plumstead Road
Status	Grade II*
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049847
Brief History	Medieval parish church, restored 1868.
Brief Description	Flint with stone dressings, lead roof. West tower, nave, chancel, north and south aisles, north porch.



Address / Building Name	The Manor House
Street-by-Street Area	Church Lane/Plumstead Road
Status	Grade II*
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049848
Brief History	Early eighteenth century house built on a sixteenth century core.
Brief Description	Brick, black glazed pantiles to shallow pitched hipped roof. Main façade to west, symmetrical brick plinth, rusticated quoins and window surrounds, platbands above and below first floor windows. Main door flanked by fluted columns with coat of arms above of the Newman family.




Address / Building Name	Left and Right Gate piers and attached to Splayed Garden wall
Street-by-Street Area	Church Lane/Plumstead Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373488 and https://historicengland.org.uk/listing/the-list/list-entry/1049849
Brief History	Eighteenth century gate piers at entrance of Manor House.
Brief Description	Square, in rendered brick having recessed semi-circular headed panels to faces; square stone cap with cyma recta of classical leaf moulding, pier surmounted by stone griffin's head erased (the crest of the Newman family who held the manor late seventeenth/ early eighteenth century). Low curved brick wall with stone cap attached to right.




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CHURCH LANE/PLUMSTEAD ROAD (CONT.)

Address / Building Name	The Old School
Street-by-Street Area	Church Lane/Plumstead Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049850
Brief History	Former school, now village hall, dated 1816.
Brief Description	Pebble flint with brick dressings; hipped roof, corrugated tiles to front, black glazed pantiles to sides, pantiles to rear. Three bays with outshuts to rear. South front with chamfered brick cap to flint plinth, dentil cornice, axial stack to right. Inscription ‘1816 National School’ within third pediment.




Address / Building Name	The Rectory
Street-by-Street Area	Church Lane/Plumstead Road
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	Late-18th or early-19th century
Brief Description	Three storeys in red and gault brick, with a stone parapet an, a slate roof. Timber sash windows, a Classical architrave frames the painted timber panelled front door. Proposed for local listing for its link with the church, its elegant appearance and as one of the larger, grander buildings in the Conservation Area.



MANOR FARM HOUSE

Address / Building Name	Manor House Farmhouse
Street-by-Street Area	Church Lane/Plumstead Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373487
Brief History	Eighteenth century façade on earlier core dated 1635.
Brief Description	Brick, black glazed pantiles and pantiles. Two phases now under a continuous roof. Two storeys plus attic. Nineteenth century door and windows.




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THE STREET (1)

Address / Building Name	Pitt Farm and barns to the rear
Street-by-Street Area	The Street
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	Sixteenth to seventeenth century house, with large flint and timber barns. Anecdotally has a connection with Anne Boleyn.
Brief Description	Red brick house with steep dutch gable hipped roof. Small casement windows. Window to rear looks to be sixteenth century. Proposed for local listing because of its considerable age, the impressive size of historic barns to the rear of the house, and the potential historic connection to Anne Boleyn. It is unusual that a building of this age is not nationally listed.




THE STREET (2)

Address / Building Name	The White House
Street-by-Street Area	The Street (2)
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373489
Brief History	Eighteenth century house at right angles to the street.
Brief Description	Rendered, black glazed pantiles, unglazed to right. Three bays, two storeys. Gable parapets on shaped kneelers, end internal stacks in gault brick each with projecting base and oversailing cap having two yellow chimney pots with hexagonal cups.




Address / Building Name	Ash Tree Farm
Street-by-Street Area	The Street
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	Pre-eighteenth century.
Brief Description	Red brick house with red brick dressings and pantile roof. Proposed for local listing because of its elegant symmetrical façade, good quality doors and windows, and as one of the larger and better quality farmhouses within the village.



THE STREET (3)

Address / Building Name	Wesleyan Chapel
Street-by-Street Area	The Street (3)
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	1844
Brief Description	Former Wesleyan Chapel now converted to residential. Pebble flint with gault brick dressings. Arched windows and door to north end are distinctive. Name and date plaque on north elevation. Proposed for local listing for its distinctive design, its demonstration of the popularity of Methodism in the area and as a former communal building.



Appendix D

Full Size Plans



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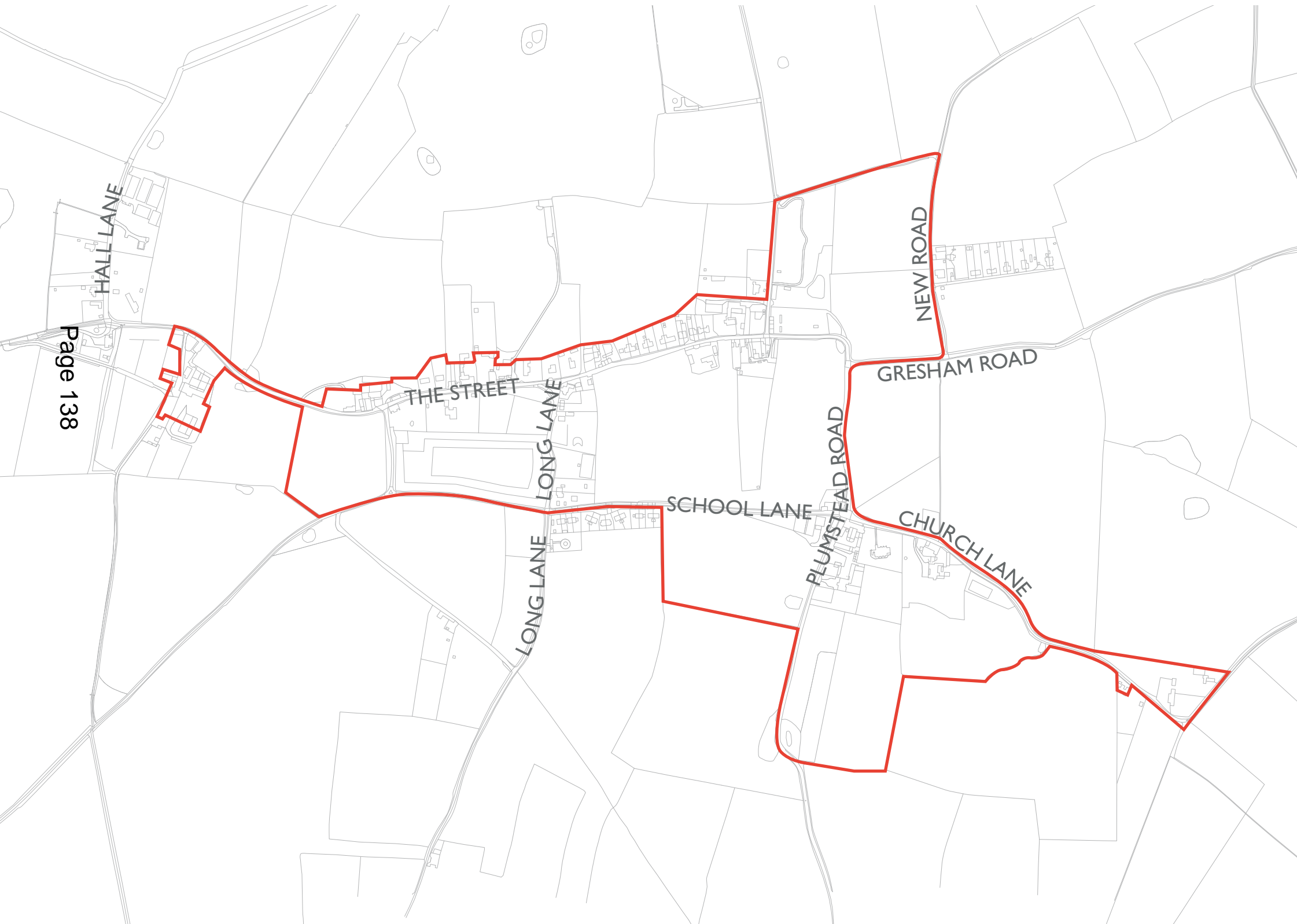
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Full Size Plans: How to Use This Layered PDF

Click on the layers button  on the left of this window to show different elements of the Conservation Area analysis. If necessary, refer to page 3 of this document for further instruction.



KEY

CONTACT US



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NR27 9EN



planning@north-norfolk.gov.uk



01263 513811



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Glandford

Conservation Area Appraisal and Management Plan

Second Draft: April 2021

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PURCELL 

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How to Use This Document

For ease of use this document has been produced to be read on-screen as a PDF. It contains a series of features that make it easier to use and navigate between the sections.

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3.1 EARLY HISTORY

Artefacts, such as flint axe heads and pottery, from as early as the Mesolithic period (10000-4001 BC) have been found around Blakeney. Bronze Age (c2350-701 BC) and early Saxon (410-1065 AD) barrows (burial mounds) are located on the Blakeney Downs, and there was probably a small settlement in the parish in the Roman period (43-409 AD).⁰⁵

Navigation

The buttons along the bottom of each page allow you to jump to a specific section. Once you've clicked on a section, it will turn bold so you know which section you are in.



You can also use the buttons in the top right hand corner to jump to the contents, appendices, or back to the page you were previously on.



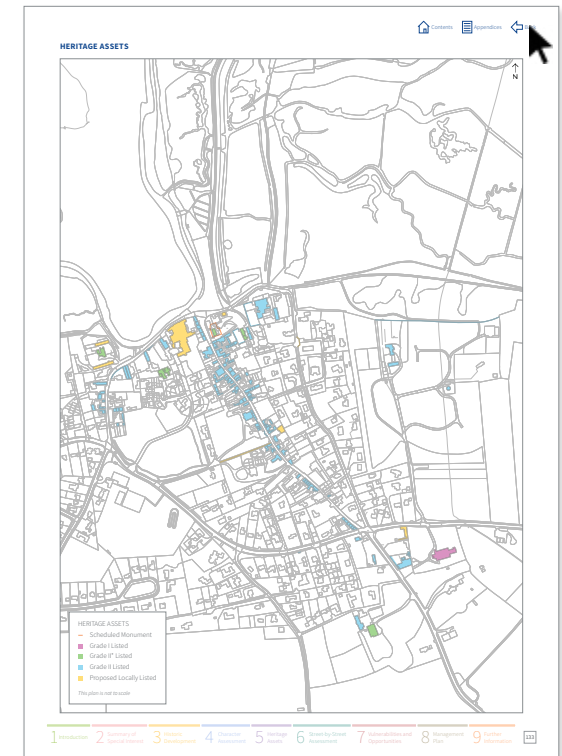
- Advertisements and other commercial signage may be subject to additional controls and/or require planning permission.
- Changing the use of a building (e.g. from residential to commercial) will require planning permission.

Plans



When you see this icon, click to see a full-sized version of the plan (located in [Appendix D](#)).

To return to the page you were previously on from the full-sized plan, click the back button in the top right hand corner of the page.



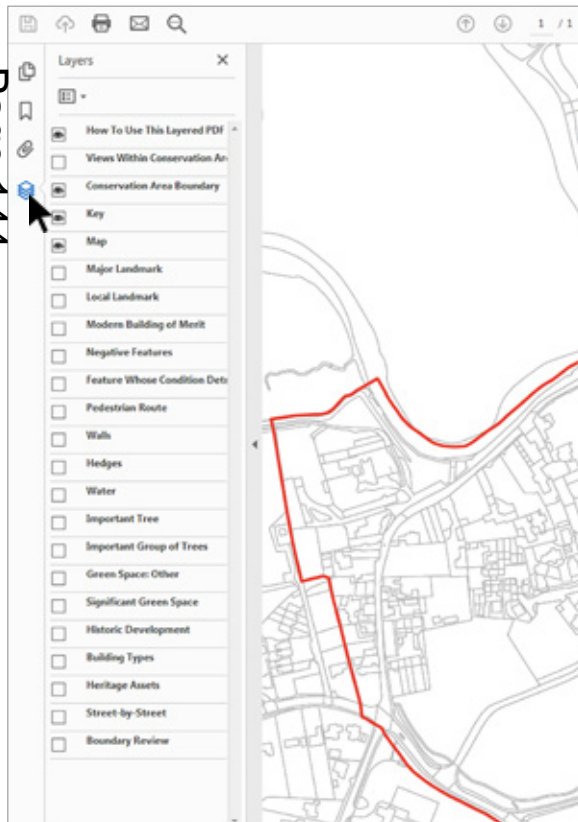
How to Use the Layered PDF in Appendix D

The PDF showing the full size plans is interactive. By switching the layers on and off you can view different elements of the conservation area analysis in context with each other. If your software does not have this capability, please view the separate PDF file of individual maps on the conservation area pages of North Norfolk District Council's website.


Opening the Layers Panel

Click on the layers icon  to open the layers panel. This will bring up options for the different mapping elements that are available to view.

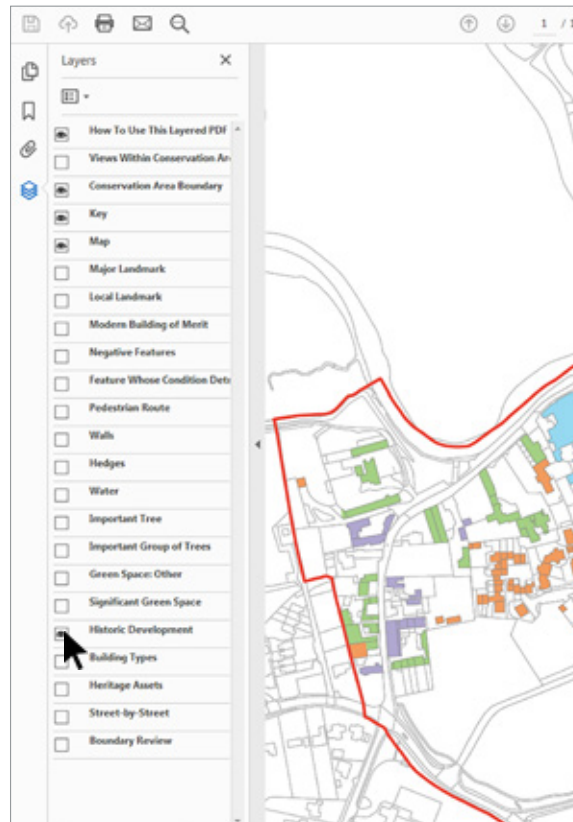
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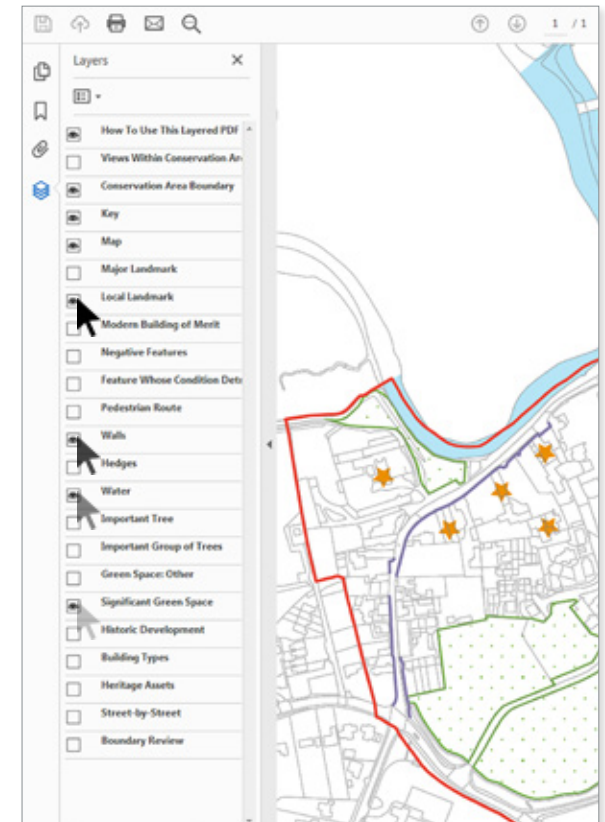
Viewing Different Layers

The map will initially show just the conservation area boundary. Click on your desired layer from the options listed. A small eye icon  will appear to indicate which layers you have switched on. You may need to switch some layers off to view others which sit underneath.

Switching on a layer to view that part of the map



Switching layers on and off as desired



Frequently Asked Questions

Conservation Areas

- What is a Conservation Area?
See [Section 1.2](#)
- What is the current boundary of the Conservation Area?
See [Boundary Map](#)
- Has the boundary of the Conservation Area been changed as part of this review?
See [Section 8.3.7](#)
- What is a Conservation Area Appraisal and Management Plan?
See [Section 1.3](#)
- How does the Conservation Area designation affect changes permitted to my property?
See [Section 1.4](#)
- What are my responsibilities in maintaining my property?
See [Section 1.4](#) and [Section 8.3.1](#)

Understanding your Property

- Is my property within the Conservation Area?
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- What is the overall special interest of the Conservation Area?
See [Section 2](#)
- What characteristics of the built environment contribute to the special interest of the Conservation Area?
See [Section 4](#)
- How old is my property?
See [Historic Development Plan](#)
- Is my property a listed building?
See [Section 5](#), [Section 6](#) and [Audit of Heritage Assets](#)
- Is my property an adopted locally listed building?
See [Section 5](#), [Section 6](#) and [Audit of Heritage Assets](#)
- How does the natural environment contribute to the special interest of the Conservation Area?
See [Section 4.1](#) and [Section 4.2](#)
- What are the problems facing the Conservation Area?
See [Section 7](#)
- Where are there opportunities to enhance the Conservation Area's special interest?
See [Section 7](#)
- How can I understand my property better?
See [Section 9](#)

Making Changes

- Is there an overall vision for the conservation management of the Conservation Area?
See [Section 8.2](#)
- What characteristics do I need to consider when planning changes or development?
See [Section 4](#), [Section 6](#) and [Section 8](#)
- Does the Council have a design guide for new development?
See [Section 1.2](#)
- How should I approach repairs to my property?
See [Section 8.3.1](#)
- Can I replace my windows and doors?
See [Section 8.3.2](#)
- What alterations and extensions are appropriate to my property?
See [Section 8.3.2](#) and [Section 8.3.3](#)
- What characteristics should new development have within the Conservation Area?
See [Section 8.3.4](#), [Section 8.3.5](#) and [Section 8.3.6](#)
- How can I get advice about making changes to my property?
See [Section 1.5](#) and [Section 9](#)

Section 1

Introduction

This section gives an overview of the Glandford Conservation Area, provides information about what conservation area designation means and its implications for development, as well as outlines the consultation process that has been undertaken to prepare this Appraisal and Management Plan.

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1.1 GLANDFORD CONSERVATION AREA

The Glandford Conservation Area was originally designated in 1974. The designation covers the village of Glandford, including a section of the Blakeney Road running north-south towards the western end of the Conservation Area and Hurdle Lane running from the Blakeney Road to the River, on which the Church of St. Martin is located. It also extends northwards to Glandford Mill.

Glandford is a model village dating from the 1890s built by Sir Alfred Jodrell of Bayfield Hall, which includes several flint and brick cottages employing Dutch gable details and a church based on the medieval predecessor. The village also has two large farm complexes; some of these buildings have been converted for workshop or commercial use. Glandford Mill in the village is one of the few mill buildings that survive on the River Glaven, though now converted to residential use. The river passes through the eastern part of the Conservation Area.

1.2 WHAT IS A CONSERVATION AREA?

Definition of a Conservation Area

A conservation area is defined as an ‘*area of special architectural or historic interest the character of which is it desirable to preserve or enhance*’.⁹¹

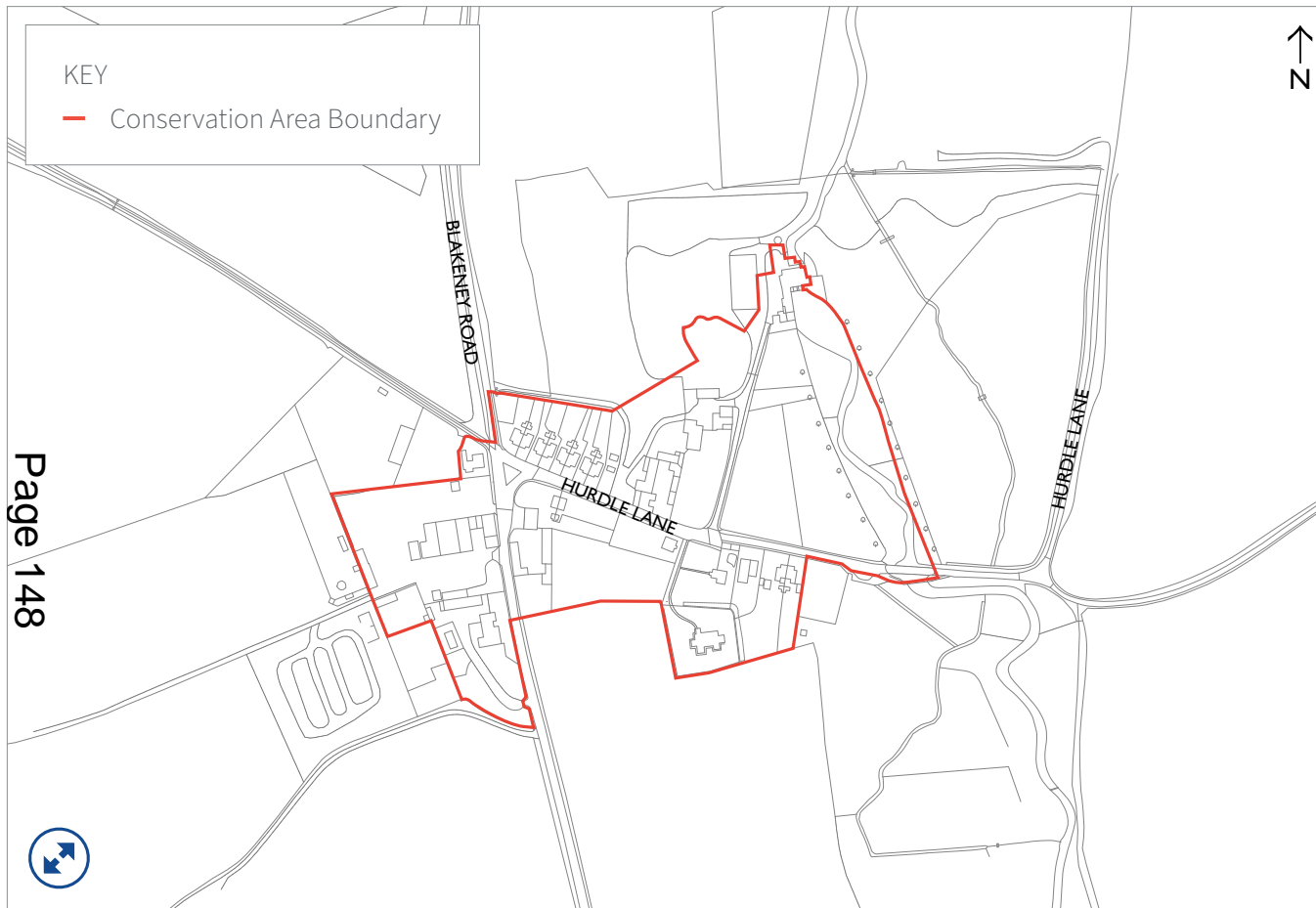
Designation of a conservation area recognises the unique quality of an area as a whole. It is the contribution of individual buildings and monuments as well as other features including (but not limited to) topography, materials, spatial relationships, thoroughfares, street furniture, open spaces and landscaping. These all contribute to the character and appearance of an area, resulting in a distinctive local identity.

The extent to which a building or group of buildings/ structures, positively shape the character of a conservation area comes from their street-facing elevations, the integrity of their historic fabric, overall scale and massing, detailing, and materials. Rear and side elevations can also be important, as can side views from alleys and yards or views down unto buildings in valleys or low-lying topographies.

If the significant qualities of a conservation area are retained and inappropriate alterations prevented, the benefits will be enjoyed by owners, occupiers and visitors to the place, including the ability to experience interesting and important heritage structures and places. It is therefore in the public interest to preserve the area for cultural appreciation.

Conservation Areas are governed under the *Planning (Listed Buildings and Conservation Areas) Act 1990* and the *National Planning Policy Framework* (NPPF, 2019) sets out the overarching requirement for local planning authorities to identify and protect areas of special interest. North Norfolk District Council’s (NNDC) Local Development Framework (LDF, adopted 2008) sets out the council’s policies for guiding development within the district. See this link for the latest heritage related policy: <https://www.north-norfolk.gov.uk/section/planning/planning-policy/>.

In addition to the policies contained within the LDF, NNDC has produced a Design Guide which includes guidance on appropriate alterations to historic buildings and within conservation areas. This guidance should be referenced when considering development within the Glandford Conservation Area and can be viewed here: https://www.north-norfolk.gov.uk/media/1268/north-norfolk_design_guide_adopted_2008_-web.pdf.



Glandford Conservation Area Boundary Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.

1.3 THE PURPOSE AND SCOPE OF THE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

Understanding the character and significance of conservation areas is essential for managing change within them. It is therefore a requirement under the Planning (Listed Buildings and Conservation Areas) Act 1990 that all local planning authorities ‘*formulate and publish proposals for the preservation and enhancement*’ of conservation areas within their jurisdiction, and that these proposals are periodically reviewed.⁰² The proposals are normally presented in the form of a Conservation Area Appraisal and Management Plan, which defines and records the special interest of a conservation area, as well as setting out a plan of action for its on-going protection and enhancement.

Conservation areas may be affected by direct physical change by changes in their setting or in the uses of buildings or areas within them. A clear definition of those elements which contribute to the special architectural or historic interest of a place will enable the development of a robust policy framework for the future management of that area, against which applications can be considered.



Over time, conservation areas evolve and the characteristics which underpin their special interest may decrease in their integrity because of gradual alteration. It is therefore important to review and take stock of the character of a conservation area at intervals to ensure designation is still suitable and that the proper management of change is in place.

Often, conservation area boundaries have historically been drawn too tightly or include peripheral areas which do not contribute to an understanding of its character. Consequently, it is important to review the boundary and include/exclude buildings and spaces which do/not meet conservation area designation criteria.

This Conservation Area Appraisal and Management Plan therefore seeks to:

- *Record and analyse the special interest of Glandford Conservation Area;*
- *Recognise the designated and non-designated heritage assets which comprise the Conservation Area;*
- *Identify issues relating to condition and pressures for change;*
- *Identify opportunities for the enhancement of the Conservation Area;*
- *Provide guidance and recommendations for the positive management, preservation and enhancement of the Conservation Area; and*
- *Set out any proposals for changes to the Conservation Area boundary.*

Although this document is intended to be comprehensive, the omission of any building, structure, feature or space does not imply that the element is not significant or does not positively contribute to the character and special interest of the Conservation Area. The protocols and guidance provided in [Section 8](#) (*Management Plan*) are applicable in every instance.

The assessments which provide the baseline information for this Conservation Area Appraisal and Management Plan have been carried out utilising publicly available resources and through on-site analysis from the public thoroughfares within the Conservation Area.

Definition of a Heritage Asset

The NPPF defines a heritage asset as: *A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).*



1.4 WHAT DOES DESIGNATION MEAN FOR ME?

To protect and enhance the Conservation Area, any changes that take place must positively conserve the character and special interest that make it significant. Statutory control measures are intended to prevent development that may have a negative or cumulative effect on this significance.

- Planning permission will be required to totally or substantially demolish buildings or structures (including walls, gate piers and chimneys). This will also need a heritage statement (sometimes called a heritage impact assessment) as part of the application.

- The extent of permitted development (i.e. changes that are allowed without requiring consent from the local authority) may be restricted; for example, replacement windows, alterations to cladding or the installation of satellite dishes. Additional control may be sought through Article 4 Directions, which specifically remove permitted development rights.

- Trees with a diameter of 75mm or greater, measured at 1.5m from soil level, are protected. Any work proposed to these trees require permission from the local authority by means of a planning application. This allows the authority to determine whether a Tree Preservation Order (TPO) is necessary.
- Advertisements and other commercial signage may be subject to additional controls and/or require planning permission.
- Changing the use of a building (e.g. from residential to commercial) will require planning permission.

If you wish to carry out work within the Glandford Conservation Area your proposals will be assessed against Policy EN8 of the Local Development Framework and the NNDC Design Guide.

1.5 PRE-APPLICATION ADVICE

If you require tailored planning advice or need assistance regarding a specific development proposal, North Norfolk District Council offers a pre-application advice service.

Whatever the scale of development proposed, applying to the Council for pre-application advice will add value to the design quality of your scheme and it will help reduce potential uncertainty and delays by identifying any issues at an early stage.

Meaningful public consultation is also a critical part of this process and whilst responsibility for this lies with the applicant, the Council strongly encourages you to undertake consultation with the local community and stakeholders.

For further information regarding pre-application advice, please visit our website: <https://www.north-norfolk.gov.uk/tasks/development-management/pre-application-service/>.



1.6 WHO HAVE WE CONSULTED WHILE PREPARING THIS PLAN?

It is a statutory requirement under the *Planning (Listed Buildings and Conservation Areas) Act 1990* for conservation area guidance produced by local authorities to be subject to public review, including a public meeting, and for the local authority to have regard to any views expressed by consultees.⁰³

The Draft Glandford Conservation Area Appraisal and Management Plan was made available for public consultation across a six-week period between 1 February and 12 March 2021. This included the publication of the draft document on North Norfolk District Council's website with summaries of key information.

Other means of consultation carried out include:

- NNDC and Purcell met with the Friends of North Norfolk in March 2018 to discuss with them the content, scope and aims of the Appraisals.
- A feedback form was made available on NNDC's website to invite comments from Town and Parish Councils and other interested groups or individuals who have information which could inform the Appraisal.
- Opportunity for review of the draft appraisal by Glandford Parish Council.
- Local NNDC Members and Councillors were contacted to inform them of the Appraisal process and to invite comments on the Conservation Areas.

1.7 WHAT DO THESE TERMS MEAN?

There are words and phrases used in relation to the conservation of the historic environment that have a specific meaning in this context. An explanation of some of the most used terms can be found in the Glossary in [Appendix B](#).



Section 2

Summary of Special Interest

This section provides a summary of what is significant about the Glandford Conservation Area in terms of its history, architecture and setting.

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2 Summary of Special Interest



The special historic interest of Glandford lies principally in two key themes: its milling history and its association with Sir Alfred Jodrell of Bayfield Hall and his rebuilding of the village in the late-nineteenth/early-twentieth century.

The village has been in existence for centuries and was a key milling village on the River Glaven, with a mill from at least the seventeenth century. Milling continued until the twentieth century, contributing to agriculture and trade in the region. The mill building is now in use as a residence but is one of only five former mill buildings remaining in the Glaven Valley where there was once 16.

Whilst the church has always been a landmark building in Glandford, agricultural buildings and small cottages originally made up the majority of the village. In the late-nineteenth century substantial rebuilding of the village was undertaken by Hicks and Charlewood on behalf of Sir Alfred Jodrell. This phase created a model village with houses following a distinctive design with Dutch gables, red brick dressings to flint walls and terracotta decorative details. Boundary walls, fences and gates were also co-ordinated as part of the design. A hierarchy is clear in the buildings, with Manor Farmhouse the largest and grandest house

and cottages for labourers much smaller, though all utilising the same visual and material characteristics. Socially, the model village provided a reading room for the benefit of the local people and a Shell Museum, which claims to be the earliest purpose-built museum in Norfolk.⁰⁴

The Church, which had been in ruins since the eighteenth century, was also rebuilt by Jodrell. The Church is a fine example of Victorian Gothic architecture with an unusual example of bells in the tower that play different hymns on the strike of noon, three, six and nine.⁰⁵ The Church's significance is recognised by its Grade II* national listing. A WWI monument adjacent to the churchyard is also nationally listed at Grade II. The houses and Shell Museum which make up the distinctive group of Jodrell's model village are also proposed for inclusion on the Local List.

The two farm complexes, Manor Farm and Church Farm, have a traditional arrangement of barns and outbuildings arranged around yards. Barns are larger scale and the barn at Church Farm has a wide catslide roof prominent in the streetscape. The yards serve to create open areas in between the groups of buildings.

The village has a co-ordinated palette of local materials, predominantly flint, brick and red plain or pantiles, which is enhanced by a green setting of rolling agricultural land, as well as trees, hedges and gardens within the Conservation Area itself. The green at the junction of Blakeney Road and Hurdle Lane provides a focal point in the village. At the east end of the Conservation Area, the River Glaven provides a pleasant area of water and greenery, while also linking the village to its milling history.

Views of the church tower are important from points outside of the Conservation Area looking in, while glimpses of the tower from within the Conservation Area locate the building in the village. Manor Farmhouse, the row of cottages on the north side of Hurdle Lane (Nos. 1-8) and the Shell Museum are also local landmarks within the village. The general atmosphere of the village is one of tranquillity and repose.

Section 3

Historic Development

This section describes the history of Glandford and discusses how the settlement pattern has developed over time.

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3.1 INTRODUCTORY SUMMARY

Glandford has long been a small, rural settlement. It was never a bustling, trading port, like the nearby Glaven Ports of Blakeney, Cley and Wiveton to the north, but it has been connected to them since, at least, the medieval period. Until the end of the nineteenth century, the settlement at Glandford comprised a medieval church, two or three farms and a mill, dating at least to the seventeenth century. The end of the nineteenth and early-twentieth century saw significant development, owing to a local benefactor, Sir Alfred Jodrell, who rescued the church from ruin and built a model village. Today the village retains its farming function, while some former farm buildings have been converted for light industries and commercial functions. The town also benefits from tourism on the North Norfolk Coast.

3.2 EARLY HISTORY

Human settlement in the area dates from the Neolithic period, with evidence of human activity illustrated by chipped axeheads, flint and a knife as well as pottery. The area was inhabited during the Bronze Age, owing to the presence of ring ditches as well as assorted artefacts such as axeheads and other tools. Whilst structural remains have not been found from the Iron Age or the Roman period, pottery fragments, jewelry and coins have been found from both periods and a male burial site has been found in the parish from the Roman period.⁰⁶

Glandford in its present form dates from the late-nineteenth century. However, there was a village at Glandford at the time of the Domesday Survey (1086), named 'Glanforda' in the hundred of Holt. 'Glanforda' is thought to mean 'merriment ford'.⁰⁷ It had a recorded population of seven households and is listed under two owners: King William and Walter Giffard.⁰⁸ The Domesday Book does not mention a mill at Glandford (although a mill was referenced in the seventeenth century), though, there was a mill recorded at neighbouring Bayfield, which sits just to the south-east. It is thought that in early times, the sea flowed past Glandford uninterrupted to Bayfield,⁰⁹ this is supported by the presence of a mill at the latter.

3.3 MEDIEVAL

From the thirteenth century, Blakeney, Wiveton and Cley-next-the-Sea, were prestigious Glaven Ports. Glandford was a chapelry of Blakeney from around the thirteenth or fourteenth century, meaning the Rectors of Blakeney were in charge of Glandford. The River Glaven was, at this time, tidal with tides reaching as far up as Glandford. In about 1310, a stone bridge was built at Wiveton linking Blakeney and Cley but prior to this the land route at high tide involved a two-mile detour inland to the ford at Glandford.¹⁰

A church has been on the site of the present St Martin's Church since the medieval period. The fabric of the earlier church was largely thirteenth century with a fifteenth-century arcade and north aisle. Although rebuilt in the late-nineteenth century, the fifteenth-century two bay arcade to the north with octagonal piers and double chamfered arches remains within the newer fabric.

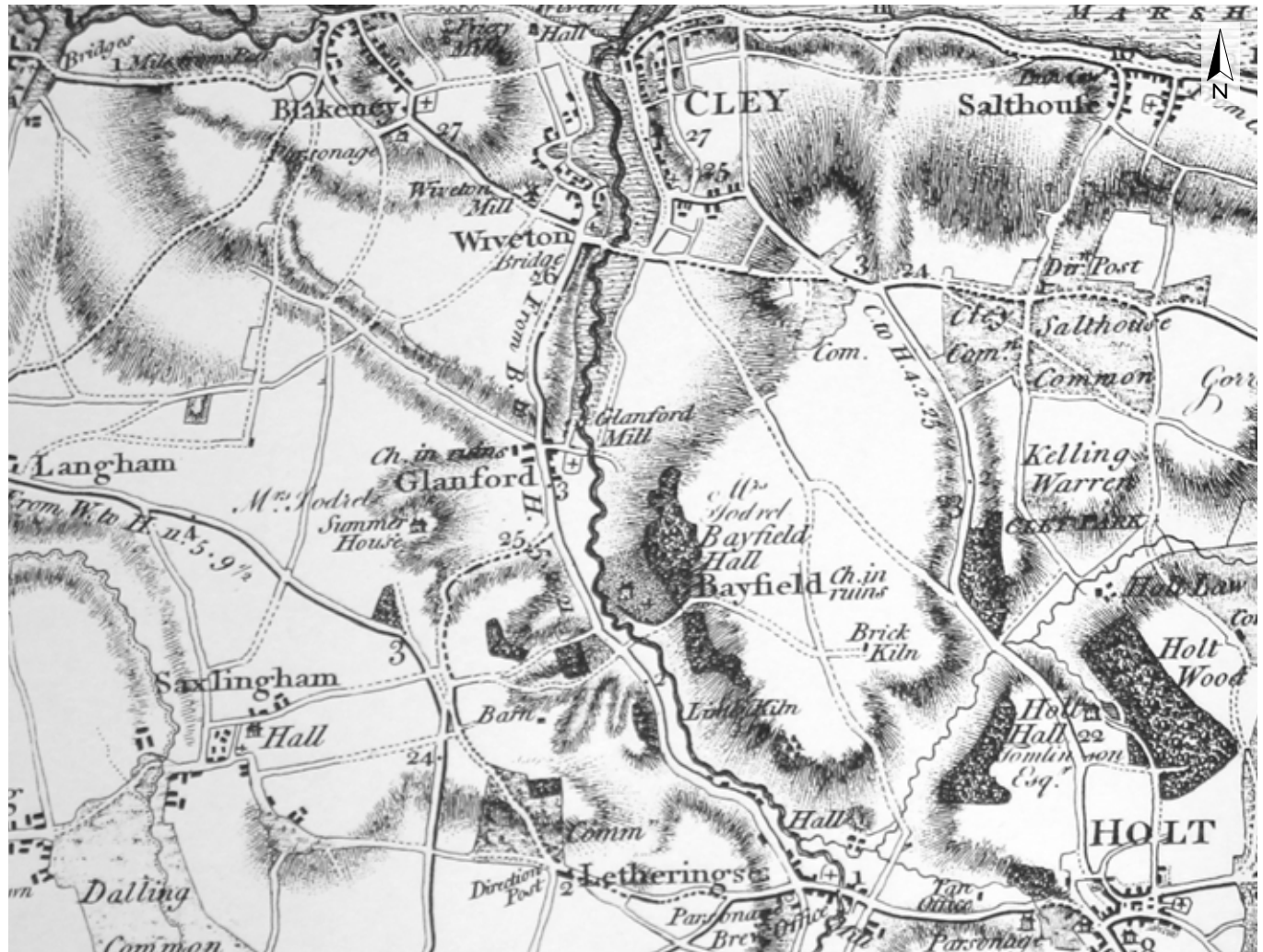
3.4 SEVENTEENTH AND EIGHTEENTH CENTURIES

The seventeenth century saw substantial embanking of land around Blakeney and Cley by enterprising landowners in an attempt to reclaim salt marshes. Embankment meant that the tide was not able to flow inland up the Glaven to Glandford. This was pioneered by Sir Henry Calthorpe, the chief Blakeney landowner, in 1637 and continued by his son Philip who built a bank between Wiveton Hall and Cley near the Windmill. Cley marshes were also embanked by Simon Britiffe at a similar time. As a result of public outrage, due to sea access and trade being cut off from part of Cley and the whole of Wiveton, the Calthorpe bank across the Glaven was demolished allowing the tide to flow up the valley to Glandford, which it continued to do until 1823.



Glandford church was thought to be in good condition in the early-eighteenth century but in ruins by c.1730, as described by local historian Francis Blomefield. It remained in this ruined state until the late-nineteenth century.

One of the earliest maps of Norfolk by William Faden, dating to 1797, shows Glandford as a small development clustered around Blakeney Road on the road between the larger settlements at Wiveton and Letheringsett. Significant buildings picked out by the map annotations include Glandford Mill (the first reference to Glandford Mill was in the seventeenth century¹¹), which sits on the River Glaven to the east of Glandford and, close by, Glandford Church, described as ‘in ruins’. Slightly to the west of the main settlement is ‘Mrs Jodrells’ Summer House’, which indicates the new Jodrell ownership of the area: the Calthorpe family had been the majority landowners at Glandford until the mid-eighteenth century when it passed to the Jodrell family. To the north, Cley, Blakeney and Wiveton Marshes were marked as drained with one visible embankment.



Faden's Map of Norfolk, 1797 (Norwich Heritage Centre)



3.5 NINETEENTH CENTURY

An enclosure map dating to 1812 shows a small plot of land between Glandford church and the church lands, and Bayfield Parish owned by a J.J. Gay (and occupied by a Mr Thurston). This landowner and his plot later appears on the Tithe Map of 1838-1839.



Plan of the lands belonging to J. J. Gay Esquire occupied by Mr Thurston (Norfolk Record Office: DS 56)



Glandford Mill was the last of the watermills of the Glaven fed by seawater daily.¹² The miller William Cooke wrote a letter in 1824 stating that tides at his mill used to pass through the water wheel into the mill dam beyond, almost daily until 1823.¹³ This connection with the sea lasted until 1823 when the idea of draining the salt marshes between Glandford and Cley was again raised to create extra acres for pasture, this time under the authority of the Enclosure Acts, for which Lord Calthorpe, a descendant of Sir Henry Calthorpe, was a principal promoter. Rival plans were submitted. Thomas Telford's rejected plan strongly advocated a bank which preserved the full daily flux of tidal water as far inland (to Glandford) as possible. However, the selected plan by Mr Leak and Mr John Smith comprised an embankment on roughly the same position as the abortive Calthorpe bank of the seventeenth century. This proved disastrous to Cley harbour and cut off Glandford and nearby inland settlements from the sea.

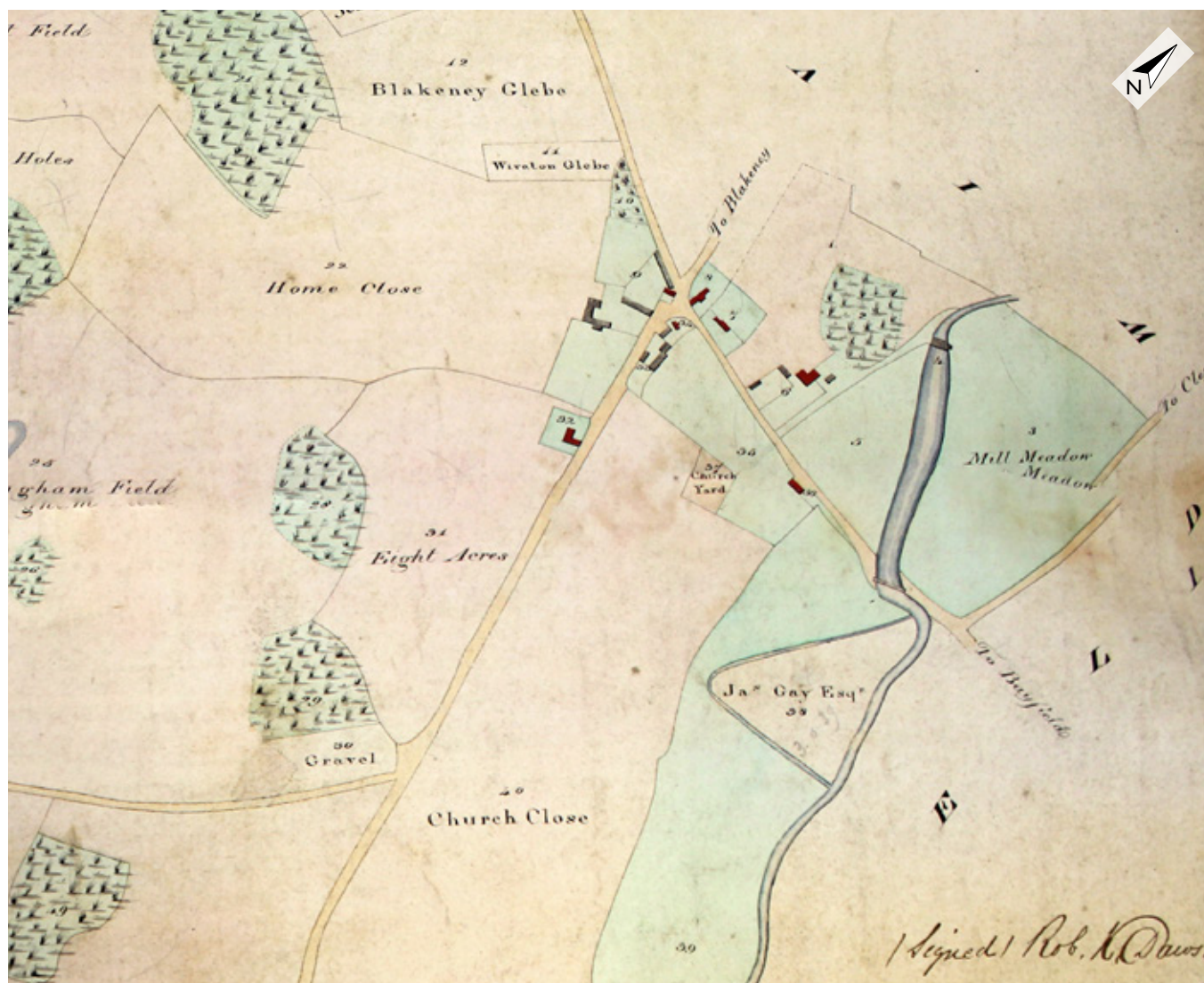
The next informative map is the Enclosure Map of 1824, which relates to the enclosing of lands at Blakeney, Wiveton and Glandford. This map indicates the main landowners across these three settlements. Lord Calthorpe was the largest landowner in the area, who owned substantial land in Blakeney and further south. In Glandford, George Nathaniel Best and his wife Joanna Elizabeth had the majority landholdings. The settlement comprised a few farmhouses and associated barns.



Benjamin Leak of Holt, Blakeney, Wiveton and Glandford Inclosure Map, 1824 (Norfolk Record Office: C/Sca 2/39)

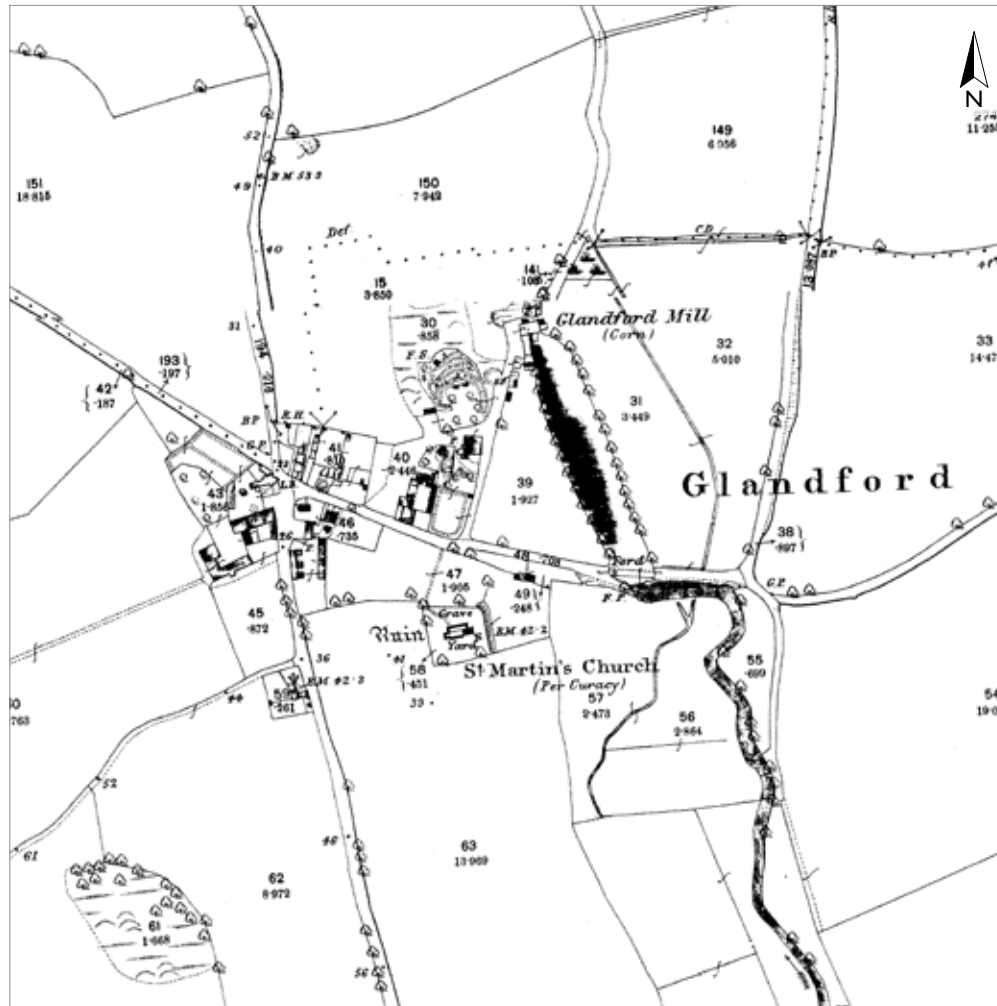


The Tithe Map of 1838-39 provides further detail on land ownership, confirming that Best was still the principal landowner at Glandford with only a handful of other landowners including Reverend Joseph Cotterill and James Gay. The settlement remained small and the landscape agricultural; the land was largely used for pasture and arable farming. The mill is shown as a significant building in the landscape to the north of the church, astride the river Glaven, with the field adjacent named 'Mill Meadow'.



Tithe Map, Parish of Glandford, 1838-1839 (Norfolk Record Office: DN TA)

There was some limited restoration to the church in 1875, involving the rebuilding of the chancel. However, the 1881-1887 OS map shows the church was still in ruins and marks the mill as a corn mill. The settlement had hardly developed since the 1830s, although certain farm buildings had been extended with further barn accommodation, particularly what is now Church Farm and Manor Farm. The mill building had also been extended with a series of new outbuildings to the south.



1881-1887 1:2,500 OS map, © "Crown Copyright and Landmark Information Group Ltd" (All rights reserved, 2019)



A local landowner and benefactor, Sir Alfred Jodrell of Bayfield Hall, located to the south of the village, was instrumental in Glandford's development. He had inherited Bayfield Hall and Estate in 1882, which encompassed land in and around Glandford. He rescued the church from ruin, rebuilt the mill and built a model village here from the 1890s. The village included several brick and flint cottages, which have characterful Dutch gables, for estate workers at Bayfield.

The new church was built in memory to Jodrell's mother, Mrs Adela Jodrell who died in 1896 and whose monument is in the church. Work commenced in

1899 by Hicks and Charlewood and was completed in 1906. The whole church was rebuilt but carefully reconstructed its medieval predecessor incorporating the fifteenth century arcade and some of the earlier masonry stone. It is a fine example of Victorian Gothic architecture with an unusual example of bells in the tower that play different hymns on the strike of noon, three, six and nine.¹⁴ Curiously, the church at Bayfield, which was also in ruins was not rebuilt and remains in ruins today.

Glandford watermill was rebuilt in 1912 with flint from local gravel pits, as well as local red brick and red pantiles.



3.6 TWENTIETH AND TWENTY-FIRST CENTURY

The 1905-1906 OS map reflects Jodrell's developments at Glandford; the church is no longer a ruin and its footprint, although similar, had been altered owing to its reconstruction. The handful of farms in the area had been expanded and semi-detached cottages had been built on empty land between farms, largely concentrated around the junction between Blakeney Road and Hurdle Lane. Besides cottages, a reading room was also provided for the villagers on the opposite side of the Blakeney Road from the northeastern-most workers' cottages. The reading room survives today, having been extended at its west end, and provides residential accommodation.



1905-1906 1: 2,500 OS map, © "Crown Copyright and Landmark Information Group Ltd" (All rights reserved, 2019)



The Shell Museum, which sits to the north of the church, was also built around this time (1915) to house Jodrell's collection of shells. The work was carried out by workmen employed on the Bayfield Estate under the direction of Mr Holbrook, a churchwarden of the parish church. The building claims to be the oldest purpose-built museum in Norfolk.¹⁵

The following images show some of the key buildings in Glandford in the early twentieth century, not long after Jodrell's developments at the turn of the century. The images reflect Jodrell's cohesive plan and design for the village using local flint across all buildings and ornamental Dutch gables.

Until Glandford was united with Wiveton as a parish in 1922, it was a chapelry of Blakeney which it had been for centuries.



View of Glandford Church showing the iron boundary fencing, which remains in part today (Norfolk Record Office: C/GLA)



Workers houses in the village at Glandford with the same decorative gables as the Shell House (Norfolk Record Office: G/GLA)



There was little development in Glandford in the first part of the twentieth century. However, the Glandford and Bayfield War Memorial was built following the First World War. There are no names recorded on the memorial suggesting that when erected, Glandford was considered to be a 'Thankful Village', generally indicating the safe return of all a village's service personnel from the First World War. However, out of the 45 Glandford men who enlisted for First World War service, at least one local soldier is now known to have died, John Cecil Read of Bayfield Brecks. The original memorial cross was blown over and damaged, the surviving parts were moved to the ruined Church of St Margaret at Bayfield and a replica cross erected at St Martin's in Glandford.

After the Second World War the mill stopped functioning as a mill, the waterwheel was removed and the building was sold in 1969, when it was used as a farm store. The mill has since been converted to residential use. Albeit a change in function, the building is one of the few mill buildings that survive on the River Glaven.

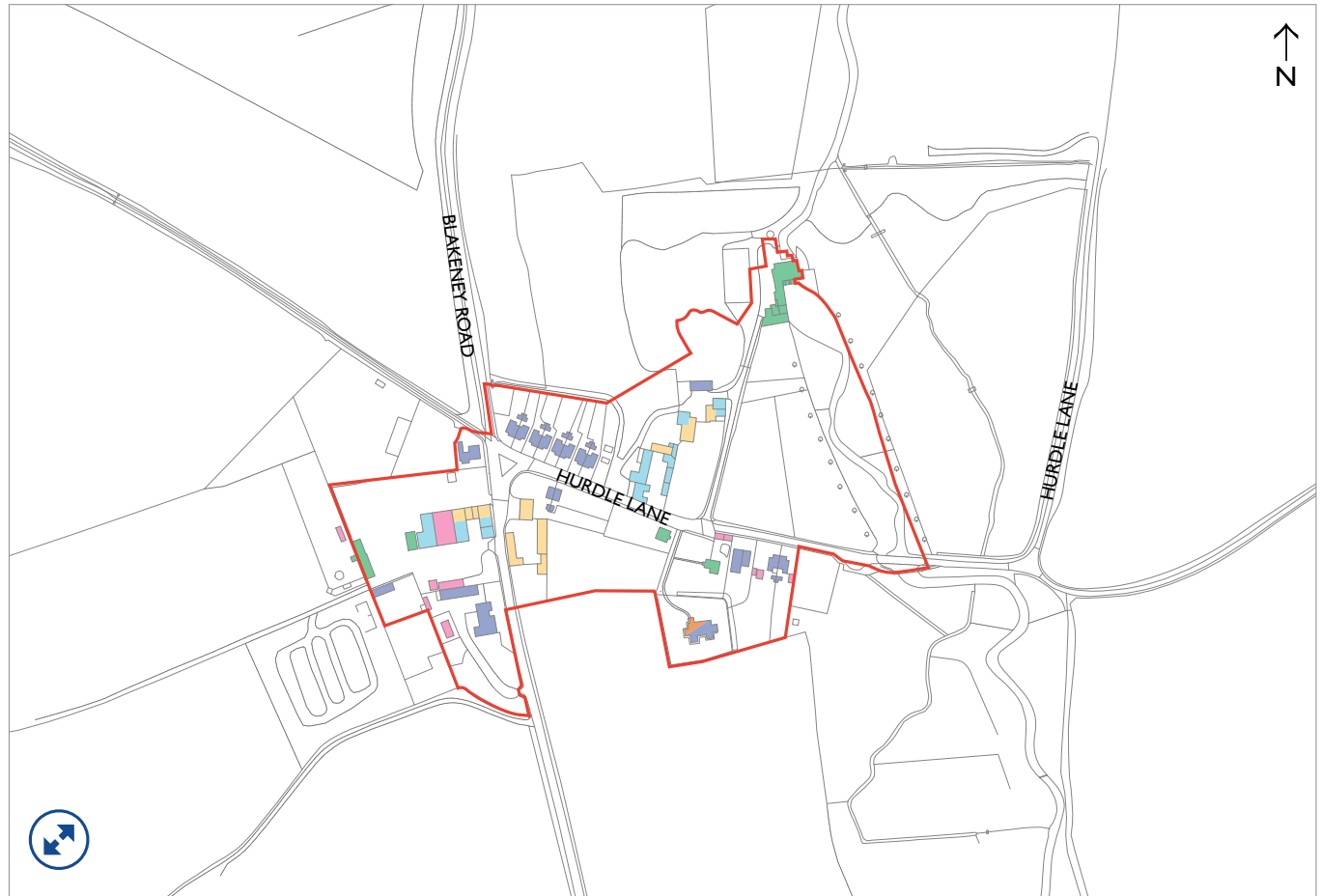
In 2001, Glandford and the rest of the Bayfield Estate became part of Letheringsett Civil Parish. Recent development has included the opening of the Glandford Art Cafe in 2012 within converted farm buildings at Manor Farm. Several other shops and businesses have also taken residence in this complex of farm buildings. The village is a working village; the main industries are farming (two large farm complexes remain), tourism and some light industry in the old farm buildings. The Shell Museum remains a popular tourist attraction.



KEY

- Conservation Area Boundary
- 15th Century Arcade in St Martin's Church
- Pre-1842
- 1842-1881/87
- 1881/87-1905/06
- 1906-1950
- 1950-Present

This plan indicates the age of the existing built fabric of the main buildings and structures in Glandford. It is mostly based on a comparison of historic maps with limited verification through viewing of the existing building from the street. Some buildings may have been constructed in phases but generally only the main phase is shown here. Some buildings may have been partially rebuilt or substantially repaired since they were first built but their footprint was unchanged and so the change is not obvious in map comparisons. Where this is the case, generally the building is coloured for the earliest date that it appears on the map.



Historic Development Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.

Section 4

Character Assessment

This section describes the elements of the Glandford Conservation Area that contribute to its setting, architecture form, street pattern and townscape character.

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4.1 LOCATION AND TOPOGRAPHY

The Conservation Area covers the whole of the village of Glandford, which is a small village roughly three kilometres south of Cley-next-the-Sea and the coast of north Norfolk. The village is situated west of the River Glaven, though the Conservation Area boundary takes in the east bank of the river and the ford, and stretches west to encompass buildings on either side of the Blakeney Road, which runs from Holt, through Letheringsett up to Wiveton and Blakeney on the coast.

As well as the rising land on either side of the river valley, the land also rises quite steeply from the village to the north and to the south. The village street runs from the main road directly to the river.

Glandford is located within the North Norfolk Coast Area of Outstanding Natural Beauty (AONB). In addition, it is part of the area known as the North Norfolk Heritage Coast. Policies for the management of


the AONB are contained within the AONB Management Plan, prepared by the Norfolk Coast Partnership. It includes objectives and policies relating to the built and historic environment, which should be referenced when planning change in the area: <http://www.norfolkcoastaonb.org.uk/partnership/aonb-management-plan/377>.

The marshland coast to the north forms part of the North Norfolk Coast Site of Special Scientific Interest (SSSI), which constitutes one of the largest undeveloped coastal habitats of its type in Europe.¹⁶ The Wiveton Downs SSSI is also located to the north-west of Glandford, running in a narrow strip from north-west to south-east. This is also known as the Blakeney Esker, a sand and gravel ridge deposited by a retreating glacier. Wiveton Downs has also been identified as a Dark Sky Discovery Site being one of the best places in the country to view the night sky.

Two further SSSIs are located close to the Conservation Area and are important in demonstrating the history of glacial movements in the area. The Glandford (Letheringsett Road) SSSI lies to the south of the village, which is designated for “*showing the composition of the North Norfolk Pleistocene till plain and its associated kames, kame terraces and esker.*”¹⁷ To the east is the Glandford (hurdle Lane) SSSI which demonstrates “*a complex set of Pleistocene glacial deposits, ranging from till, through lacustrine calcareous slits to sands and gravels, the last showing tunnel-flow as well as open-flow bedding.*”¹⁸

The ecology of the locality is a key part of its special interest, which as well as the coastal zone and Downs, encompasses the rich habitat of the River Glaven.

**KEY**

 Norfolk Coast Area of Outstanding Natural Beauty

 Sites of Special Scientific Interest:

- A North Norfolk Coast Site of Special Scientific Interest
- B Wiveton Downs Site of Special Scientific Interest
- C Glandford (Letheringsett Road) Site of Special Scientific Interest
- D Glandford (Hurdle Lane) Site of Special Scientific Interest

Location Plan. Base map © Google Earth. This plan is not to scale.



4.2 SETTING AND VIEWS

Definition of Setting

The setting of a conservation area provides its physical context, reflecting the landscape character around it. Setting is made up of several elements beyond just topographical or natural parameters; it is also made up of sounds, smells, environmental atmosphere and the way people move around it and experience. It can contribute both positively and negatively to the significance of a site and can provide evidence of the historic context of a place. Views also form part of the contribution to the setting of conservation areas. They may include views from, to, within or across an area, taking into consideration the area's surroundings, local topography, natural and built features, and relationships between buildings and spaces.

The Importance of Views

The assessment of views within the setting of heritage assets is an important part of establishing its heritage value. A view may be significant for a number of reasons: it may clearly show a key building or group of buildings, it may show the relationship of one heritage asset to another or to the natural landscape, it may illustrate the unplanned beauty of a village-scape, it may tell the narrative of how a place has evolved over time, or it may show how a view has been deliberately designed. Views can be static or may change as a viewer moves through a place. They may be short or long range, or look across, through, to or from a heritage asset.

At Glandford the natural landscape setting is a key part of the character of the village. This is described below, together with a discussion of views of the Conservation Area. The view photographs included in this Appraisal are a representative selection. The omission of any view imagery here does not mean that they have no value.

4.2.1 Surrounding Landscape and Settlements

The village is surrounded on all sides by agricultural fields, used mainly for arable or pig farming, which gently slope downwards towards the village. Fields and roads are bounded by hedges. Agriculture helped to feed coastal trade from the Glaven Ports of Blakeney, Wiveton and Cley-next-the-Sea exporting grain, barley and malt from in the landscape of north Norfolk in the medieval period.

There are a few small copses of trees in the vicinity, with larger plantations to the south and south-west which form part of the Bayfield Hall estate. The eighteenth century Hall is located to the south of the village beyond a tree plantation and is set in a man-made parkland. Glandford has a particular link with Bayfield Hall as the church and many of the houses in the village were rebuilt by Sir Alfred Jodrell of Bayfield Hall between 1899 and 1906.



Agricultural landscape surrounding Glandford



The River Glaven runs along the eastern edge of the village, with the former Glandford mill set on it. The river plain is denoted by a greater level of vegetation and trees growing along the river bank. The river has its source at Baconsthorpe and leads through the Glaven Valley to the sea between Cley-next-the-Sea and Wiveton.

Glandford is one of several villages set on the River Glaven and one of the few which has a former water mill building surviving. 16 mills were recorded on the river in the Domesday Book of 1086 and milling was a key industry in the Glaven Valley until recent times, when it died out in the twentieth century, leaving only five mill buildings surviving, only one of which (Gatheringsett) is still in use. Milling shaped the course of the river, with sections straightened and deepened to enhance water flow (though some areas have been re-meandered in the twenty-first century), and mill ponds created through the insertion of dams. The river at Glandford is one such section where the water course has been manipulated to divert the water course to the mill building and form a mill pond.

4.2.2 Views into and within the Conservation Area

From outside the Conservation Area, Glandford can be seen from within the fields surrounding it, with the red tile roofs of houses and barns visible amongst a back drop of trees and other fields (View 01). From the edge of a tree plantation to the south of the village, on the Bayfield Estate, the church tower at Glandford is a feature in views looking southwards across the river valley (View 02). The church and other village buildings are surrounded by treed, with rolling countryside surrounding it on either side and in the background.

From wider agricultural land to the south-east views from the top of a rise (View 03) provide a wide vista taking in the church towers of Glandford, Blakeney, Wiveton and Cley-next-the-Sea, again all set within a rolling agricultural landscape but with the addition of views of the sea directly to the south. Other buildings in the village, including the former mill building, are also seen within the view.

A key focal point for views within the Conservation Area is the church tower. While not directly situated on the road the tower can be glimpsed from several places in the village, such as from the yard at Manor Farm, from the ford, between buildings along Hurdle Lane and across the garden by the Shell Museum (though it is hidden from view at this point in summer by trees) (Views 04-07).

Views are also concentrated around the junction between the Blakeney Road and Hurdle Lane, where the small green and trees provide a focal point (View 08). The row of four pairs of cottages to the north are a key rhythmic visual feature in views at this junction, drawing the eye eastwards.

Views also look out towards and across the surrounding fields, putting the village in its countryside setting, and along the rural lanes leading out of the village, which are lined with hedges (Views 09-11). The river valley is also captured in views around the ford, where the vegetation is lush and green across the flat riverbed (Views 12-13). Looking northwards, the former mill building is visible in its river context.



Views From Outside the Conservation Area Plan. Base plan © Google Earth. This plan is not to scale.



View 01

View of Glandford from fields to the east





View 02

View of Glandford Church from the Bayfield Estate to the south

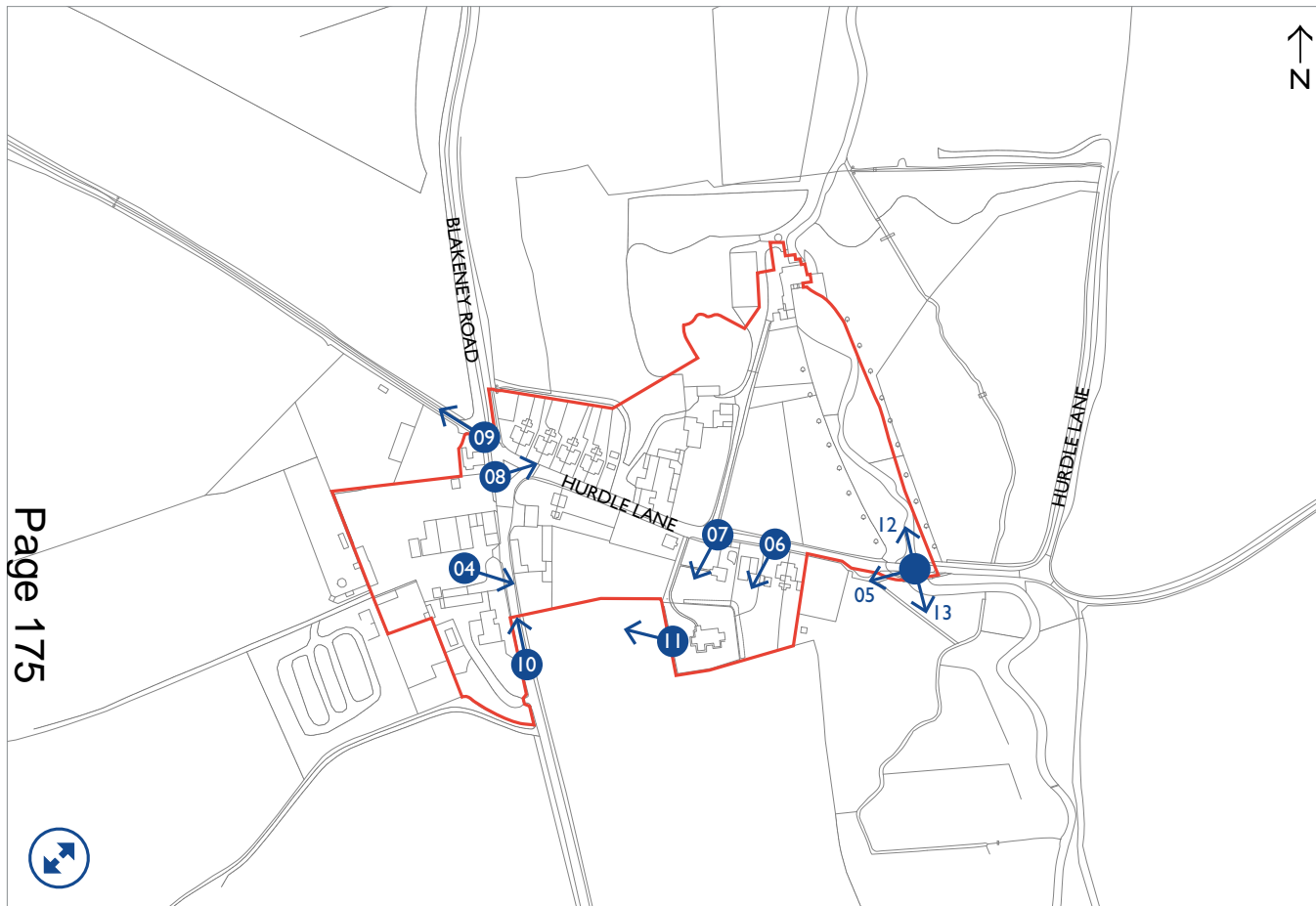




View 03

View of Glandford from fields to the south-east





Views Within the Conservation Area Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.



View 04

View of the church tower from the yard at Manor Farm



View 05

Glimpse of the church tower from the ford



View 07

The church tower across the Shell Museum garden



View 06

View of the church tower from Hurdle Lane





View 08

The green and tree provide a focal point, with the pairs of cottages a key feature



View 09

View looking north-west out of the village



View 10

View looking north along the Blakeney Road, with Manor Farmhouse to the left



View 11

View looking from the churchyard westwards across fields to Manor Farm





View 12

View north from the ford
towards the mill



View 13

View southwards from
the ford, taking in the
riverbed





4.3 TOWNSCAPE, SPATIAL ANALYSIS AND GREENERY

4.3.1 Street and Plot Patterns

The layout of Glandford consists of the north-south main road within the western part of the village and Hurdle Lane to the east upon which most of the houses within the settlement lie. Residences are generally small cottages, either detached or semi-detached, and sit back from the road behind small front gardens. There are only a few buildings set hard up against the highway, which are generally farm buildings.

The Manor Farmhouse is a large detached house on the Blakeney Road set in a large formal garden with swimming pool and tennis court. Other exceptions to small plots are the churchyard and garden containing the Shell Museum. Branching off the north side of Hurdle Lane is a long track leading up to the former mill. This also has a larger plot and garden with tennis court.

On the edges of the village are longer, linear farm buildings (either in their original use or converted: see [section 4.5.2](#) for more details), grouped around yards. Hurdle Lane crosses the River Glaven at the ford at the eastern extremity of the village, leading across to Hurdle Lane.

The layout of the village, particularly on the south and eastern edges, means the fields and river are located between groups of buildings, emphasising its rural location.

4.3.2 Boundary Treatments

Flint walls are a typical feature of the village, demarcating gardens and farmyards. They are mainly built with flint cobbles and topped with cobbles set on edge, with occasional brick piers. These walls line the streets, drawing the eye along them and channelling views. Typically, the walls are low, though there are a few which are taller.

There is one example of historic metal bar fencing to the Shell Museum garden, together with a gate flaked by finialed posts. A double gate of a similar design but with large posts is located on the boundary to the churchyard to the south. Woven willow fencing is also used behind the metal fence on the west side of the Shell Museum garden, which is an appropriate natural material.

Several of the cottages have attractive historic gates of the same design, probably installed in 1899-1906 when the village was remodelled.

Hedges and trees are also important boundary treatments, softening the streetscapes. Often trees and bushes overhang the walls.



Flint cobble wall adjacent to the green



Long flint wall demarcating the Manor Farm site



Walls, hedges and trees forming boundaries



Historic metal gate and fence to the Shell Museum garden



Woven willow fence behind the metal fence at the Shell Museum garden

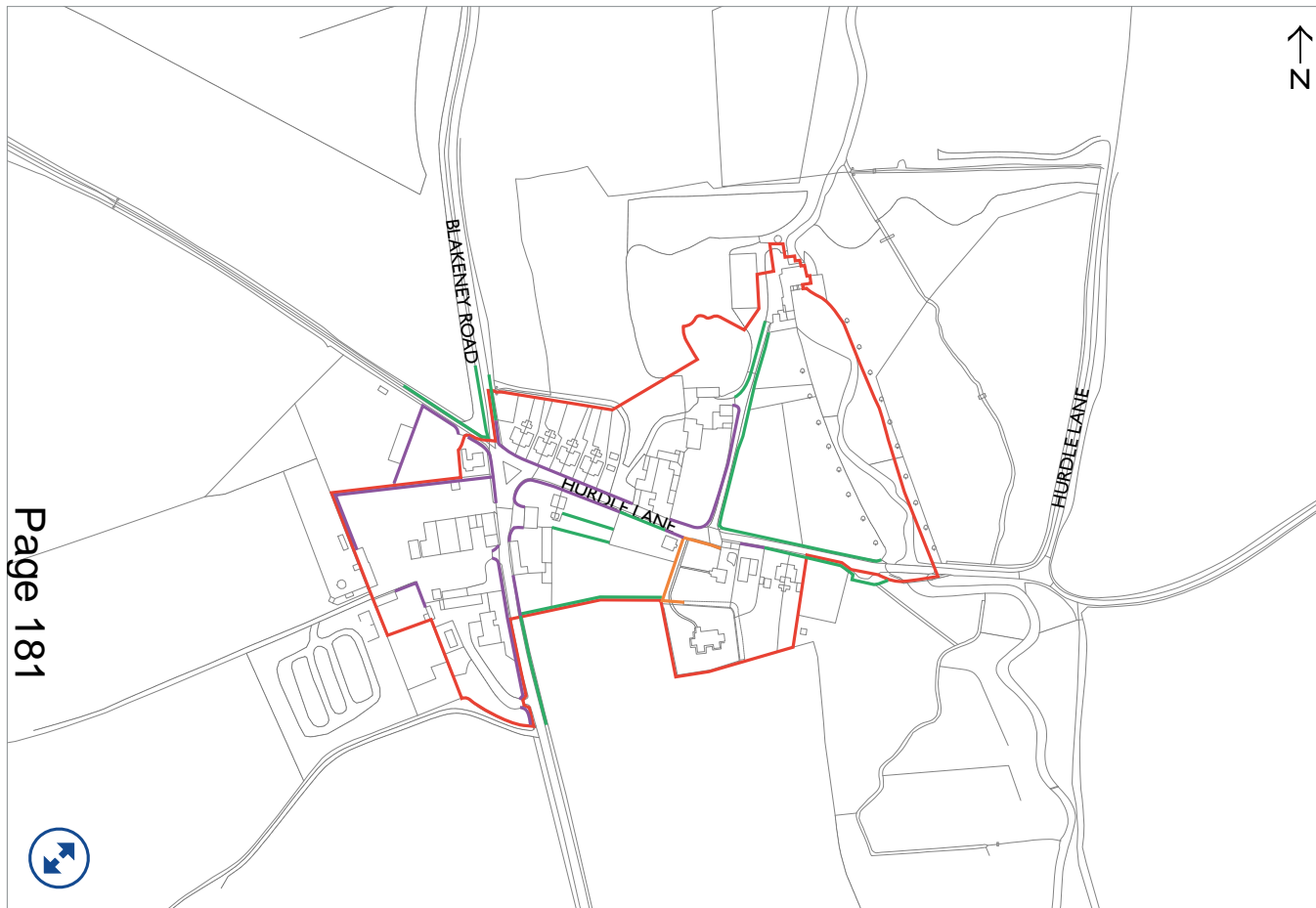


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Double gates to the churchyard



Historic metal gate to cottages on Hurdle Lane

**KEY**

- Conservation Area Boundary
- Walls
- Fences
- Hedges

Boundary Treatments Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.



4.3.3 Public Realm

Street surfaces are tarmac within Glandford. There are no pavements and the roads generally have narrow grass verges, which help to reinforce its rural character. There are a few white road markings around the green but otherwise there are limited markings which is beneficial in maintaining the Conservation Area's character. Yards and driveways are gravel, with several of the yards having an informal character with patches of grass at the edges. There are loosely bound gravel pathways at the Shell Museum and Church, which are appropriate for the setting.

Street furniture is limited. There are some timber bollards around the green to prevent parking. Two bus stops on Blakeney road have posts with small metal signs of a rather utilitarian nature. There are benches on the green, adjacent to the ford, in the Shell Museum garden and churchyard, the former plastic though of a traditional style and the latter three in timber. A timber parish notice board with glazed doors is rather neglected on the west side of Blakeney Road. A traditional red post box mounted on a timber post provides a flash of colour on the green. An historic metal lantern is located next to the churchyard gate, though rather clumsily mounted on a timber post.

Street signage is very limited, with one or two stop signs at the green. A good quality finger post sign in a traditional design is located at the north-west corner of the main junction. Traditional timber painted signage at the Church and Shell Museum is an attractive feature. There is quite a proliferation of company signs on the barns at Manor Farm which are affixed on to walls and have a cluttered and plastic quality. The quirky yellow binocular signpost is, however, an attractive feature.



Bus stop sign and bench at the green



Timber bollards on the green



Timber bench at the ford



Post box on the green



Historic lantern in the churchyard



Mixture of signage at the entrance to Manor Farm



Finger post signage is an attractive feature



Timber signage at the Church and Shell Museum



Loosely bound gravel paths at the Shell Museum



4.3.4 Open spaces and greens

The green provides the principle open space within the village itself, though the surrounding landscape of open fields also contributes to the sense of space. The green is covered in grass with a mature trees that provides a key focal point.

Gardens within the Conservation Area are well cared for and attractively planted with grass, shrubs and trees. The large garden to the east of the green contains another large tree which adds to the open space. The cottages along Hurdle Lane also provide a green setting and breathing space for the buildings. Some buildings, such as the Manor Farmhouse, have larger gardens that are more private and enclosed.

Parmyards also provide open spaces within and between groups of buildings.

The garden to the Shell Museum provides the most formal public green space in the Conservation Area, with bound gravel pathways, a neat lawn rose bushes and sundial. A plaque in the pathway also commemorates George R. Brooks, a benefactor who gave money in 2005.

The pathway continues into the churchyard, which is grassed and interspersed with gravestones, particularly on the south and west sides.



Yard surrounded by barns



The formal garden at the Shell Museum



The graveyard on the south side of the church with yew trees along the boundary



4.3.5 Trees and Vegetation

There are many mature trees in the Conservation Area which provide a lush green backdrop for the buildings. These are generally deciduous trees located in gardens, along boundaries and around the riverbed. The tree on the green is a key focal point. The churchyard is surrounded by yew trees. Hedges and shrubs planted in gardens all contribute to the green character of the area.

Trees within the Conservation Area are protected and prior notice is required for any works to them.

4.3.6 The River

The river is a key feature within the Conservation Area for its historic functional role. It is visually somewhat separated from the village centre, being located at its eastern extremity. Once at the river, the ford and pedestrian bridge over it provides a tranquil setting with the sound of flowing water contributing the atmosphere. The landscape shifts here from open fields to the flat riverbed lush with low lying plants and edged with trees.



The bridge over the ford



Open Spaces, Trees and Water Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.



4.4 ARCHITECTURE

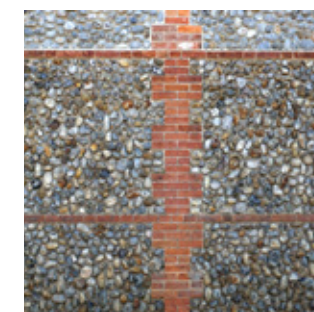
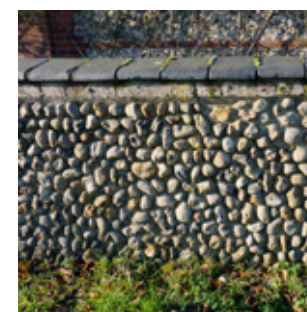
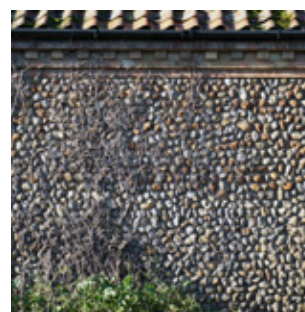
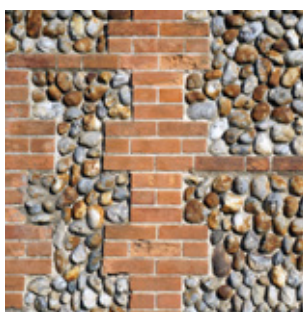
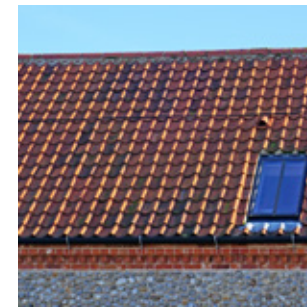
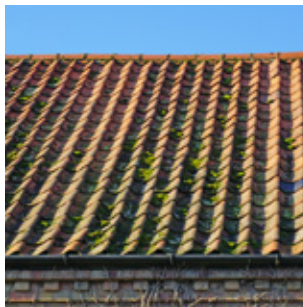
4.4.1 Materials

The common palette of materials for all buildings within the Conservation Area is flint cobbles with red brick dressings. All are left unpainted. Red brick is also used for chimneys. Red plain tiles are used for the houses built as part of the 1899-1908 scheme, which is uncharacteristic in North Norfolk, where pantiles are typically used. The older cottages and farm buildings use these larger size, wavy pantiles.

The key exception to these materials is the church, which uses flint with stone dressings and a lead roof. Flint is used in a variety of ways: as cobbles, knapped into squares or naturally shaped, set into quatrefoil panels and as galletting to mortar joints. Red bricks are used above some of the arched windows to form stripes with white coloured knapped flints.

Historic doors and windows are timber, though there are several examples of uPVC replacements (see building types in [section 4.5.2](#) for more details).

Materials Palette











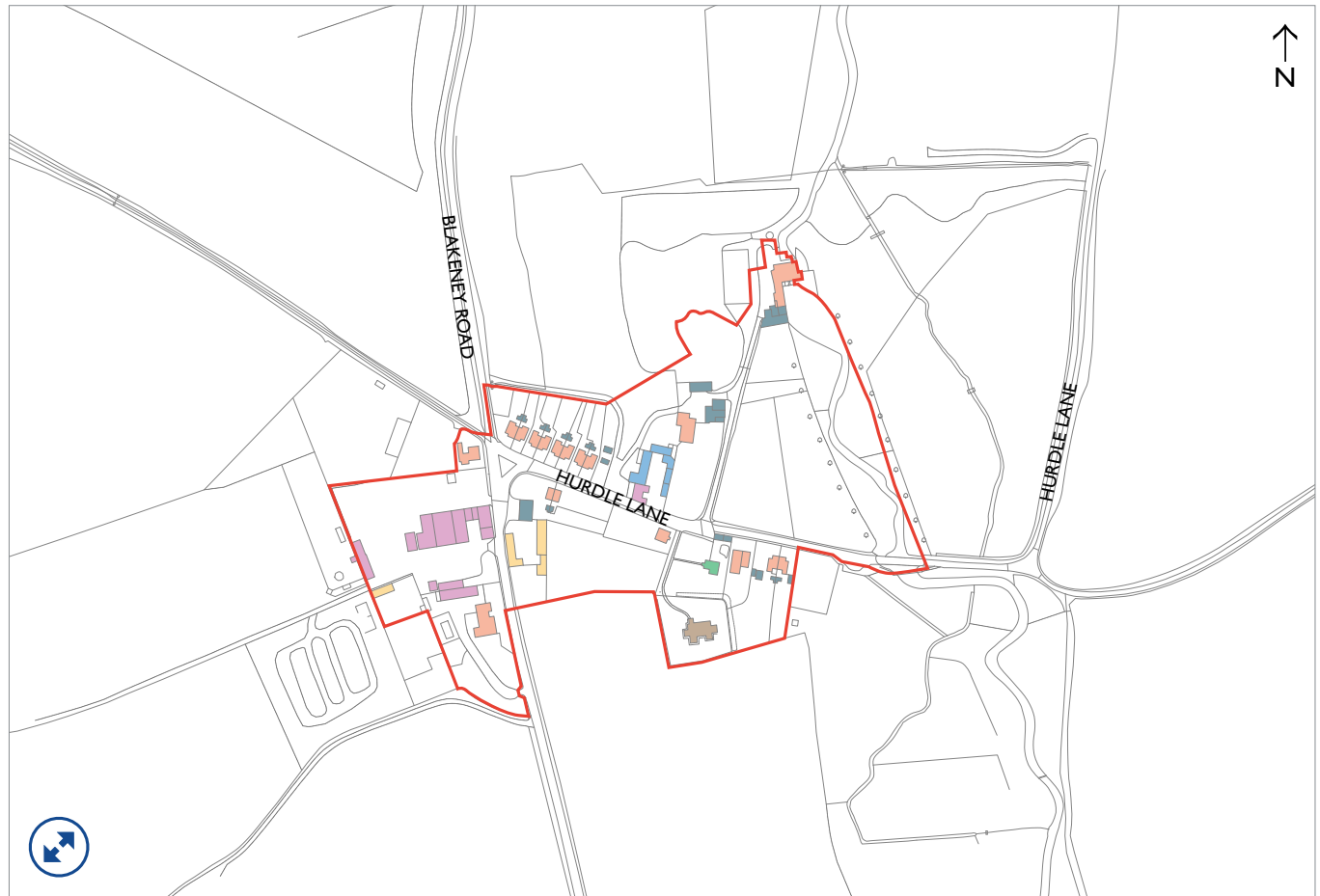


4.4.2 Building Types and design

Buildings within the Glandford Conservation Area are predominately residential. There are groups of farm buildings at Manor Farm to the west and Church Farm on the north side of Hurdle Lane. Those at Manor Farm have mostly been converted to commercial use as shops, cafes and warehouses, though some on the east side of Blakeney Road have been converted to residential. One of the barns at Church Farm has been converted to light industrial use, with the others remaining in agricultural use. The church is the only place of worship in the village, while the Shell Museum is an unusual cultural building for a rural village in North Norfolk.

KEY

-  Conservation Area Boundary
-  Residential
-  Place of Worship
-  Museum
-  Agricultural Converted to Residential
-  Agricultural Converted to Commercial
-  Agricultural
-  Garage/Outbuilding



Plan showing types of buildings in Glandford Conservation Area © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.



Houses and Shell Museum

Most of the houses within the village date from the 1899-1908 rebuilding programme. They share common characteristics regardless of size or use (the Shell Museum also follows the same design pattern). They are all two storey, though they vary in scale, with the higher status Manor Farmhouse being the largest compared to smaller detached or semi-detached cottages to the east.

The red brick dressings to the roughly knapped flint walls are used in a variety of ways: quoins to the corner of buildings, string courses, gently curving arches above windows and doors, and dentilled cornices. The red plain tile roofs are hipped and have chimneys with inset panels and dentilled cornices for decorative effect. These buildings all feature distinctive Dutch gables capped with red brick and with a central stylised floral terracotta detail.

Original windows were timber casements with glazing bars and small panes of glass. These are painted white. If any of the houses have original timber doors, they are not visible from the road. Several of the buildings have had their windows replaced with uPVC and doors replaced with modern plastic or timber versions (see [section 4.5.2](#) for more details). The Shell Museum has double timber doors with glazing to the top half.

Cast iron downpipes, painted black, are used with simply moulded hoppers.

These group of cottages appear to have all been built with small outbuildings to the rear, probably for outhouses and scullery purposes. These are an important feature which demonstrate historic uses of the buildings and their level of survival, based on map and aerial image assessment, seems to be high. They should be retained.

There are a few older cottages which have gabled roofs with pantiles. They also feature brick dressings but not used as elaborately as on the 1899-1908 houses. They have timber casement windows with small panes and, where visible, timber plank doors.

The large scale of Manor Farmhouse on the Blakeney Road and the distinctive rhythm of the pairs of semi-detached cottages on the green, all with their Dutch gabled roofs, mean they form local landmarks within the village.



Older cottages with gabled roof, timber casement windows and timber doors



Semi-detached cottages from 1899-1908



Manor Farmhouse, also featuring the same Dutch gables and use of red brick dressings to flint walls



The Shell Museum



Farm Buildings

Farm buildings are typically single storey but some are large in scale with lofts within the roofs. Their form is of long linear barns, often set around yards. They have large roofscapes, with one on Hurdle Lane having a catslide roof which sweeps down forming a particularly wide roof. These are all of pantiles. They use flint with brick dressings. One brick building at Manor Farm has been painted black, though this feels appropriate within the more agricultural setting. Corrugated metal is also used on part of a wall and the roof of one barn which are less sensitive but again are not overly unsightly within this farm setting.

Some plain timber agricultural doors, both smaller single and larger double ones, and windows survive on some farm buildings. However, those that have been converted to residential or commercial use have had more domestic doors and windows inserted. Those that could be seen from the road are of timber. Conservation rooflights, which sit below the level of the tiles, are used in the residential conversions of the barns on the east side of Blakeney Road.

Within the Manor Farm complex, where the barns have been converted to commercial uses, doors and windows mainly retain an agricultural feel, with large timber double doors retained to be closed over timber and glazed shop fronts when the unit is not in use.

The majority of buildings have red plain or pan-tiles, though there is a small area used on one of the Manor Farm barns which have grey or black glazed tiles, with red tiles picking out the letters 'R + C'. This has also been replicated on a new commercial unit to the west where the roof tiles spell out the name of the shop: 'Cley-Spy'.

Timber weatherboarding is used on the Cley-Spy unit. Two shipping containers have been converted into commercial units with the addition of timber cladding and glazing to improve their utilitarian appearance. They now make an interesting contribution to the setting.



Converted farm buildings at Manor Farm



Converted farm buildings at Manor Farm



Converted shipping containers at Manor Farm



Barn converted to residential use with conservation rooflights inserted



Barn with catslide roof, converted to light industrial use



Barns at Church Farm



Glandford Mill

Glandford Mill is now a residential building but was formerly one of the watermills on the River Glaven. Access from the public highway is not readily available but the building can be seen from the pedestrian bridge over the river. It is a large scale building, also of flint with red brick dressings and red pantile roofs. It appears that residential conversion has included the addition of windows, including several catslide dormers.

St. Martin's Church

St. Martin's Church was rebuilt in 1899-1908, though in a typical medieval style with Gothic windows and porch. The crenulated tower features an interesting metal clock and small curved tower built into the north elevation. The varied flintwork is high quality and adds interest. The cast iron downpipes feature interesting zig-zag patterns and moulded hoppers.

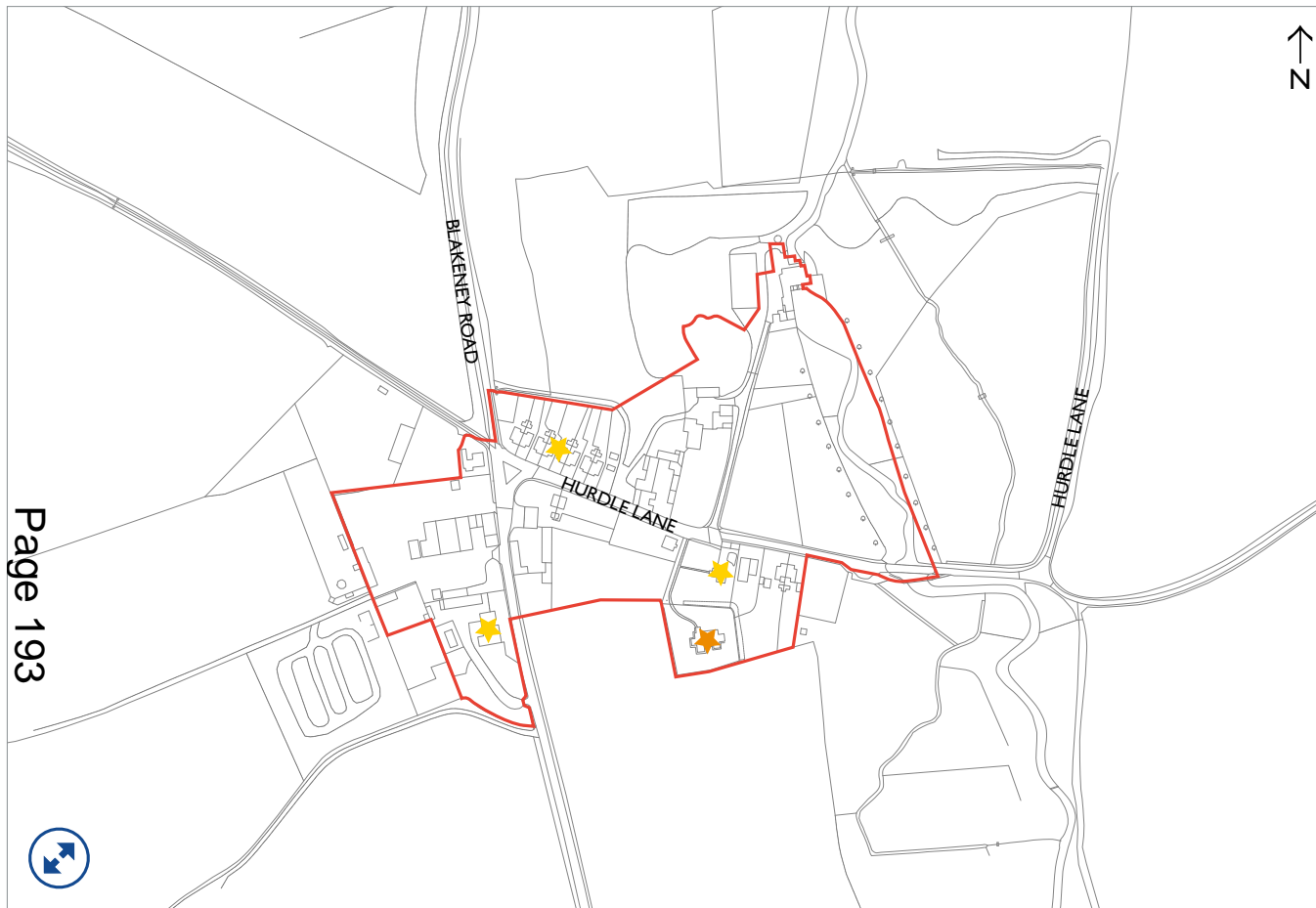
Despite being set away from the road, the church is a major landmark building in the village and wider setting, because of its prominent tower and its communal use as a place of worship.



Glandford Mill



St. Martin's Church

**KEY**

— Conservation Area Boundary

★ Major Landmark

★ Local Landmark

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Section 5

Heritage Assets

This section provides details of those buildings or structures that are nationally designated, as well as information regarding buildings adopted on the Local List. It also gives details of archaeological potential within the conservation area.

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5.1 INTRODUCTION

The Glandford Conservation Area, a heritage asset in its own right, contains other individual heritage assets, including both designated and proposed non-designated buildings.

This section of the Character Area Appraisal outlines the heritage assets within the conservation area, and is accompanied by a detailed gazetteer in [Appendix C](#). This identifies the individual heritage assets and their special interest.

The audit has been carried out by means of visual examination from public thoroughfares. The principal intention is to identify these heritage assets, not to provide a fully comprehensive and detailed assessment of each individual building. It should not be assumed that the omission of any information is intended as an indication that a feature or building is not significant. A detailed assessment of significance specific to a building or site within the Conservation Area should be carried out prior to proposing any change.

Also included in this section are details of known archaeological finds in the Conservation Area. The potential presence of archaeology will be a factor in determining the appropriateness of development, as it is a heritage feature which warrants protection.

5.2 LISTED BUILDINGS

Listed Buildings are designated under the *Planning (Listed Buildings and Conservation Areas) Act 1990* for their special architectural or historic interest. Listing gives them protection as alterations, additions or demolitions are controlled by listed building consent, which is required by local planning authorities when change is proposed. Listing ranges from Grade I (the highest level of protection) through to II* and II.

There are two listed buildings within the Conservation Area. The Church of St Martin, Glandford is a Grade II* listed church with medieval origins and mainly rebuilt in the nineteenth century. The Glandford and Bayfield War Memorial Cross is also listed, Grade II.

Outbuildings associated with Listed Buildings are likely to be within their 'curtilage'. That is, a building or structure which is associated with a Listed Building and has been since before July 1948. This could be, for example, a wall attached to a Listed Building or a barn within a farmyard where the farmhouse is listed. In case of curtilage listing, the curtilage listed structure has the same level of protection as the main Listed Building and will be subject to the same Listed Building Consent procedures.

The location of Listed Buildings is shown on page 56 and listed in detail in the heritage asset audit at [Appendix C](#).

5.3 LOCALLY LISTED BUILDINGS

A Locally Listed Building is one that has been identified as having a degree of significance meriting consideration in planning decisions, but which are not formally designated.¹⁹ The maintenance of a Local List allows a community and local planning authority to identify heritage assets that are valued as distinctive elements of the local historic environment and provide clarity on what makes them significant. This in turn helps to ensure that strategic local planning can adequately manage their conservation.

Historic England gives advice regarding the assessment criteria for Locally Listed Buildings in *Local Heritage Listing* (2016). Locally Listed Buildings usually have qualities such as being a landmark building, being designed by a named architect, being associated with an historic event or being associated with a designed landscape, having aesthetic value, group value or communal value. NNDC also have their own adopted criteria for locally listed buildings, which include, age, rarity, landmark quality, group value, archaeological interest and social value. These criteria can be found on the planning pages of the Council's website.

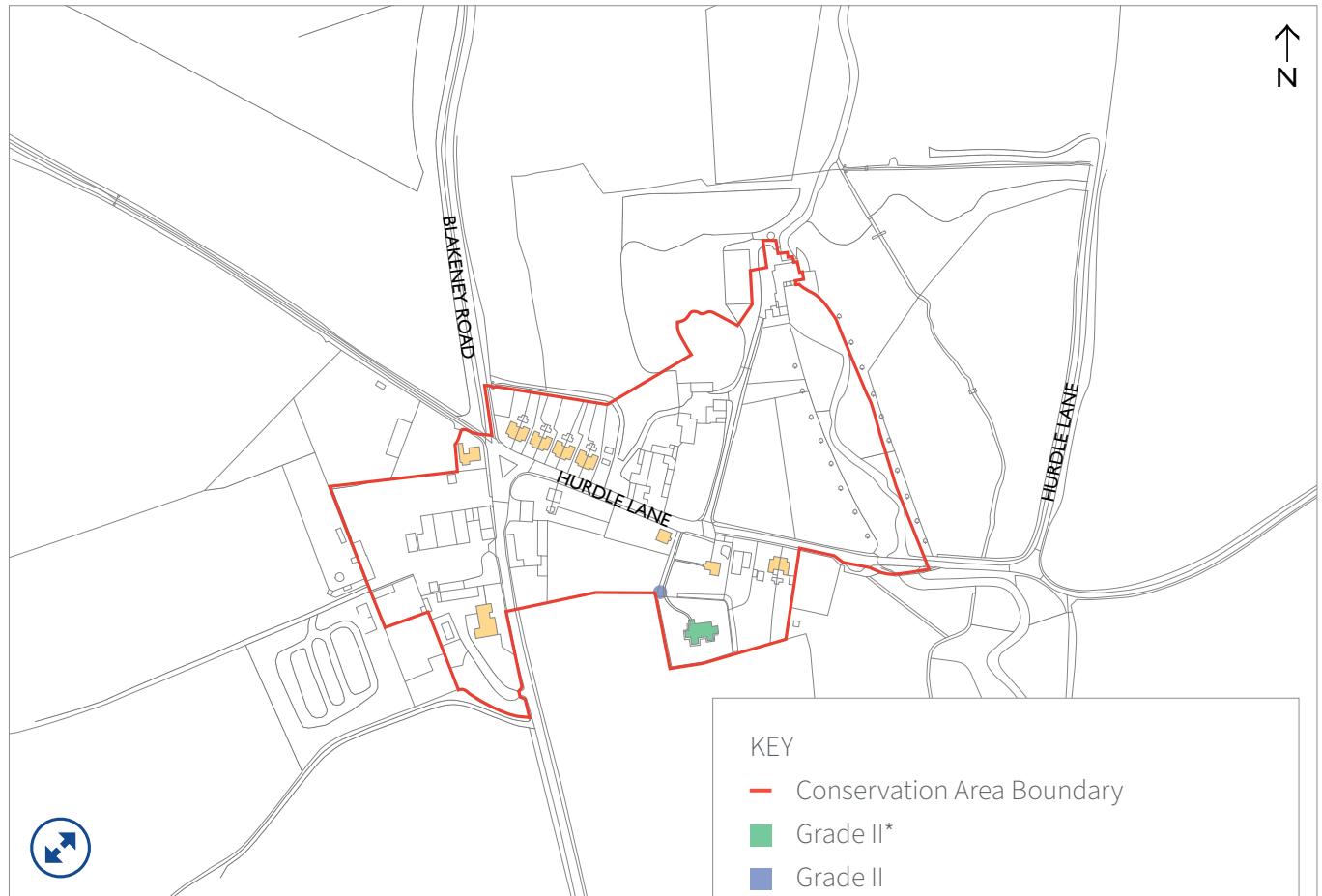


The designation does not affect a property's permitted development rights. However, when planning applications for changes outside of these permitted rights are submitted to NNDC this designation will be a material consideration in the planning process, to ensure that the special interest of the buildings and their setting within the Conservation Area is preserved.

Buildings within Glandford have been examined against these criteria and those which are proposed in this Appraisal for inclusion on the Local List are identified in the Street-by-Street Assessment at [Section 6](#) and in the audit of heritage assets in [Appendix C](#).

HERITAGE ASSETS PLAN

The following plan highlights the spread of non-designated heritage assets and Listed Buildings within the Conservation Area. This accompanies the gazetteer in [Appendix C](#). Omission of a specific feature should not lead to the presumption that such a feature is insignificant, and proposed alterations within the Conservation Area should be subject to individual assessment of significance.



Heritage Assets Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.

KEY

- Conservation Area Boundary
- Grade II*
- Grade II
- Proposed Locally Listed

Note: The buildings indicated are approximate only. Additional structures attached to listed buildings, such as boundary walls and outbuildings, may also be curtilage listed.



5.5 ARCHAEOLOGY SUMMARY

The details in this section have been summarised from the Parish Summary on the Norfolk Heritage Environment Record.²⁰

The parish of Letheringsett with Glandford is situated to the north-west of Holt. They were originally two separate parishes, until amalgamated in the twentieth century. The parish summary states that Glandford's original meaning was 'merriment ford'. Both parishes have a long history and were well established by the time of the Norman Conquest, with details of their land ownership, and productive resources recorded in the Domesday Book of 1086. The earliest evidence of human activity found in the archaeological record for the parish dates to the Neolithic, consisting of chipped axeheads (NHER 11179), polished axeheads (NHER 22344, 28288), a flint flake (NHER 32856) and a knife (NHER 33566). Pieces of Neolithic pottery have also been recovered to the west of Glandford (NHER 25863).

The Bronze Age is represented in the parish by several ring ditches (NHER 12793, 12825, 12826, 27944 & 32946) which have been picked up on aerial photographs, though none are visible from the ground. Assorted artefacts dating to the Bronze Age, such as copper alloy axeheads, rapiers and a chisel have also been recorded on the HER. Iron Age finds include pottery fragments (NHER 25863 & 25948), a brooch (NHER 33566) and an Icenic gold coin (NHER 28045).

There is no structural evidence for the Roman period within the parish, other than a roofing tile (NHER 33796), but there have been many finds including coins (NHER 21565, 25596, 29422 & 30017), brooches (NHER 20208, 34955), pottery fragments, a pendant (NHER 33796), nail cleaners (NHER 37193) and a harness fitting (NHER 29422).

The region has a rich assemblage of Saxon artefacts, including pottery fragments, a number of brooches (NHER 21565, 25860, 25863, 258045 & 36815), and a very important Middle Saxon copper alloy mount for a book cover or vessel with a circular domed glass insert NHER

31596). An inhumation burial of a male, with various grave goods, is recorded for within the parish (NHER 39278). Grave goods included an early-Saxon skilket, spear, several pottery vessels, a knife and iron-bound wooden bucket and two fifth or sixth century silver buckles.

The medieval period is represented by coins (NHER 25863, 31596), brooches (NHER 25982, 29422 & 30017), pottery fragments, seal matrices (NHER 31167, 33566, 35447 & 35957), part of a papal bull (NHER 35957) and a gold ring (NHER 12255). St Martin's Church in Glandford (NHER 6171) is a medieval church that was in ruins in the early eighteenth century. It was restored between 1899 and 1908 for Sir Alfred Jodrell of Bayfield Hall (NHER 6176).

Bayfield Hall in Glandford (to the south of the Conservation Area) is a sixteenth century and later house, possibly located on the site of an earlier medieval manor house, flint and brick walls of which were discovered during the construction of a swimming pool in the 1970s.

Section 6

Street-by-Street Assessment

This section identifies the key features, both positive and negative, which define the character of each street in Glandford.

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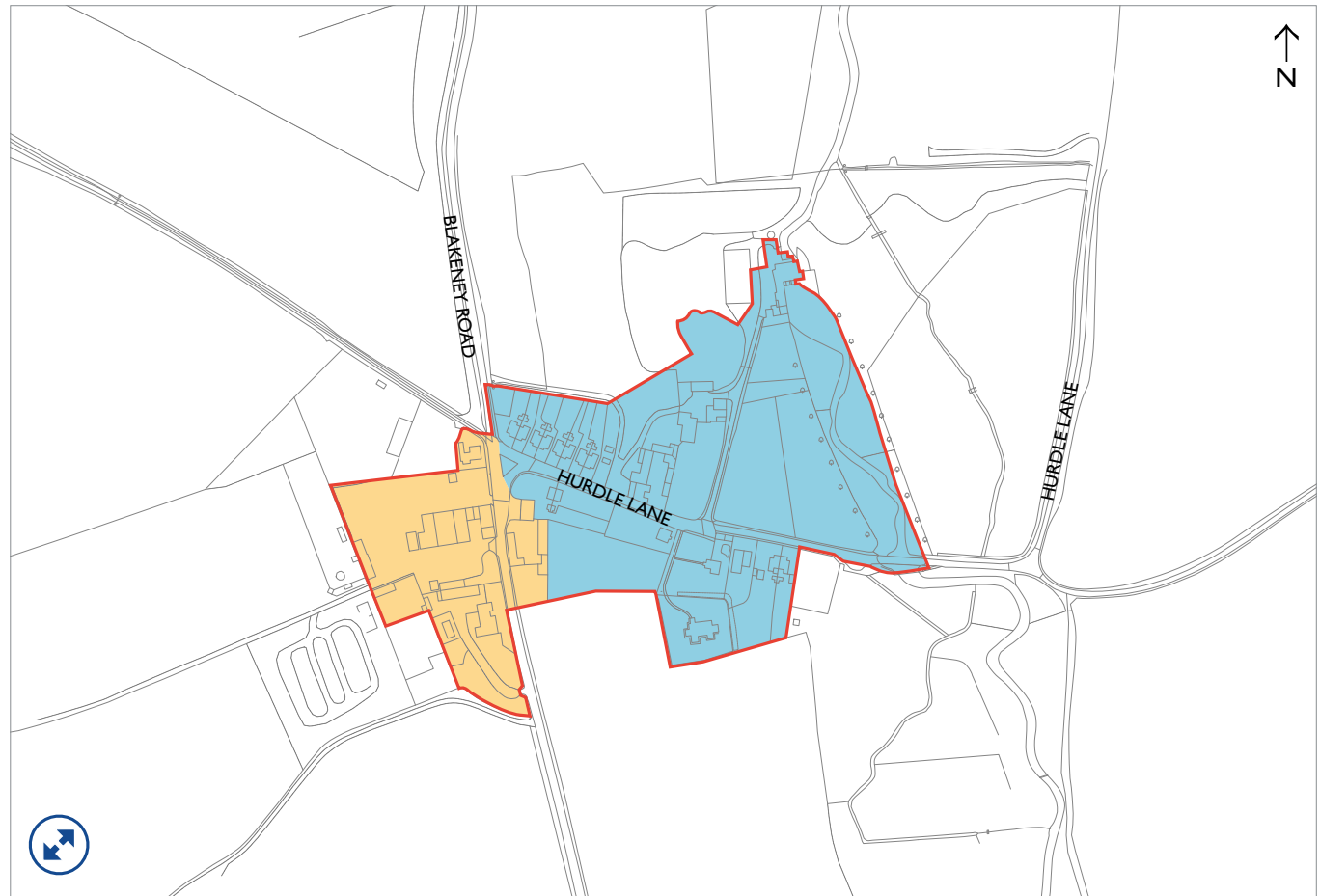
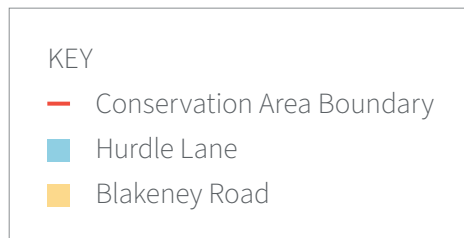
6 Street-by-Street Assessment

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Each of Glandford's streets and open spaces have different characteristics. This assessment, prepared on an approximately street by street basis, provides more details on the issues, opportunities for enhancement and recommendations specific to different areas of the Conservation Area. More details on the Listed and proposed Locally Listed Buildings can be found in the Audit of Heritage Assets in [Appendix C](#).

Note, the building names given in the Listed Buildings sections are those given in their listing entries. These names and uses may have changed since the entry was written. Please refer to the [Heritage Assets Plan](#) in [Section 5](#) for listed building locations and to the Audit of Heritage Assets in [Appendix C](#) for further details.

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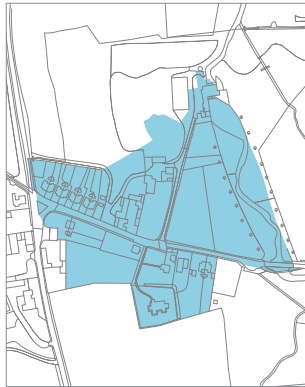


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1. HURDLE LANE, GLANDFORD

East-west aligned street, with row of flint cottages to north side and larger flint cottages to the south side. Church Farm on north side, with the former Glandford mill to the north, set on the River Glaven. South side features Shell Museum and St Martin's church.



Mature hedgerows and flint walls give an enclosed feel.



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Defining Features

- Flint walls both sides of street
- Small green at the west end of the road
- Mature trees in gardens, on the green and at the east end of the road
- Mature, tall hedgerows
- Properties set back with well defined boundaries and front gardens
- Church and Shell Museum have attractive park fencing and green to front, with church set back on a small rise
- Ford crossing at the east end of the road

Key Issues

- uPVC doors and windows to cottages on the north and south sides of road
- Untidy yard area to Church Farm
- Solar panels to the mill
- Satellite dishes visible from the road

Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- When uPVC windows are at the end of their lives and require replacement, it is preferable that this should be done with painted timber windows. If this is impossible, any new uPVC window should be of high quality, closely imitate timber windows and which, where the requisite information is available, has been designed to match the window that existed historically in that particular location in that specific building.
- Solar panels and satellite dishes should be located on roof slopes or in areas which do not face the public highway or affect views into and within the Conservation Area
- Better maintenance of yard areas

Listed Buildings

Grade II*

- Church of St Martin

Grade II

1. HURDLE LANE, GLANDFORD

- Glandford and Bayfield War Memorial Cross

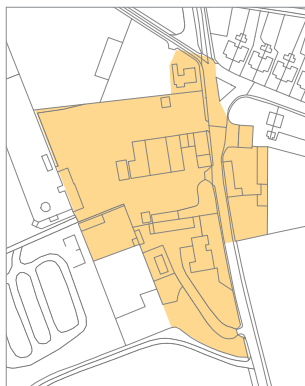
Proposed Locally Listed Buildings

- Nos. 1-8
- Church House
- The Shell Museum
- Mill Cottages



2. BLAKENEY ROAD

North-south aligned road, flint wall lined to the west along main thoroughfare road, with flint gabled houses and flint walled barns and farm buildings, several converted to commercial use. Houses side-on to road.



Defining Features

- Sparsely populated
- Converted barns and flint walled farm buildings located on both sides of the road, with yards forming gaps between buildings
- Mature hedgerows and flint walls to road give enclosed feel, especially by Manor Farmhouse
- Manor Farmhouse is a large building which is prominent in the streetscape
- The green contributes to the setting of the north end of the road
- Views to open fields/rolling hills

Key Issues

- Busy and fast through road
- Untidy yard area at Manor Farm
- Modern utilitarian barn at Manor Farm
- Cluttered signage at entrance to Manor Farm

Recommendations and Opportunities for Enhancement

- Better maintenance of yard areas
- A co-ordinated scheme of signage using sympathetic materials would enhance the appearance of the Conservation Area

Listed Buildings

N/A

Proposed Locally Listed Buildings

- Manor Farmhouse
- Holbrook

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Section 7

Vulnerabilities and Opportunities

This section describes the threats which face the significance of the conservation area and identifies any opportunities to remove or enhance these threats.

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7 Vulnerabilities and Opportunities

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7.1 CONDITION

Generally, the condition of the conservation area is good with well-maintained buildings, gardens and boundaries. It is important for buildings and structures individually and for the Conservation Area as a whole for built fabric to be maintained to a high standard. This maintains their aesthetic qualities, the integrity of the built fabric and prevents loss of historic fabric. There are very few examples of structures in poor condition. Some boundary walls were noted as having moss, vegetation and ivy growth which if left untended could cause issues with the integrity of the mortar joints. Some of the timber benches, particularly the one in the churchyard which is covered in moss, could benefit from some maintenance. Some of the yards at Manor and Church Farms are somewhat untidy and would benefit from some improvement, though are not overly obtrusive in their farmyard contexts. Otherwise no particular issues of concern regarding condition were noted.



Moss and ivy growth to a wall



Moss growth to bench in the churchyard



7.2 NEGATIVE FEATURES

The overwhelming majority of buildings and structures in the village contribute positively to the Conservation Area. However, there are a few elements which detract from its character and which could be improved or avoided in future, particularly modern elements that are out of keeping with the Conservation Area.

The replacement of historic or traditional doors and windows with inappropriate alternatives, such as those in uPVC, is a significant threat and has occurred on several of the cottages within the village. Changes to traditional timber fenestration causes the loss of historic fabric, can alter the appearance and aesthetic value of a building, usually as the glazing pattern is incorrect and frames are thicker, and can also affect the historic fabric of the remainder of the building by changing its breathability. It is preferable to repair damaged timber windows and to undertake regular maintenance to ensure their enduring longevity.

Well executed like-for-like replacement windows (i.e. same size and proportions of elements constructed using the same materials and finishes as the existing) maintain the aesthetic, though not the evidential value, of the historic windows. It can also be possible with some windows to incorporate slimline double-glazing to traditional style timber windows or unobtrusive secondary glazing without affecting the appearance substantially. uPVC windows should not be used in historic buildings in a Conservation Area and are undesirable on modern buildings within the

Conservation Area. If there is a compelling reason to use uPVC windows and it can be demonstrated that they will not cause long term damage to the fabric of the historic building, then the uPVC windows used should be of high quality, closely imitate timber windows/doors and closely match the window/door that existed historically in that specific location, where this information is available, or the most likely historic window as advised by the Conservation Officer if historically information on the specific building is unavailable. uPVC conservatories are also likely to be inappropriate, particularly where they are visible from the public highway.

The insertion of additional windows or enlargement of existing windows can also change the balance of an historic façade and involve the loss of historic fabric.

Solar panels can also be visually intrusive to Conservation Areas they are positioned on roofs visible from the public highway or publicly accessible open spaces or paths. Satellite dishes and aerials visible from publicly accessible areas also clutter the appearance of historic facades. Each case will be assessed on an individual basis.

There are several sign boards affixed to a barn and the entrance to the Manor Farm complex. These have a shiny, plastic quality and are cluttered. A more co-ordinated approach to signage, preferably painted on timber, would be beneficial.



uPVC door



uPVC window



UPVC window and modern replacement door



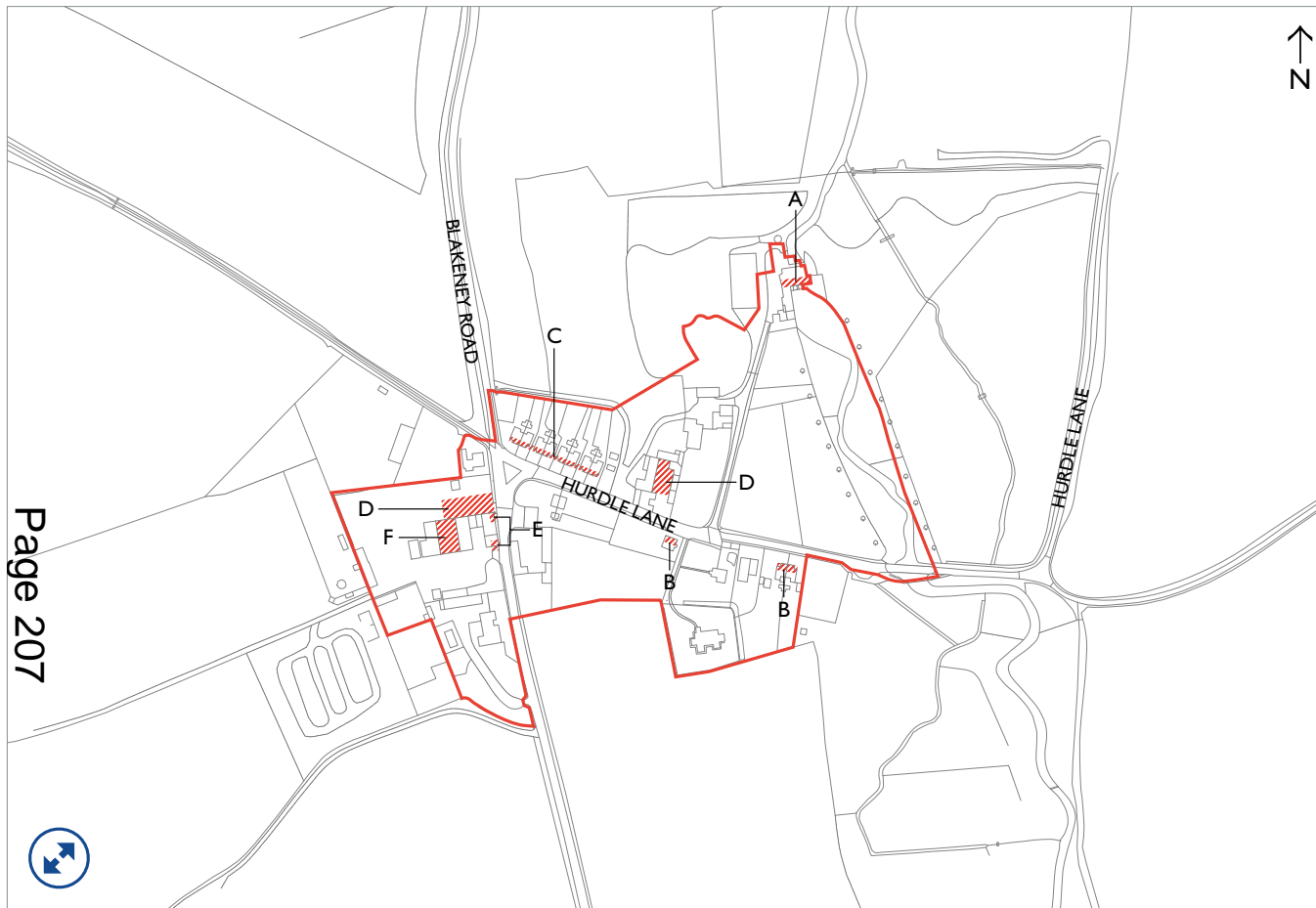
Satellite dish on front façade



Uncoordinated signage at the entrance to Manor Farm



Aerials and wiring clutter the appearance of facades

**KEY**

— Conservation Area Boundary

/// Negative Feature

A Solar panels and enlarged windows

B uPVC windows and doors

C uPVC windows and doors, and satellite dishes and aerials

D Untidy yard

E Cluttered signage

F Modern utilitarian barn

Negative Features Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.



7.3 NEW DEVELOPMENT AND EXTENSIONS

The small size of Glandford, as well as its semi-planned nature, means that there is very limited scope for any new development within the village. Minimal development may be possible but this should be weighed against need and carefully planned to be located as sensitively as possible, with minimal or no negative impact on heritage values. New buildings should be planned to reduce or eliminate visibility within the surrounding landscape. Harsh edges to settlements should be avoided. Screening with existing and new hedgerows, trees and woodland could assist with reducing visibility. However, this should not be used as the sole justification for development as other factors, such as the impact from subdivision of historically open space or the contextual relationship of a development to its setting, are relevant. Development should therefore respect existing scales, densities, materiality and the local vernacular. It should also respect historic property and field boundaries.

Planning legislation allows for buildings of high design quality to be constructed in historically sensitive areas, which enables the continuing evolution of a place whilst ensuring the quality of the environment.

Provided the design is of high quality and construction, the materials and style of the new building does not necessarily have to match those of the existing buildings in the area. However, there is a risk that the construction of too many buildings of contrasting design and materials could erode the character of the Conservation Area and it is important that the collective impact of the growing numbers of such buildings is taken into account each time one is proposed. Wherever possible, applicants should be encouraged to make use of sympathetic traditional materials, scale and massing so that new buildings sit harmoniously within the streetscape and the wider Conservation Area. Consideration should also be given to the impact of large areas of glazing in a design of otherwise traditional materials as these can create detrimental blank spaces in views.

The same principles are true for extensions to existing buildings, which should normally be located to the rear of buildings or in locations out of sight from publicly accessible areas. Extensions to 1899-1908 cottages that have surviving outbuildings should not normally include the loss of those outbuildings and they should not be subsumed within new extensions.

7.4 TOURISM AND HOLIDAY COTTAGES

The popularity of the North Norfolk coast and the inland villages and landscape with tourists will create demand for new facilities and infrastructure. There could be pressure for an increase in size and number of camp and caravan sites, which would not be suitable in the Glaven Valley as they would cause visual harm to the setting of historic buildings and landscape. There may be pressure for more conversions of historic buildings into holiday lets if the demand for this type of rental spills out from the villages. Whilst holiday lets allow tourists to experience the North Norfolk landscape and heritage, as well as create some jobs and revenue, there is also a risk in terms of the hollowing out of local communities, especially in winter, creating a distorted population which undermines local services and pricing locals out of the area. Traffic levels will also increase with increased tourism demands.

7.5 DARK SKIES AND LIGHT POLLUTION

North Norfolk is one of the best places in the country to view the sky at night. Glandford is close to the Wiveton Downs Dark Sky Discovery Site. There is a potential risk from increasing use of bright external lighting which could reduce the ability to see the night sky and impact on the tranquillity and rural feel of the area. Avoiding excessive external lighting would help to preserve the special character of Glandford at night.



7.6 AGRICULTURAL BUILDINGS

One of the barns at Manor Farm is a modern infill, using machine made brick and corrugated metal to walls and the roof, plus a metal roller shutter door. It has a utilitarian appearance in the context of the adjacent historic buildings and natural landscape. For agricultural holdings of 5ha or more new agricultural buildings can be erected or existing buildings extended or altered under permitted development rights. There is therefore potential for more agricultural buildings to

be constructed in the Conservation Area or within its setting; they can be particularly prominent on village edges in views from the wider landscape. These barns are essential for the continued agricultural use of the land. There could be opportunities to soften the appearance of the existing modern barn, for example with timber cladding or the installation of a pantile roof. New agricultural buildings could be located where they are less visually and could use materials that are more in keeping with the character of the Conservation Area.

7.7 RURAL CHARACTER AND SUBURBANISATION

Glandford's rural character is one of the things that make it special. With the desire of owners to improve their properties and the conversion of once functional agricultural buildings into residential use, there is a risk of suburbanisation or over restoration of buildings and public realm or surfacing treatments. Elements such as hard surfacing (for example kerbs, bricks or concrete as opposed to gravel), formal gates, loss of grass verges, conifer hedging, high or hard fences, and larger parking areas could erode the informal, rural feel of the area.

External lighting and light pollution at night is also a threat, as part of the night time character of the area is one of darkness, with the ability to see the stars.

Excessive signage should be avoided and traditional signage, such as timber finger posts as opposed to modern metal road signs, should be encouraged. Road markings are minimal and this should remain the case.

While there is some limited parking on Hurdle Lane, this is not overly intrusive. There are several other places within the Conservation Area where visitors and residents can park, including at Manor Farm and at a small car park on the north side of Hurdle Lane, which means that pressure for parking in the village is not an issue.



Modern barn in the context of those with a historic character



7.8 COASTAL AND RIVER LOCAL AND CLIMATE CHANGE

The Glandford Conservation Area is not far from the North Norfolk the coast. Sea level rates are estimated to increase by between 68 and 80cm over the course of the twenty-first century whilst changes in temperature and precipitation are also likely to occur.²¹ The North Norfolk Coast AONB Climate Change Action Plan identifies key changes that are likely to result from climate change including:

- Rising sea levels with an associated increase in the frequency and severity of flooding;
- Increased frequency and severity of storms affecting beaches and other facilities associated with visitors, which could in turn affect the tourist economy;
- Warmer and drier springs and summers resulting in a potential longer tourist season; and
- Loss of habitats and species.

In the Glaven Valley this could lead to the river becoming tidal again, up as far as Glandford and Bayfield Lake. More intense rainfall alternating with periods of drought has implications for the river, the floodplain and water management,²² both in ecological terms and as a threat to historic buildings. Those buildings on or next to the river, such as the mills, are more at risk than those set further away. Flooding can cause structural damage and a general increase in water levels causes problems with damp. Wet conditions promote decay and increase the risk of subsidence. Gutters and drainpipes may not be sufficient to cope with increased rainfall resulting in water ingress, damp and associated rot caused by water not being carried away from the built fabric.

The need to respond to changing climatic conditions may also put pressure on the historic environment and individual buildings with the incorporation of renewable energy sources, increased insulation and other measures.

Damage may also occur to below ground archaeology that has the potential to enhance understanding of the village's history and development. This may be as the result of flooding or drying out of the ground.

Current planning legislation and heritage guidance allows for changes to historic buildings to facilitate environmental sustainability providing that they do not detract from the significance of the heritage asset.



Section 8

Management Plan

This section sets out recommendations for the management and enhancement of the Conservation Area. It also includes details of a review of the boundary of the Conservation Area.

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8.1 INTRODUCTION

This management plan provides:

- An overarching **conservation philosophy** which sets out the guiding principles for the retention and enhancement of the character and appearance of the Glandford Conservation Area.
- **Recommendations** which give more detailed guidance for the protection of existing features of special interest and the parameters for future change to existing buildings or new development.

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Since this Conservation Area Appraisal and Management Plan has been adopted by NNDC, the philosophy and recommendations in this section will become a material consideration in the council's determination of planning applications, Listed Building consents and appeals for proposed works within the Conservation Area.

Building owners and occupiers, landlords, consultants and developers should refer to these recommendations when planning change within the Conservation Area. Adherence to this guidance will ensure designs consider the special interest of Glandford from the outset and that change makes a positive impact on the Conservation Area.





8.2 CONSERVATION PHILOSOPHY

The overarching aim of the recommendations in this management plan is the preservation and enhancement of the character, appearance and special architectural interest of the Glandford Conservation Area.

- Nationally and locally designated buildings and associated structures and features should be preserved and enhanced.
- Fundamental to the character of Glandford is its well-maintained historic built environment. Regular maintenance is vital to achieving this as it prolongs the life of historic fabric. Timely repairs should be undertaken on a like-for-like basis.
- Where possible, detracting features should be removed where they already exist and the addition of detrimental features should be avoided.
- Sensitive reinstatement of features that have been lost or replaced with inappropriate alternatives will be encouraged where based on a sound understanding of the significance of the building and its historic development.
- The preservation and enhancement of the setting of individual heritage assets is important and will include maintaining historic outbuildings, subsidiary structures, boundary features and landscape features or reinstating them where there is evidence of their loss.
- The character of the Conservation Area will be preserved through the maintenance of a built environment in which the buildings are almost all of one or two storeys in height, are of small or medium scale, and use traditional local materials, namely flint with brick dressings and clay pantiles. Pitched roofs, Dutch gables and chimneys are important elements of the varied roofscape of the village. There are historical exceptions to this scale, massing and materiality, such as the Church and Manor Farmhouse, but they are, by definition, rarities and will not be regarded as precedent for new development.
- The current settlement pattern, principally of cottages on Hurdle Lane and farm complexes and the mill on the outskirts of the village, will be maintained.
- The rural character of the village should be preserved: urban or suburban introductions will not be permitted and an overly manicured public realm will be avoided.
- Any new development, whether attached to an existing building or detached in its own plot, should be limited and must be appropriate in terms of scale, massing, design and materials. It should be the minimum necessary to meet the required demands for housing. It will be of high quality in both its design and construction so that it is valued by current and future generations.
- Landscaping associated with new development should be appropriate to the area of the village in which it sits and current public green spaces will be preserved. There will be a presumption in favour of the retention of existing mature trees for all new developments.
- New development will not negatively impact on views within or towards the Conservation Area and views of landmark buildings will be preserved.
- The agricultural and river setting of the village contributes considerably to its special interest and will be maintained.
- New or extended agricultural buildings constructed under permitted development rights should be well-designed and would benefit from the use of traditional materials consistent with the Conservation Area where ever possible.



8.3 RECOMMENDATIONS

8.3.1 Repairs, Materials and Techniques

There is a consistency to the materials palette used in Glandford that is a fundamental part of its character, which includes predominately flint, complemented by brick. Plain red tiles are used for the 1899-1908 buildings, while pantiles are used elsewhere. These traditional materials require repair and maintenance using traditional techniques, particularly the use of lime mortars, in order that the breathability of the historic buildings is maintained and moisture does not become trapped within the fabric, leading to decay. Regular maintenance ensures the appearance of the Conservation Area is preserved and is also of benefit as it ensures that small problems do not escalate into larger issues, which cause more damage to historic fabric and a greater cost to put right.

Recommendations

- Buildings and structures should be maintained in good condition.
- Repairs should be on a like-for-like basis wherever possible. That is, a repair that matches the historic element removed in terms of material, method of construction, finish and means of installation.
- Maintenance and repairs should be undertaken on a regular basis in order prevent problems with condition and to rectify and issues before they escalate.
- Reversibility, i.e. the ability to remove a modern repair or material without damaging the historic fabric, is an important consideration, as better alternatives may become available in the future.
- Historic materials should be reused for repair wherever possible, for example rebuilding a flint and brick wall in poor condition using as many of the original flints and bricks as possible.

8.3.2 Retention of Existing Features and Details

Architectural features and details and the design, materials and form of buildings, as outlined in [Section 4](#), make important contributions to the appearance of individual buildings and the streetscape as well as to the character of the Conservation Area overall. Loss or inappropriate replacement of such features and details causes the incremental diminishment of appearance and character.

Existing features and details may not be original to a building but may be later additions which are also historic. Such features and details still have aesthetic value and also illustrate the changes to the building and the Conservation Area over time. Some features and details may also record past uses of a building and so contribute to the evidential record of the village's history.



Recommendations

- Buildings in Glandford should not be rendered or painted to preserve the consistency of appearance of the flint and/or brick buildings in the village.
- Patterns of flint and/or brickwork in buildings and boundary walls will be preserved. If rebuilding is necessary, a record will be taken in advance of works starting and the wall rebuilt to match exactly.
- Inscription stones, plaques and decorative features will be retained and preserved in situ.
- Original and historic windows (including dormers, bay and oriels windows) and doors, which are typically timber, should be preserved and maintained through diligent repair.
The appearance of windows and doors that are recent replacements made to match the original or historic designs should be retained.
- Chimneys and chimney pots should be retained and preserved. Where rebuilding is necessary, the design and form of the existing chimney should be retained and historic materials reused where possible.
- Historic gates, railings and walls will be retained and preserved. Where new gates or railings have been made to match removed historic ones, the pattern, form and materials will be preserved in any future replacements.

8.3.3 Alterations, Extensions and Demolition

Glandford's built fabric reflects both historic uses and prevailing fashions. It is not the purpose of designation to prevent future change, which is necessary for the enduring sustainability of the heritage asset. Instead, the purpose of designation is to ensure change is carried out in a manner that does not cause harm and also, where appropriate, enhances the heritage asset.

Loss of fabric (demolition) and additions of new fabric can cause harm to individual buildings, the streetscape and the Conservation Area more widely. Proposed change will be evaluated on a case by case basis as the small variations in location, past change and detailing between one existing building/site and another means that what is acceptable for one building/site may not be acceptable on another. The impact of proposed changes on the heritage asset or assets affected should be undertaken through a formal Heritage Impact Assessment. This should consider the heritage asset or assets affected, their setting and key views. Any change in the Conservation Area or close to it (in its setting) will require assessment in terms of its impact on the Conservation Area as a heritage asset. Further assessment may be required in relation to an individual listed building or listed buildings near the subject of the proposed change.

What is a Heritage Impact Assessment?

Heritage Impact Assessment (HIA) is a process of identifying what is historically and architecturally important about a heritage asset, in order to be able to assess whether proposed changes will have a positive, negative or no impact on the heritage values of the place. Advice is usually given by a specialist heritage consultant and the resulting conclusions presented in a report, which should include:

- Identification and description of the proposals site and its setting;
- Identification of any designations, such as listing, which the site is subject to or which are within the setting of the site;
- Description of the history of the property;
- Identification of the 'significance' of the site, i.e. its historic and architectural interest;
- Assessment of the impact the proposals will have on the significance of the site, as well as recommendations for any changes to the scheme that will reduce any negative impacts that are identified.



Alterations to existing buildings should be carried out using materials that are of appropriate appearance and of a composition that will not cause harm to the existing fabric. For example, alterations should not be carried out using brick that is harder than the existing as it will cause the existing brick to deteriorate.

Buildings can be important records of their own development. There should not be a presumption that reversing historic changes will be acceptable as this can diminish the illustrative value of a building. However, not all past changes are beneficial to a building and the removal of negative features or reinstatement of lost features can enhance a building.

Alterations and extensions should be of a scale, design and quality that will enhance the Conservation Area. The addition of modern fittings also needs to be considered carefully as items such as satellite dishes and aerials can be visually detrimental to the Conservation Area. These should be located on rear elevations away from sight of the public highway. The addition of solar panels will require planning permission if they protrude 200mm above the roofline or are sited on a wall/roof adjacent to the highway.

Demolition or removal of buildings or features that detract from the Conservation Area may be beneficial. Whether or not the existing building contributes positively to the Conservation Area in terms of its appearance, if it contributes positively in terms of layout, demolition should only be permitted where rebuilding is proposed.

When considering change to individual buildings or elements in the public realm, the impact on the streetscape should be assessed both in terms of the impact of the change and the impact in conjunction with other changes that are either proposed or have taken place. It may be acceptable for a change to be made once on a street but to repeat the change multiple times would diminish the character of the street.

Article 4 Directions can be placed on individual properties by local planning authorities to restrict certain permitted development rights. This can be a means of providing extra controls over the type and extent of development that is allowed. There are no serious development threats in Glandford at present and given the existing controls that Conservation Area designation brings no Article 4 Directions, which would control development to unlisted buildings, are deemed necessary at this time.

Recommendations

- The heritage impact of proposed alterations, extensions and demolition will be assessed prior to approval of works.
- Proposed changes should preserve or enhance the character of the Conservation Area. This means that the changes should be respectful of the typical architectural and visual character of the Conservation Area.
- Extensions will be subsidiary to the existing buildings in their massing and design. They are more likely to be acceptable to the rear of buildings or where they are not visible from publicly accessible locations. The scale of extensions should be in keeping with the existing buildings. The use of traditional materials will be encouraged, though thoughtful and sensitive design with modern materials may be acceptable.
- Extensions will be of a high quality of design and construction.
- Negative features should be removed when the opportunity arises. Enhancement could be achieved through removing a feature which is out-of-character with the characteristics of the area and replacement with something more in-keeping.



- Modern additions, such as (but not limited to) solar panels or satellites dishes, should not be located on primary elevations or street frontages.
- Any modern materials added to a building should be high quality and sympathetic.
- Proposed change will be considered in relation to the streetscape and change will be regulated to preserve the specific character of different streets.

8.3.4 New Development

New development will be subject to local and national planning policies. Though limited in scope in Glandford, it may take the form of replacement buildings or construction on undeveloped plots. Any new development should respect the character of the immediate part of the Conservation Area in which it is proposed, in order to preserve the differentiation between areas (for example farms verses cottages) within the Conservation Area and so preserve the diversity of the Conservation Area as a whole. New development should not compete with or overshadow existing buildings, particularly where the existing buildings are historic. This is so that the character-defining historic buildings remain preminent and their setting is not harmed.

The materiality of new development is important. High quality materials should be used to maintain the overall quality of the built environment and to ensure, from a sustainability point of view, that the building has durability. Traditional local materials are widely used in the Conservation Area and are a major contributor to its character, though with good design it may be possible to incorporate some limited modern materials.

Recommendations

- The heritage impact of proposed new development will be assessed prior to approval of works.
- New development should be of the same or a lesser scale and massing as the buildings around it.
- Traditional local vernacular materials should be used, namely flint, red brick and clay pantiles. There may be scope for limited use of timber, stone and other traditional materials, though thoughtful and sensitive design with modern materials may be acceptable.
- The design of new development should be of a high quality that will be valued now and in the future. There is no presumption in favour of either traditional or contemporary design.

- The quality of construction should be high.
- Historic plot or field boundaries should be preserved when new development occurs.
- New development should have defined boundaries demarcated with boundary treatments that are in keeping with the character of the Conservation Area.

8.3.5 Public Realm and Green Landscape

Glandford is a rural village and its public realm should reflect this. Efforts should be concentrated on ensuring the long-term conservation of the built fabric, for example, through the removal of vegetation from flint walls to improve condition, rather than creating a pristine public realm.

Current public realm features in the Conservation Area are minimal and in materials that are generally appropriate to the character of the area, such as timber bollards. Ubiquitous road or bus stop signage should be kept to a minimum and more traditional forms of signage, such as finger posts, should be encouraged. Signage for commercial units would benefit from being in a co-ordinated scheme and in traditional formats, such as painted on timber. Timber benches would be preferable over plastic. Road markings should be kept to a minimum to preserve the rural character of the village.



The green spaces, trees and planting within Glandford and within its setting provide an important contribution to the the character of the Conservation Area and should be preserved.

The ford at the River Glaven is an important element of the Conservation Area, both visually and historically.

Recommendations

- Boundary walls should be preserved and regularly maintained.
- Road markings will be kept to the minimum necessary and use narrower format lines appropriate for Conservation Areas where they are necessary.
- Traditional forms of signage will be encouraged.
- Traditional materials for street furniture and signage should be used.
- The green spaces within the Conservation Area will be preserved.
- Trees and planting will be maintained.
- The ford at the River Glaven will be maintained.

8.3.6 Setting and Views

The setting of Glandford contributes to its special interest, which is comprised of open agricultural fields and woodland. These may be subject to some change as a result of climatic or natural change as has been seen over the centuries.

The ability to appreciate heritage assets individually or collective from key viewpoints contributes to their special interest. Lighting has the potential to impact on the ability to appreciate the dark skies of the area.

Agricultural buildings which are constructed under permitted development rights would benefit from being designed with traditional materials and forms.

Recommendations

- The setting of the Conservation Area will be protected from inappropriate development.
- Key views within and into the Conservation Area will be preserved.
- Views of landmark buildings, particularly the church, Manor Farm and the cottages on Hurdle Lane, will be preserved.

- Excessive use of external lighting will be avoided.
- Agricultural buildings should be located to minimise their impact and would benefit from being designed with traditional materials and forms.

8.3.7 Boundary Review

In accordance with the *Planning (Listed Buildings and Conservation Areas) Act 1990*, the National Planning Policy Framework and Historic England best practice guidance, the boundary of a conservation area should be periodically reviewed and suitably revised in accordance with findings made during this exercise.

The need to review the boundary can be in response to a number of factors: unmanaged incremental changes which have, over time, diluted the character of an area; the boundary may have been drawn too tightly originally; or the special interest of a feature may not have originally have been evident to the assessor. Although it is principally the built structures that are recognised in amending the boundary, their accompanying plots often provide an important historical context which should be incorporated together with the building(s).

Though there are some areas of open land in-between buildings and at the edges of the village these are limited and form an appropriately sized buffer to the built development. The land also encompasses the section of the river from the ford to the former mill, which is an important historic element of the milling history of the village. No major changes have been made to the built development of Glandford since the designation of the boundary. Therefore, the boundary has been reviewed and in Glandford no proposed changes have been made.



Section 9

Further Information

A summary of the significance, issues and opportunities within the conservation area, as well as details of next steps and contacts.

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The preservation and enhancement of the character, appearance and special architectural interest of the Glandford Valley Conservation Area should be at the heart of changes made within the area. All its residents have the opportunity to contribute to the preservation and enhancement of the village and ensure that it is passed on to future generations.

RESEARCHING THE HISTORY OF A BUILDING OR SITE

Before proposing any change, it is important to understand the significance of a building or site. This will require research into historical development. Some useful places to start your search are detailed below.

• **The National Heritage List for England**, to find out whether your building is listed.

• **The Norfolk Heritage Centre at the Norfolk and Norwich Millennium Library.**

• **The Blakeney Area Historical Society**, who run a History Centre containing documents on local history.

• **The Norfolk Records Office.** You can search their catalogue online before you visit or request research to be carried out on your behalf.

- **Norfolk Heritage Explorer**, the Heritage Environment Record for the county.
- **Holt Library.** Interlibrary loans mean that you can always borrow books from other libraries if necessary.
- **The National Archives.** These are located at Kew, London, but the catalogue can be searched online.
- **British Newspaper Archive Online**, which can often be a useful source of local history information.
- **National Library of Scotland**, which allows you to view numerous historic plans online.

PLANNING ADVICE

If you need further advice on buildings in conservation areas, design guidance and planning permissions, visit the Heritage and Design pages of North Norfolk District Council's website, <https://www.northnorfolk.gov.uk/section/planning/heritage-design/> or contact the Planning Department: planning@north-norfolk.gov.uk

ADVICE ON CONSERVATION BEST PRACTICE

Historic England's website contains a range of advice and guidance, such as *Conservation Principles: Policies and Guidance* and guides on understanding heritage value, setting and views, to specific guides on types of repairs or types of buildings. This information can largely be found in the advice area of the website.

<https://historicengland.org.uk/advice/>

FINDING A CONSERVATION ARCHITECT, CONSULTANT OR CONTRACTOR

When undertaking work to an historic building it is important to employ contractors who have worked with them before and understand what would be appropriate in terms of change. There are several organisations that maintain lists of experienced conservation and heritage professionals from architects and surveyors to leadworkers and roofers. The following are databases of consultants who have a proven track record of working with historic buildings:

- The Institute of Historic Building Conservation (IHBC), who have a database of accredited practitioners.
- Royal Institute for British Architects (RIBA) list of conservation architects.
- The Register of Architects Accredited in Building Conservation (AABC).



TRACKING OR COMMENTING ON PLANNING APPLICATIONS

If you or a neighbour submits a planning application, there will be a period when members of the public can comment on the application. This can be done electronically online via the Council's Planning website: <https://idoxpa.north-norfolk.gov.uk/onlineapplications/>

If you are planning works to your own property, it can be useful to check the planning applications that have been approved for similar works in the village to understand what might be acceptable.

It may also be useful to review the planning history for your own site to find out what changes may have been made to your property prior to your ownership. Note that the council only holds planning application records online for recent years. For older applications please contact the planning department (planning@north-norfolk.gov.uk) for details of how to access the documentation.

COMMUNITY ACTION

The Government recognises that local communities care about the places where they live and in light of this has developed neighbourhood plans as a tool for local communities to shape the future of their built environment. These are documents that are created by the local community to sit alongside the local Council's planning policies to provide planning policies that are specific to that area. It acts as guidance for anyone wanting to make change to that place and for those who are assessing proposals for change.

Appendices



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- [A Endnotes and Bibliography](#)
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ENDNOTES

- 01 Section 69 (1), Planning (Listed Buildings & Conservation Areas) Act 1990
- 02 Section 71 (1), Planning (Listed Buildings & Conservation Areas) Act 1990
- 03 Section 71 (2) and (3), Planning (Listed Buildings & Conservation Areas) Act 1990
- 04 <https://www.shellmuseum.org.uk/about.html>
- 05 <http://www.glavenvalleychurches.org.uk/index.php/glandford-parish/glandford-history/>, accessed 25/10/18
- 06 [http://www.heritage.norfolk.gov.uk/record-details?TNF1469-Parish-Summary-Letheringsett-with-Glandford-\(Parish-Summary\)](http://www.heritage.norfolk.gov.uk/record-details?TNF1469-Parish-Summary-Letheringsett-with-Glandford-(Parish-Summary))
- 07 ibid.
- 08 <https://opendomesday.org/place/TG0441/glandford/>
- 09 Basil Cozens-Hardy, 'The Glaven Valley', *Norfolk Archaeology*, Vol. XXXIII, p. 504.
- 10 Hooton, p. 61.
- 11 <http://www.norfolkmills.co.uk/Watermills/glandford.html>
- 12 Basil Cozens-Hardy, 'The Glaven Valley', *Norfolk Archaeology*, Vol. XXXIII, p. 505.
- 13 <http://www.norfolkmills.co.uk/Watermills/glandford.html>
- 14 <http://www.glavenvalleychurches.org.uk/index.php/glandford-parish/glandford-history/>, accessed 25/10/18
- 15 <https://www.shellmuseum.org.uk/about.html>
- 16 North Norfolk SSSI Citation, accessed: <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1001342.pdf>
- 17 Glandford (Letheringsett Road) SSSI Citation, accessed: <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1005462.pdf>
- 18 Glandford (hurdle Lane) SSSI Citation, accessed: <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1002247.pdf>
- 19 See Historic England *Local Heritage Listing* (2016) for more details
- 20 [http://www.heritage.norfolk.gov.uk/record-details?TNF1469-Parish-Summary-Letheringsett-with-Glandford-\(Parish-Summary\)](http://www.heritage.norfolk.gov.uk/record-details?TNF1469-Parish-Summary-Letheringsett-with-Glandford-(Parish-Summary))
- 21 North Norfolk Coast AONB Climate Change Action Plan, <http://www.norfolkcoastaonb.org.uk/mediaps/pdfuploads/pd004256.pdf>, accessed 2 March 2018.
- 22 Holt-Wilson, 2014, p.8
- 23 The legal interpretation established in *South Lakeland DC v Secretary of State for the Environment and Rowbotham* [1991] 2 L.P.R. 97



ARCHIVE MATERIAL

NORFOLK RECORD OFFICE

Maps

DN/TA 111 Glandford Tithe Map

C/Sca 2/39 Blakeney, Wiveton and Glandford Inclosure Award, 1824

DS 56 Cley Bayfield and Glandford Estate Map of John Johnson Gay, occupied by Mr Thurston as allotted by the (Inclosure) Commissioner, 1812

DS 57 Plan of an Estate at Cley Bayfield and Gunthorpe in the County of Norfolk, 1835

L911.4261 John Cary, A New Map of Norfolk divided into hundreds exhibiting its roads, rivers, parks &c, 1807

NORFOLK HERITAGE CENTRE

Maps

C 9111.4261 Faden Map of Norfolk, 1797

L911.4261 Bryant, Andrew, *Map of the County of Norfolk from actual survey*, 1826

Photos

C/GLA Glandford photos

SECONDARY SOURCES

B. Cozens-Hardy, 'The Glaven Valley', in *Norfolk Archaeology*, vol. XXXIII

Holt-Wilson, The Glaven River Catchment- links between geodiversity and landscape, 2014

N. Pevsner, *The Buildings of England: Norfolk I, Norwich and North-East* (1997)

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STATUTORY GUIDANCE

Historic England, Conservation Principles, Policies and Guidance, 2008

Historic England, Conservation Area Appraisal, Designation Management: Historic England Advice Note 1 (second edition), February 2019

Historic England, The Setting of Heritage Assets: Historic England Good Practice Advice in Planning Note 3 (second edition), December 2017

Ministry of Housing, Communities and Local Government, National Planning Policy Framework, 2019

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North Norfolk District Council and LUC, North Norfolk Landscape Character Assessment, Nov 2018

North Norfolk Coast Partnership, North Norfolk Coast AONB Climate Change Adaptation Strategy, March 2017



WEBSITES

An Assessment on the effects of conservation areas on value (May 2012) Gabriel M Ahfeldt, Nancy Holman, Nicolai Wendland. <https://historicengland.org.uk/research/current/social-and-economicresearch/value-and-impact-of-heritage/valueconservation-areas/>

Glaven Valley Benefice, <http://www.glavenvalleychurches.org.uk/index.php/glandford-parish/glandford-history/>

Natural England, <https://designatedsites.naturalengland.org.uk>

Norfolk Heritage Explorer, <http://www.heritage.norfolk.gov.uk/>

Listing description St Martin's Church: <https://historicengland.org.uk/listing/the-list/list-entry/1304919>

Listing description Glandford and Bayfield War Memorial Cross: <https://historicengland.org.uk/listing/the-list/list-entry/1458517>

<http://www.norfolk Mills.co.uk/Watermills/glandford.html>

<https://www.shellmuseum.org.uk/about.html>

<http://www.glavenvalleychurches.org.uk/index.php/glandford-parish/glandford-history/>,

[http://www.heritage.norfolk.gov.uk/record-details?TNF1469-Parish-Summary-Letheringsett-with-Glandford-\(Parish-Summary\)](http://www.heritage.norfolk.gov.uk/record-details?TNF1469-Parish-Summary-Letheringsett-with-Glandford-(Parish-Summary))

<https://opendomesday.org/place/TG0441/glandford/>

LEGISLATION

Section 69 (1), Planning (Listed Buildings & Conservation Areas) Act 1990

Section 71 (1, 2, 3), Planning (Listed Buildings & Conservation Areas) Act 1990



Appendix B

Glossary of Terms

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Alteration

Work intended to change the function or appearance of a place (HE, Conservation Principles, 2008, 71).

Conservation Area

‘An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’, designated under what is now s69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (HE, Conservation Principles, 2008, 71).

Conservation

The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance (NPPF, 2018, 67). The process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations (HE, Conservation Principles, 2008, 71).

Designated heritage asset

A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation (NPPF, 2018, 66).

Heritage asset

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing) (NPPF, 2018, 67).

Historic environment

All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora (NPPF, 2018, 67).

Preserve

To keep safe from harm²³ (HE, Conservation Principles, 2008, 72).

Renewal

Comprehensive dismantling and replacement of an element of a place, in the case of structures normally reincorporating sound units (HE, Conservation Principles, 2008, 72).

Repair

Work beyond the scope of maintenance, to remedy defects caused by decay, damage or use, including minor adaptation to achieve a sustainable outcome, but not involving restoration or alteration (HE, Conservation Principles, 2008, 72).

Restoration

To return a place to a known earlier state, on the basis of compelling evidence, without conjecture (HE, Conservation Principles, 2008, 72).

Reversible

Capable of being reversed so that the previous state is restored (HE, Conservation Principles, 2008, 72).

Setting of a heritage asset

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (NPPF, 2018, 71). The surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape (HE, Conservation Principles, 2008, 72).

Significance (for heritage policy)

The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance (NPPF, 2018, 71). The sum of the cultural and natural heritage values of a place, often set out in a statement of significance (HE, Conservation Principles, 2008, 72).

Value

An aspect of worth or importance, here attached by people to qualities of places (HE, Conservation Principles, 2008, 72).



Appendix C

Audit of Heritage Assets


Identification of all the designated and adopted locally listed heritage assets within the Conservation Area.

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HURDLE LANE


Address / Building Name	Church of St Martin
Street-by-Street Area	Hurdle Lane
Status	Grade II*
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1304919
Brief History	Parish church with medieval origins, in ruins by 1730, chancel rebuilt 1875, nave and aisles 1899 – 1906 by Hicks and Charlewood at the expense of Sir Alfred Jodrell of Bayfield Hall.
Brief Description	Galletted whole flint with stone dressings, lead roof. West tower, nave, chancel, north aisle, north porch, south transept and south vestry; 3-stage embattled tower with parapet of knapped flint, gargoyle and clock face to north, 2-light west window with renewed tracery, cusp headed light under a square hood mould, 2-light bell openings with voussoirs of alternate brick and knapped flint.



Address / Building Name	Glandford and Bayfield War Memorial Cross
Street-by-Street Area	St Martin’s Churchyard
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1458517
Brief History	Glandford and Bayfield Memorial Cross which stands outside of St Martin’s Churchyard, signifying the contribution made by the local community in the First World War. Original post-WWI cross blown over during 20th C and a replica installed.
Brief Description	A tall Latin cross in granite with crucifixion carving.




Address / Building Name	Church House
Street-by-Street Area	Hurdle Lane
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	1881-87 to 1905-06 as part of Sir Alfred Jodrell’s model village.
Brief Description	Side-on flint cottage facing shell museum. Group value with Church and Shell Museum. Proposed for inclusion of the Local List for its group value as part of Jodrell’s model village and for its distinctive design with Dutch gables.





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HURDLE LANE (CONT.)

Address / Building Name	Row of semi-detached houses
Street-by-Street Area	Hurdle Lane
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	1881-87 to 1905-06 as part of Sir Alfred Jodrell’s model village.
Brief Description	Four pairs of flint cottages with Dutch gables, set back from road, bounded by flint walls and original iron-work gates. Proposed for inclusion of the Local List for its group value as part of Jodrell’s model village and for its distinctive design with Dutch gables. The row of cottages are also a local landmark on Hurdle Lane.
	

Address / Building Name	Shell Museum
Street-by-Street Area	Hurdle Lane
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	Built 1915, paid for by Sir Alfred Jodrell of Bayfield Hall.
Brief Description	Charming flint chapel style building, operating as Shell Museum, set in attractive garden. Proposed for inclusion of the Local List for its group value as part of Jodrell’s model village and for its distinctive design with Dutch gables. The Shell Museum is also a local landmark on Hurdle Lane.
	

Address / Building Name	Mill Cottages
Street-by-Street Area	Hurdle Lane
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	1881-87 to 1905-06 as part of Sir Alfred Jodrell’s model village.
Brief Description	Pair of flint cottages with Dutch gables. Proposed for inclusion of the Local List for its group value as part of Jodrell’s model village and for its distinctive design with Dutch gables.
	

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BLAKENEY ROAD

Address / Building Name	Manor Farmhouse
Street-by-Street Area	Blakeney Road
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	1881-87 to 1905-06 as part of Sir Alfred Jodrell’s model village.
Brief Description	Flint and red brick farm house, with Dutch gables built side-on to the road. Surrounded by mature gardens and bounded by extensive flint wall and flint outbuildings to the north. Proposed for inclusion of the Local List for its group value as part of Jodrell’s model village and for its distinctive design with Dutch gables. Manor Farmhouse is also a local landmark on Blakeney Road.



Address / Building Name	Holbrook
Street-by-Street Area	Blakeney Road
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	1881-87 to 1905-06 as part of Sir Alfred Jodrell’s model village.
Brief Description	Similar in style to Manor Farmhouse but on a smaller scale. Also built side on to Blakeney Road. Prominent chimney stack. Proposed for inclusion of the Local List for its group value as part of Jodrell’s model village and for its distinctive design with Dutch gables.



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Appendix D

Full Size Plans



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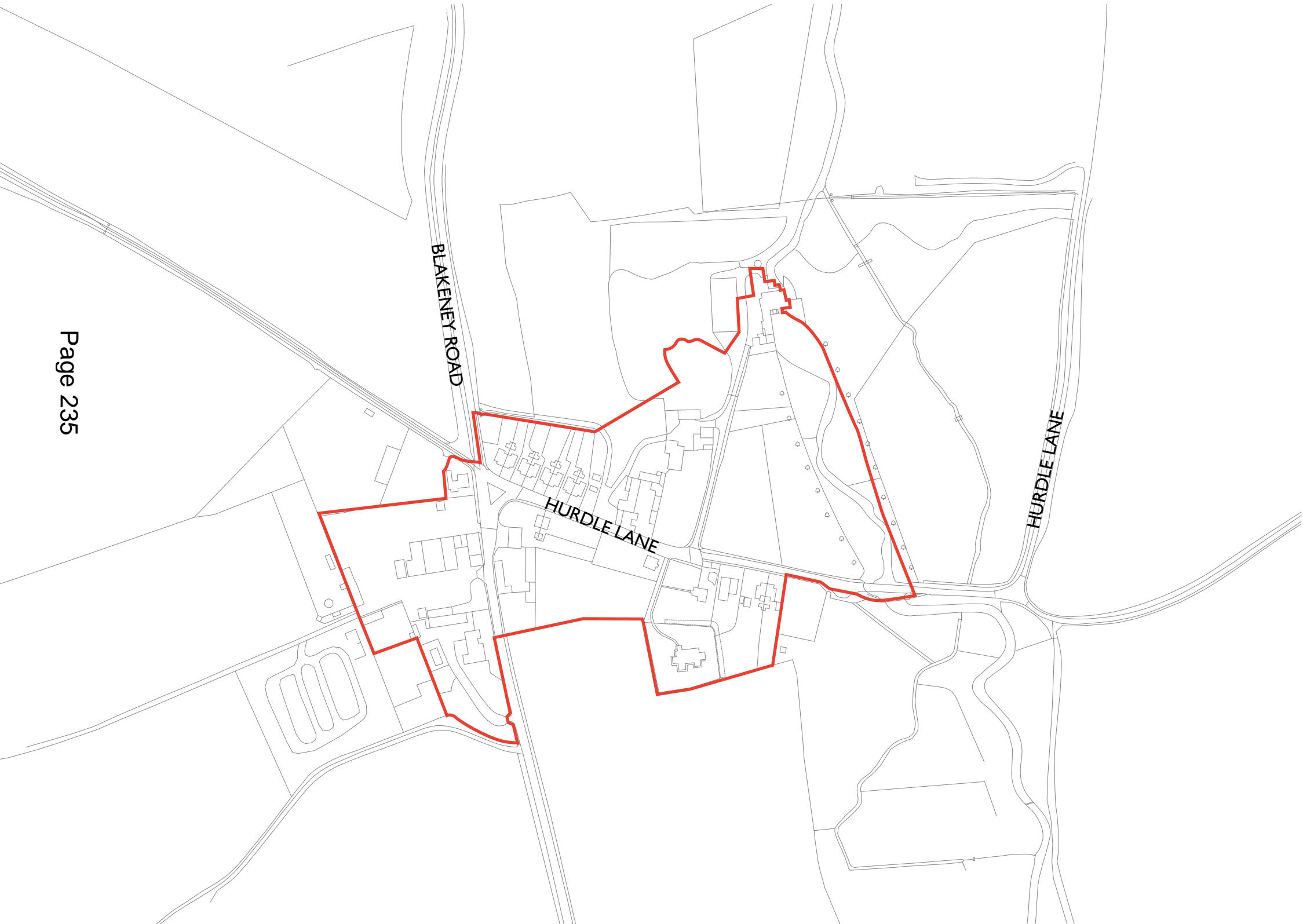
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Full Size Plans: How to Use This Layered PDF

Click on the layers button  on the left of this window to show different elements of the Conservation Area analysis. If necessary, refer to page 3 of this document for further instruction.



KEY

CONTACT US



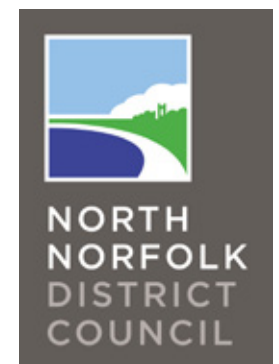
North Norfolk District Council
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01263 513811



Hempstead

Conservation Area Appraisal and Management Plan

Final Draft for Adoption: April 2021

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PURCELL 

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How to Use This Document

For ease of use this document has been produced to be read on-screen as a PDF. It contains a series of features that make it easier to use and navigate between the sections.

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The contents page allows users to navigate directly to the required section by clicking on the section heading. The first page of each section also has an individual contents page for navigation within that section.

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3.1 Early History
3.2 Medieval Heyday



3.1 EARLY HISTORY

Artefacts, such as flint axe heads and pottery, from as early as the Mesolithic period (10000-4001 BC) have been found around Blakeney. Bronze Age (c2350-701 BC) and early Saxon (410-1065 AD) barrows (burial mounds) are located on the Blakeney Downs, and there was probably a small settlement in the parish in the Roman period (43-409 AD).⁰⁵

Navigation

The buttons along the bottom of each page allow you to jump to a specific section. Once you've clicked on a section, it will turn bold so you know which section you are in.



You can also use the buttons in the top right hand corner to jump to the contents, appendices, or back to the page you were previously on.



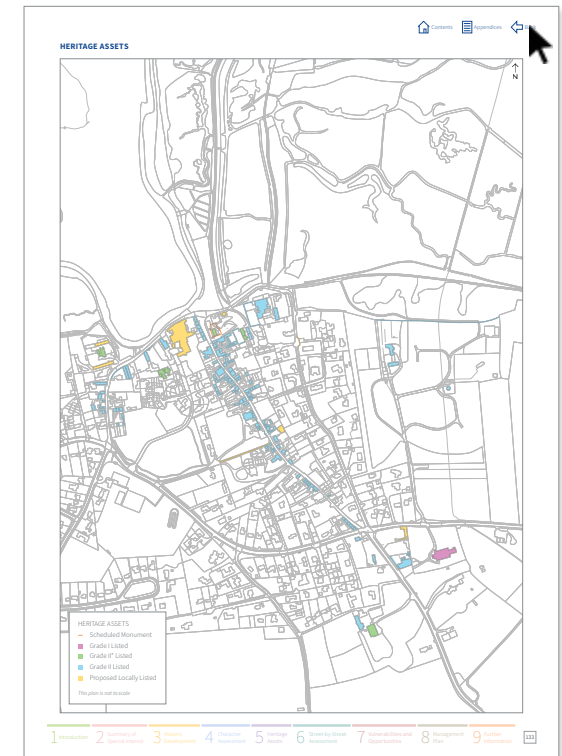
- Advertisements and other commercial signage may be subject to additional controls and/or require planning permission.
- Changing the use of a building (e.g. from residential to commercial) will require planning permission.

Plans



When you see this icon, click to see a full-sized version of the plan (located in [Appendix D](#)).

To return to the page you were previously on from the full-sized plan, click the back button in the top right hand corner of the page.



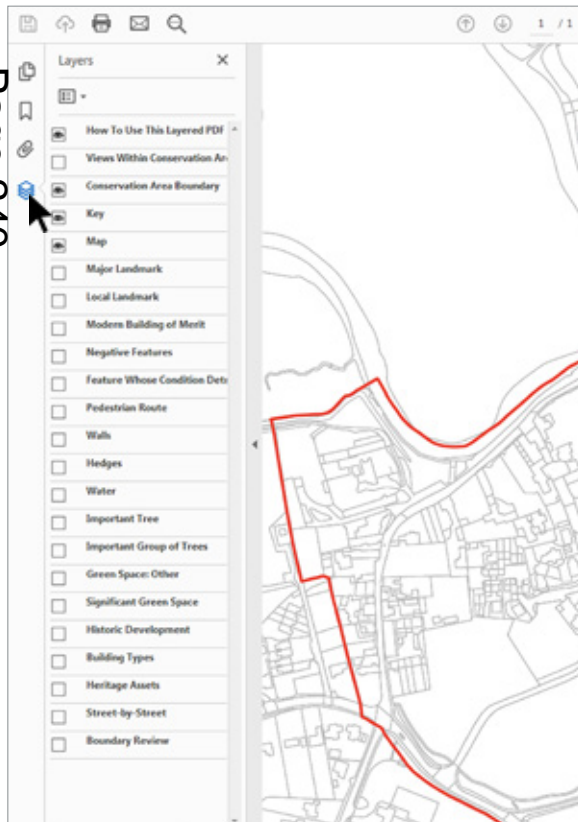
How to Use the Layered PDF in Appendix D

The PDF showing the full size plans is interactive. By switching the layers on and off you can view different elements of the conservation area analysis in context with each other. If your software does not have this capability, please view the separate PDF file of individual maps on the conservation area pages of North Norfolk District Council's website.


Opening the Layers Panel

Click on the layers icon  to open the layers panel. This will bring up options for the different mapping elements that are available to view.

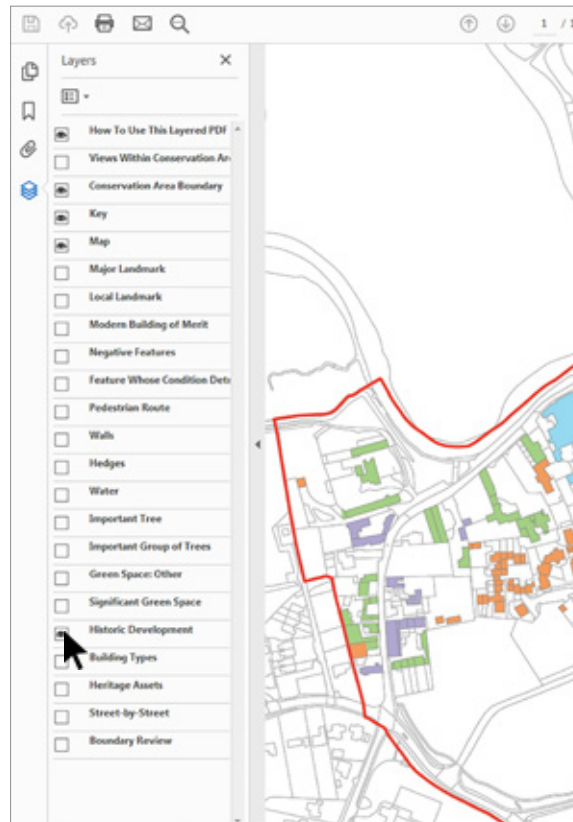
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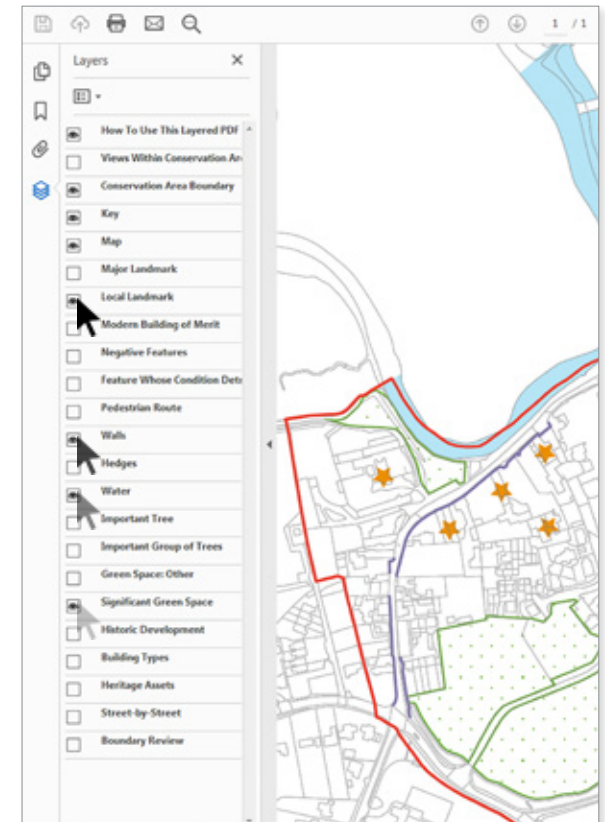
Viewing Different Layers

The map will initially show just the conservation area boundary. Click on your desired layer from the options listed. A small eye icon  will appear to indicate which layers you have switched on. You may need to switch some layers off to view others which sit underneath.

Switching on a layer to view that part of the map



Switching layers on and off as desired



Frequently Asked Questions

Conservation Areas

- What is a Conservation Area?
See [Section 1.2](#)
- What is the current boundary of the Conservation Area?
See [Boundary Map](#)
- Has the boundary of the Conservation Area been changed as part of this review?
See [Section 8.3.7](#)
- What is a Conservation Area Appraisal and Management Plan?
See [Section 1.3](#)
- How does the Conservation Area designation affect changes permitted to my property?
See [Section 1.4](#)
- What are my responsibilities in maintaining my property?
See [Section 1.4](#) and [Section 8.3.1](#)

Understanding your Property

- Is my property within the Conservation Area?
See [Boundary Map](#)
- What is the overall special interest of the Conservation Area?
See [Section 2](#)
- What characteristics of the built environment contribute to the special interest of the Conservation Area?
See [Section 4](#)
- How old is my property?
See [Historic Development Plan](#)
- Is my property a listed building?
See [Section 5](#), [Section 6](#) and [Audit of Heritage Assets](#)
- Is my property an adopted locally listed building?
See [Section 5](#), [Section 6](#) and [Audit of Heritage Assets](#)
- How does the natural environment contribute to the special interest of the Conservation Area?
See [Section 4.1](#) and [Section 4.2](#)
- What are the problems facing the Conservation Area?
See [Section 7](#)
- Where are there opportunities to enhance the Conservation Area's special interest?
See [Section 7](#)
- How can I understand my property better?
See [Section 9](#)

Making Changes

- Is there an overall vision for the conservation management of the Conservation Area?
See [Section 8.2](#)
- What characteristics do I need to consider when planning changes or development?
See [Section 4](#), [Section 6](#) and [Section 8](#)
- Does the Council have a design guide for new development?
See [Section 1.2](#)
- How should I approach repairs to my property?
See [Section 8.3.1](#)
- Can I replace my windows and doors?
See [Section 8.3.2](#)
- What alterations and extensions are appropriate to my property?
See [Section 8.3.2](#) and [Section 8.3.3](#)
- What characteristics should new development have within the Conservation Area?
See [Section 8.3.4](#), [Section 8.3.5](#) and [Section 8.3.6](#)
- How can I get advice about making changes to my property?
See [Section 1.5](#) and [Section 9](#)

Section 1

Introduction

This section gives an overview of the Hempstead Conservation Area, provides information about what conservation area designation means and its implications for development, as well as outlines the consultation process that has been undertaken to prepare this Appraisal and Management Plan.

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1.1 HEMPSTEAD CONSERVATION AREA

The Hempstead Conservation Area was originally designated in 1975. The designation covers most of the village including the full length of The Street, with Pond Hills Road continuing southwards to Barn House and Brownwood, and Marlpit Road extending off to the east to Pine Farm. Mid-twentieth century houses on Chapel Lane are excluded from the Conservation Area.

The older part of Hempstead is linear, along The Street, with typical vernacular cottages in red brick and flint. Farms are located on the peripheries and with modern houses mainly on Chapel Lane leading westwards. A tributary of the river issues from Hempstead, leading east through the Hempstead Hall site. The part of the parish's mill stood outside of the village to the east on the main river but is now lost.

1.2 WHAT IS A CONSERVATION AREA?

Definition of a Conservation Area

A conservation area is defined as an 'area of special architectural or historic interest the character of which is it desirable to preserve or enhance'.⁰¹

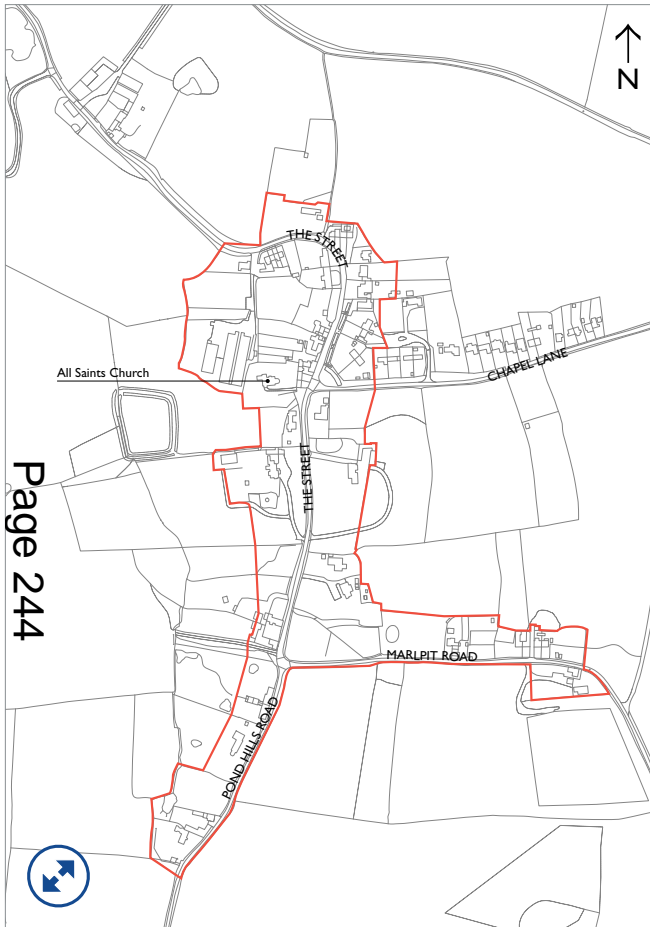
Designation of a conservation area recognises the unique quality of an area as a whole. It is the contribution of individual buildings and monuments as well as other features including (but not limited to) topography, materials, spatial relationships, thoroughfares, street furniture, open spaces and landscaping. These all contribute to the character and appearance of an area, resulting in a distinctive local identity.

The extent to which a building or group of buildings/ structures, positively shape the character of a conservation area comes from their street-facing elevations, the integrity of their historic fabric, overall scale and massing, detailing, and materials. Rear and side elevations can also be important, as can side views from alleys and yards or views down unto buildings in valleys or low-lying topographies.

If the significant qualities of a conservation area are retained and inappropriate alterations prevented, the benefits will be enjoyed by owners, occupiers and visitors to the place, including the ability to experience interesting and important heritage structures and places. It is therefore in the public interest to preserve the area for cultural appreciation.

Conservation Areas are governed under the *Planning (Listed Buildings and Conservation Areas) Act 1990* and the *National Planning Policy Framework* (NPPF, 2019) sets out the overarching requirement for local planning authorities to identify and protect areas of special interest. North Norfolk District Council's (NNDC) Local Development Framework (LDF, adopted 2008) sets out the council's policies for guiding development within the district. See this link for the latest heritage related policy: <https://www.north-norfolk.gov.uk/section/planning/planning-policy/>.

In addition to the policies contained within the LDF, NNDC has produced a Design Guide which includes guidance on appropriate alterations to historic buildings and within conservation areas. This guidance should be referenced when considering development within the Hempstead Conservation Area and can be viewed here: https://www.north-norfolk.gov.uk/media/1268/north_norfolk_design_guide_adopted_2008_-web.pdf.



Hempstead Conservation Area Boundary Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.

1.3 THE PURPOSE AND SCOPE OF THE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

Understanding the character and significance of conservation areas is essential for managing change within them. It is therefore a requirement under the Planning (Listed Buildings and Conservation Areas) Act 1990 that all local planning authorities ‘*formulate and publish proposals for the preservation and enhancement*’ of conservations areas within their jurisdiction, and that these proposals are periodically reviewed.⁰² The proposals are normally presented in the form of a Conservation Area Appraisal and Management Plan, which defines and records the special interest of a conservation area, as well as setting out a plan of action for its on-going protection and enhancement.

Conservation areas may be affected by direct physical change by changes in their setting or in the uses of buildings or areas within them. A clear definition of those elements which contribute to the special architectural or historic interest of a place will enable the development of a robust policy framework for the future management of that area, against which applications can be considered.

Over time, conservation areas evolve and the characteristics which underpin their special interest may decrease in their integrity because of gradual alteration. It is therefore important to review and take stock of the character of a conservation area at intervals to ensure designation is still suitable and that the proper management of change is in place.

Often, conservation area boundaries have historically been drawn too tightly or include peripheral areas which do not contribute to an understanding of its character. Consequently, it is important to review the boundary and include/exclude buildings and spaces which do/not meet conservation area designation criteria.

This Conservation Area Appraisal and Management Plan therefore seeks to:

- **Record and analyse the special interest of the Hempstead Conservation Area;**
- **Recognise the designated and non-designated heritage assets which comprise the Conservation Area;**
- **Identify issues relating to condition and pressures for change;**



- **Identify opportunities for the enhancement of the Conservation Area;**
- **Provide guidance and recommendations for the positive management, preservation and enhancement of the Conservation Area; and**
- **Set out any proposals for changes to the Conservation Area boundary.**

Definition of a Heritage Asset

The NPPF defines a heritage asset as: *A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).*

Although this document is intended to be comprehensive, the omission of any building, structure, feature or space does not imply that the element is not significant or does not positively contribute to the character and special interest of the Conservation Area. The protocols and guidance provided in [Section 8 \(Management Plan\)](#) are applicable in every instance.

The assessments which provide the baseline information for this Conservation Area Appraisal and Management Plan have been carried out utilising publicly available resources and through on-site analysis from the public thoroughfares within the Conservation Area.

1.4 WHAT DOES DESIGNATION MEAN FOR ME?

To protect and enhance the Conservation Area, any changes that take place must positively conserve the character and special interest that make it significant. Statutory control measures are intended to prevent development that may have a negative or cumulative effect on this significance.

- Planning permission will be required to totally or substantially demolish buildings or structures (including walls, gate piers and chimneys). This will also need a heritage statement (sometimes called a heritage impact assessment) as part of the application.

- The extent of permitted development (i.e. changes that are allowed without requiring consent from the local authority) may be restricted; for example, replacement windows, alterations to cladding or the installation of satellite dishes. Additional control may be sought through Article 4 Directions, which specifically remove permitted development rights.
- Trees with a diameter of 75mm or greater, measured at 1.5m from soil level, are protected. Any work proposed to these trees require permission from the local authority by means of a planning application. This allows the authority to determine whether a Tree Preservation Order (TPO) is necessary.
- Advertisements and other commercial signage may be subject to additional controls and/or require planning permission.
- Changing the use of a building (e.g. from residential to commercial) will require planning permission.

If you wish to carry out work within the Hempstead Conservation Area your proposals will be assessed against Policy EN8 of the Local Development Framework and the NNDC Design Guide.



1.5 PRE-APPLICATION ADVICE

If you require tailored planning advice or need assistance regarding a specific development proposal, North Norfolk District Council offers a pre-application advice service.

Whatever the scale of development proposed, applying to the Council for pre-application advice will add value to the design quality of your scheme and it will help reduce potential uncertainty and delays by identifying any issues at an early stage.

Meaningful public consultation is also a critical part of this process and whilst responsibility for this lies with the applicant, the Council strongly encourages you to undertake consultation with the local community and stakeholders.

For further information regarding pre-application advice, please visit our website: <https://www.north-norfolk.gov.uk/tasks/development-management/pre-application-service/>.

1.6 WHO HAVE WE CONSULTED WHILE PREPARING THIS PLAN?

It is a statutory requirement under the *Planning (Listed Buildings and Conservation Areas) Act 1990* for conservation area guidance produced by local authorities to be subject to public review, including a public meeting, and for the local authority to have regard to any views expressed by consultees.⁰³

The Draft Hempstead Conservation Area Appraisal and Management Plan was made available for public consultation across a six-week period 1 February and 12 March 2021. This included the publication of the draft document on North Norfolk District Council's website with summaries of key information.

Other means of consultation carried out include:

- NNDC and Purcell met with the Friends of North Norfolk in March 2018 to discuss with them the content, scope and aims of the Appraisals.

Comments on the Conservation Areas were invited through NNDC's website during 2020 and an email address provided to send comments.

- Local NNDC Members and Councillors were contacted to inform them of the Appraisal process and to invite comments on the Conservation Areas.

1.7 WHAT DO THESE TERMS MEAN?

There are words and phrases used in relation to the conservation of the historic environment that have a specific meaning in this context. An explanation of some of the most used terms can be found in the Glossary in [Appendix B](#).

Section 2

Summary of Special Interest

This section provides a summary of what is significant about the Hempstead Conservation Area in terms of its history, architecture and setting.

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2 Summary of Special Interest



Hempstead's special interest lies in its character as a small rural village which has retained much of its historic character. The village has remained small, with little development until the late twentieth century, though it still retains its sparsely developed layout today despite some newer buildings.

The village's earliest building is the fourteenth century All Saints Church (Grade II* Listed) which lies on the west side of the village. It has a diminutive design with an unusual thatched apse and was once closely associated with the early manor house, Lose Hall which stood just to the west from the thirteenth to early-nineteenth centuries. The remains of Lose Hall have archaeological interest as they demonstrate the construction of a small, early manor house. Several other historic houses in the Conservation Area date from the seventeenth or eighteenth centuries, such as the Grade II listed Brownwood which bears the date 1672 and White Horse Cottages.

The village is associated with Hempstead Hall, one of the manor houses for the locality, which is located to the west of the Conservation Area. Both manor houses and other land in Hempstead was owned by the Gurneys, a prominent Norfolk family of bankers, in the nineteenth and early-twentieth centuries before the estate was sold off and broken up in 1945. Also associated with the village is Hempstead Mill (also known as Holt Mill), to the north-west of the Conservation Area, built in the early nineteenth century by the Gurneys and is one of the few mill buildings to survive on the River Glaven.

The buildings within the Conservation Area have a consistent character, being small in scale, vernacular in their design and utilising a common palette of materials including red brick, cobbled flints and red or black glazed pantiles. Cottages are typically arranged in short terraces in the northern portion of

the Conservation Area, with larger detached houses or farmsteads in the southern half. Most are fairly plain in their design but there are some attractive decorative details which catch the eye, such as stepped gables to White Horse Cottages and patterns picked out in brick, such as a bell on the former school house.

The streetscape of the Conservation Area is very rural in character, with soft green verges at the sides of road, minimal road markings and signage, and plenty of mature trees and hedges creating a very green appearance. Along the southern end of The Street, on Marlpit Road and on Pond Hills Road the trees and hedges lining the roads are an important feature which create an enclosed and intimate feeling. The undeveloped fields between the more spread out buildings on these roads are also an important element to the Conservation Area, which integrates the rural, agricultural landscaping in-between the buildings of the village.

Section 3

Historic Development

This section describes the history of Hempstead and discusses how the settlement pattern has developed over time.

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3.1 INTRODUCTORY SUMMARY

Hempstead is first referenced in the Domesday Book of 1086. The settlement has long been small and rural with a church dating to the fourteenth century and a handful of farms dating to the seventeenth and eighteenth centuries. During the nineteenth century and first half of the twentieth century, under the Gurney family tenure, the estate was developed as a shooting estate and a number of buildings were erected, such as the mill (outside the Conservation Area). The latter half of the twentieth century saw the infilling of formerly sparsely developed land with modern residential buildings, many of which are bungalows.

3.2 EARLY HISTORY

Human settlement in the area dates from the Palaeolithic and Neolithic periods, with evidence of human activity illustrated by hand-axes and other flint hand tools as well as decorated pottery. Evidence of human life in the area during the Bronze Age is suggested by a copper alloy palstave. Two prehistoric sites have been identified but are difficult to date and a possible prehistoric burnt mound or hearth has been found suggesting prehistoric settlement.⁰⁴

The name Hempstead has been translated as ‘the homestead’ or, alternatively, ‘place where hemp is grown’ in Old English.⁰⁵ At the time of Domesday, there were around 18 households in Hempstead listed under two owners, King William and Bishop William (of Thetford).⁰⁶

From 1182 to 1183 Simon de Hempstede was lord of the manor; the family held the manor until 1239 when the de Causton family married into the de Hempstede family and became lords of the manor. The original manor is thought to have been called Nether Hall and it is speculated that this manor was located on the site of the present Hempstead Hall (to the west of the Conservation Area).⁰⁷ A second manor was also built, known as Lose Hall. Following archaeological excavation it is thought that Lose Hall Manor was situated to the west of the church, which would demonstrate the traditionally close relationship for an early manor house and church.⁰⁸

In 1292, William de Ormesby was lord of the original manor of Nether Hall. The manor passed to the Caley of Oby, the de Harsikes of South Acre, the Dorwards, the Wingfields of Great Dunham and in 1536 to Thomas Jermyn.⁰⁹

3.3 MEDIEVAL

The mill today known as Hempstead Mill (located north-west of the Conservation Area on Hempstead Road and also known as Holt Mill) is not particularly old, dating from 1830; a medieval mill and Mill House existed elsewhere at ‘Smokers Hole’ built in the twelfth century when Simon de Hempstede had granted additional water rights to the monks of Binham Priory.¹⁰

All Saints Church dates to the fourteenth century. The Chancel was rebuilt in 1471-1475 (but demolished pre-1830) and the south porch added in c.1550.

Court Green is marked on early historic maps of Hempstead on the road to Baconsthorpe; it is thought that the Green could have been a meeting place in medieval or earlier times for some form of local government.¹¹



All Saints Church



3.4 SEVENTEENTH AND EIGHTEENTH CENTURIES

Regardless of whether the site of the former Nether Hall was a large farmhouse of seventeenth century origin, the first person known to have lived at the Hall was William King.

In 1638 both manors (Nether Hall and Lose Hall) passed to Robert Baynham of Edgefield. William Newman succeeded to Lord of the Manor in 1698 and his estate was surveyed by James Corbridge in 1726. The Newman family were lords of both Hempstead Manors; residing at Baconsthorpe Manor House and buried at Baconsthorpe Church, they were the first of such lords to live locally. They owned Hempstead Hall Farm and Red House Farm (built in the early eighteenth century). They did not own the other historic farm Green Farm (owned by the Woods and built in the

seventeenth century, located just to the north-west of the Conservation Area). The map accompanying the survey shows that Hempstead Hall Farm was then in the occupation of Richard Mickleburgh and included 'Mill Farm', the fields around the medieval Mill, later called 'Smokers Hole' (not to be confused with the later Mill Farm). Hempstead Hall itself is represented as an Elizabethan house of three storeys with a central entrance portico; the pitched roof featured three gable-roofed dormers and three tall chimney stacks. The house was fronted by a large front garden bounded by a walled enclosure and, adjacent, was a yard of ancillary buildings. Beyond the vicinity of the house and yard were a series of barns. Soon after the survey of 1726, Newman had to sell the estate, to Michael Russell, including the manors of Lose Hall and Nether Hall, plus Baconsthorpe Old Hall and Hempstead Hall.



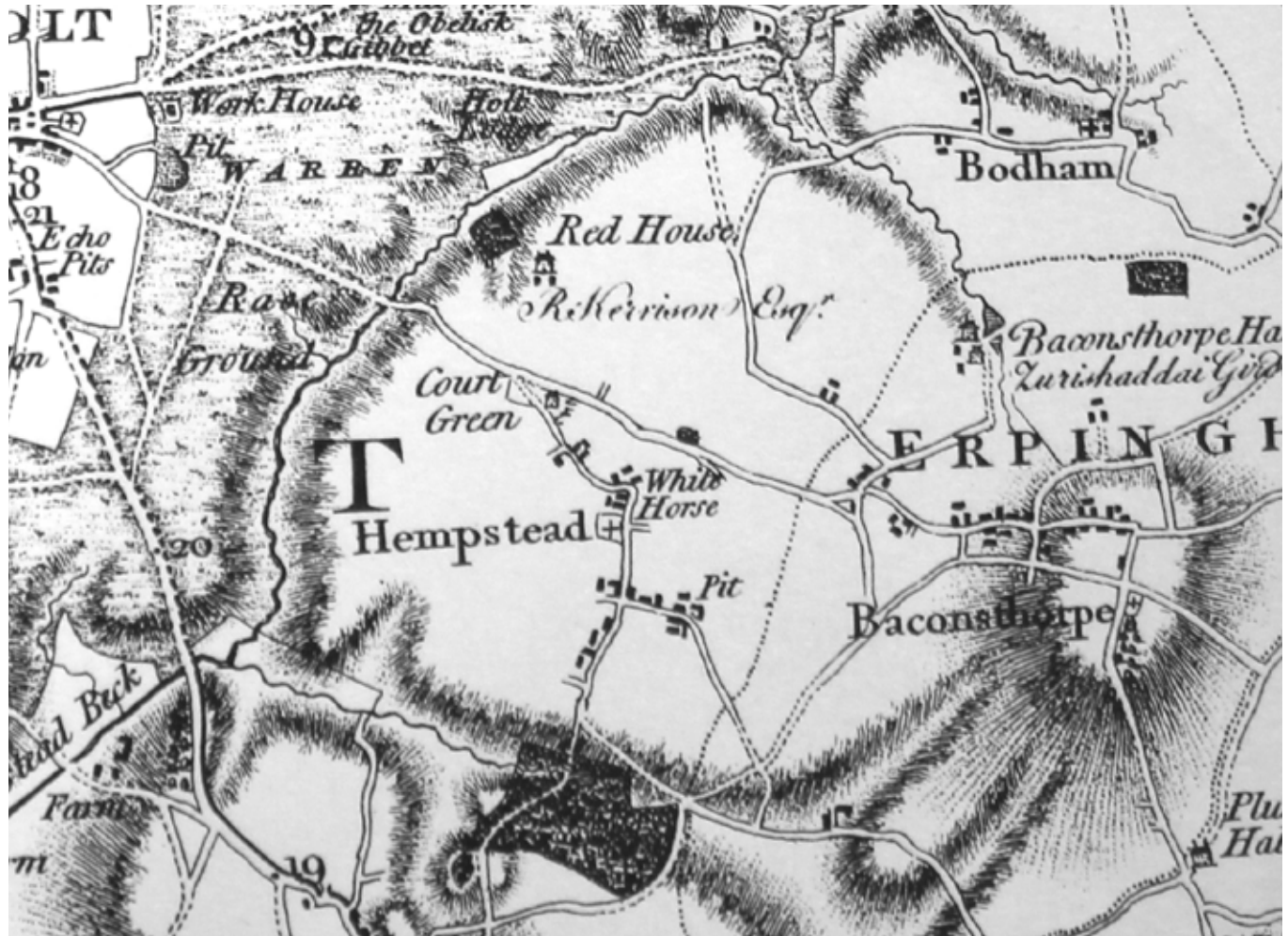
Hempstead Hall shown on Survey of the estate of William Newman in Hempstead and Holt, 1726, surveyed by James Corbridge (Norfolk Record Office: HET 87/1, 169x2)



Brownwood, a brick and flint house on Hempstead Pond Mills Road bears the date 1674 on its gable. In fact, a number of buildings in Hempstead, besides farm buildings, date to the seventeenth and eighteenth centuries including Church Cottages, The Forge and White Horse Cottages.

The western half of the church tower collapsed and was rebuilt in the mid-eighteenth century. The repairs were funded by selling two of the three bells.

One of the earliest maps of Norfolk by William Faden, dating to 1797, shows Hempstead as a relatively small settlement just off the Hempstead road from Holt to Baconsthorpe. The linear development clusters around a road called The Street. The map does not name or detail many buildings except the White Horse Public House, which closed in the 1960s.¹² The church is also indicated on the opposite site of The Street by a cross. A few farms are apparent by their traditional yard arrangement of outbuildings. Hempstead Hall, curiously, is not marked. The map shows Court Green and a building on it. The Red House is shown just to the north of the Hempstead Road outside of the present Conservation Area; its importance at this time is indicated by the representation of a house and annotations bearing the name 'Red House' and signifying it was the seat of R. Kerrison Esquire. To the north-west Baconsthorpe Hall was represented and annotated similarly, belonging to the Girdlestone family. Also noted on the map is a 'pit' noted on Marlpit Road, indicating the pit where marl (soil consisting of clay and lime which was used as a fertiliser) was dug.



Faden's Map of Norfolk, 1797 (Norwich Heritage Centre)

3.5 NINETEENTH CENTURY

Richard Joseph Gurney inherited Green Farm in 1773 and, following this, went on to buy further land at Hempstead probably for its Glaven Valley shooting. Towards the end of the eighteenth century, Richard Gurney purchased Hempstead Estate for this purpose. The estate included the Baconsthorpe Manor and Hempstead Hall Farm and Red House Farm, as well as lands in Hunworth and Plumstead. Soon after purchase, Gurney built a dam below the junction of two streams, to the north of Red House Farm, which was named Selbrigg Pond, and functioned both as mill pond for the mill further downstream and as a duck decoy for shooting. The duck decoy operator most likely lived in Selbrigg Cottage to the south of the pond.¹³ The Gurney family concentrated on building up the Hempstead Estate during their tenure. Gurney bought the Red House in 1807.

The watermill at Hempstead and the associated Mill House date to 1830. These were built by Richard John Gurney and the mill was known as Holt Mill as the mill was in the parish of Holt. The Glaven was dammed by the mill forming the large lake that remains above the mill today.¹⁴ Selbrigg Pond formed another mill pond further upstream.

The Tithe Map and apportionment gives a more detailed representation of the layout and landownership at Hempstead in 1841. Since Faden's map, the open fields and commons had been divided and allotted, under the inclosure acts of the early nineteenth century. The map details the arrangement of farm buildings at each farmstead, distinguishing between the materiality of the farmhouse and the array of outbuildings arranged around yards. Since the earlier map, Chapel Lane had been formed linking to Baconsthorpe to the east. By 1841, the speculated site of Lose Hall, which had been taken down or had fallen down, was indicated on the Tithe Map as 'Church Meadow'. The mill is shown, owned by Gurney, it was occupied by the miller Daniel Jex.

The major landowner was Richard Gurney who owned Hempstead Hall, Green Farm House and the Red House as well as extensive land and buildings within the parish. Other landowners included William Burcham, Dowager Lady Suffield and John Thruston Mostt. The latter had an estate at Bodham, Baconsthorpe, Hempstead, Sheringham and Beckham from the early nineteenth century. The map shows relatively few buildings in Hempstead village compared to the present day. There were clusters of buildings along the curved section of The Street near the church, then farmsteads at the junction to the south and sporadically located adjacent to roads branching off this.



Hempstead Tithe Map, 1841 (Norfolk Record Office: DN/TA 426)



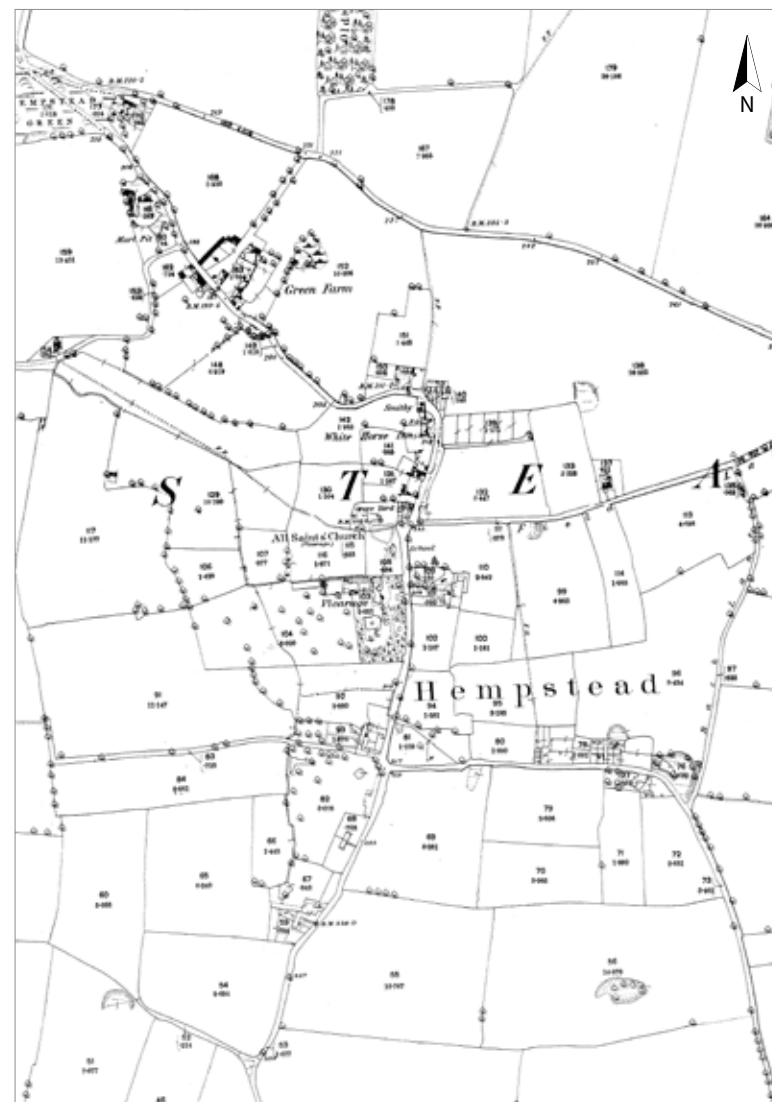
The 1881-1887 OS map of Hempstead shows greater detail of the built development in Hempstead, with a few more buildings having been constructed since 1841. The string of development along The Street had expanded to the north and south of the church, for example the former school house and the Vicarage and its landscaped grounds had been built to the south of All Saints. The White Horse Inn is indicated at the northern end of the village, as well as a smithy marked. Development in the form of semi-detached houses had sprung up on Marlpit Road to the east of The Street and along Pond Hills Road to the south. Their uniform design with gabled entrances suggests that these could have been estate cottages built for workers.

The Gurney's rebuilt Hempstead Hall between 1877 and 1880, most likely on the same site as its seventeenth century predecessor, Nether Hall.¹⁵ The wing gable bears the date 1880 and the right gable tie cramp irons are inscribed with 1880.

The site of Lose Hall to the west of the church was excavated in 1976, revealing the original tiled floor just below ground level, most likely installed by the de Lose family in the fourteenth century.¹⁶ The building comprised of three rooms.



Cottages on Marlpit Road, possible built as estate cottages



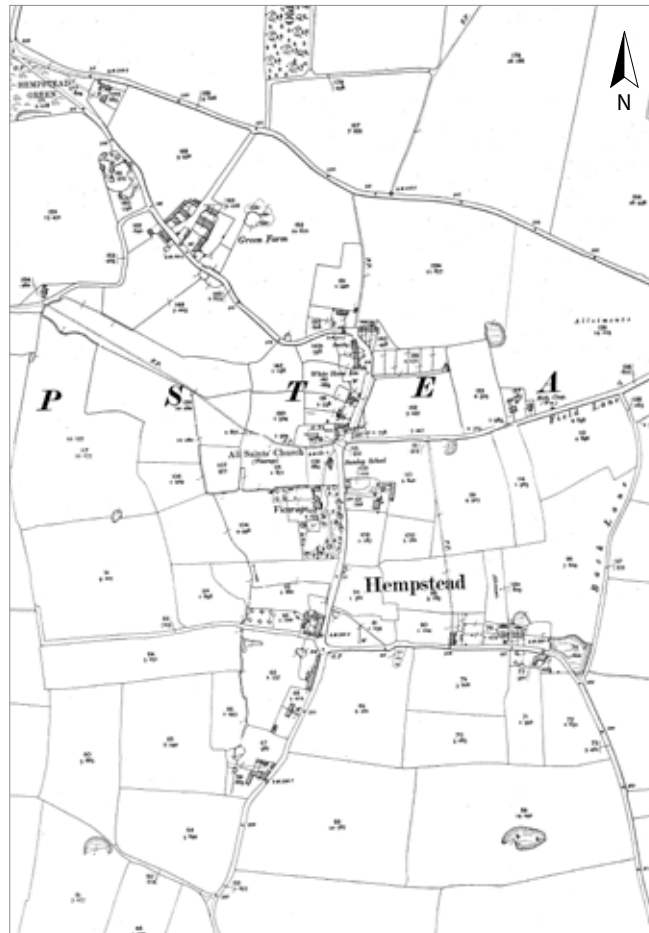
1881-1887 1:2,500 OS map © "Crown Copyright and Landmark Information Group Ltd" (All rights reserved, 2020)

3.6 TWENTIETH AND TWENTY-FIRST CENTURIES

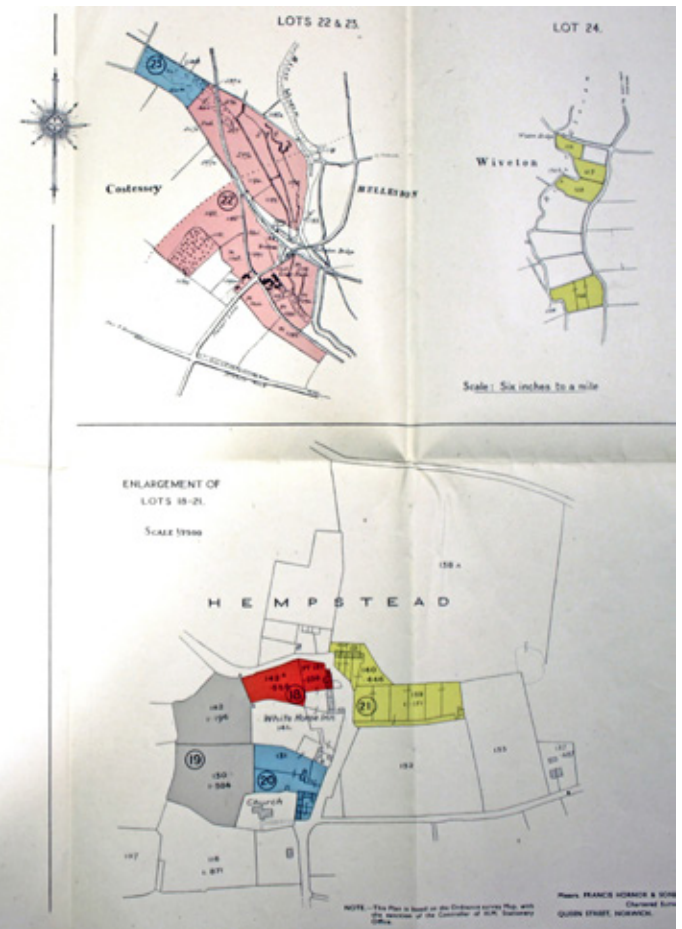
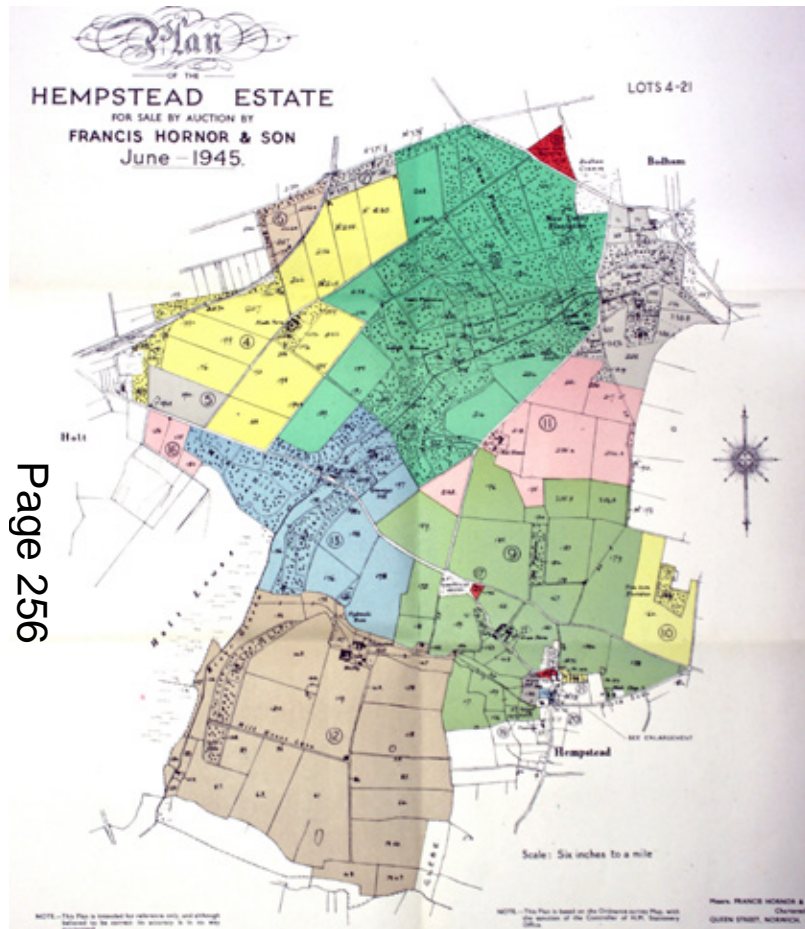
The early twentieth century OS map show that very little development had occurred in Hempstead at the end of the nineteenth century, although there had been some development to the north of Field Lane (now Chapel Lane) including a Methodist Chapel.

After a long tenure, the Gurney family sold the Hempstead Estate in 1945 a few months after the end of the Second World War. Since the nineteenth century, the number of farms in the Hempstead had increased: the Estate consisted of seven farms, four small holdings and 10 cottages across the parishes of Holt, Bodham, Baconsthorpe and Hempstead.

The seven farms comprised Manor Farm, Pond Farm, Heath Farm, Green Farm, Red House Farm, Hall Farm and Lower Farm, Earlham. The plots were up for sale individually or as a whole; the Estate was bought as a whole by Mr George Knight who sold off the Bodham, Holt and Baconsthorpe Farms. He also sold Hempstead Hall Farm to Mr R. H. Mack. Following Knight's death in 1963, the woodland and other farms and cottages were sold to different buyers. Mr John Watson bought the freehold of the 400 acre woodland along the Glaven Valley in 1965 to the north of the Mill. The following coloured plans show the 24 lots auctioned in 1945.



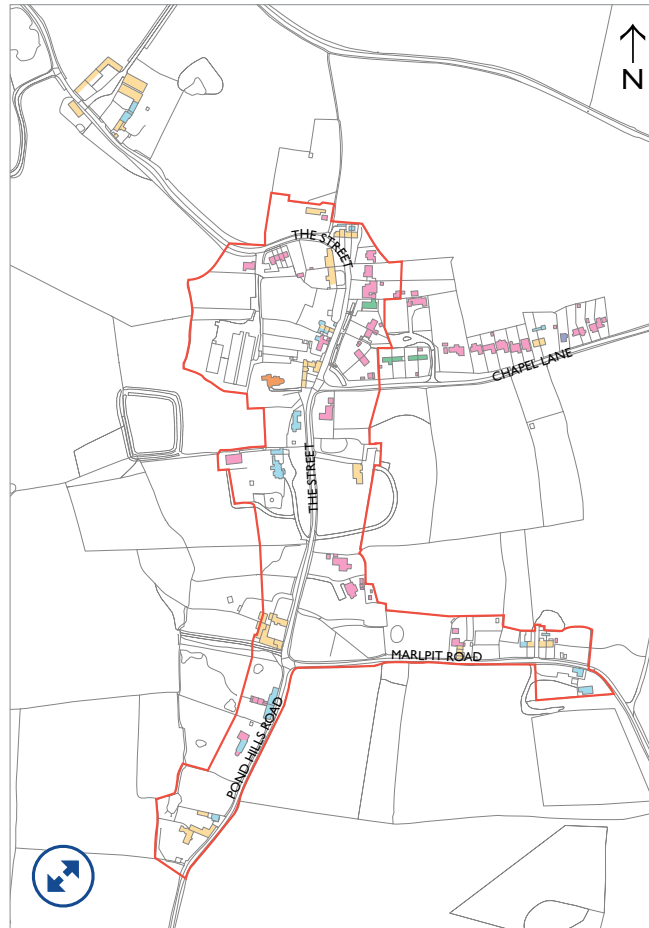
1905-1906 1: 2,500 OS map © "Crown Copyright and Landmark Information Group Ltd" (All rights reserved, 2020)



Lots 1-24, Hempstead Estate (BR276/1/0250)



There were few significant changes to Hempstead in the first part of the twentieth century. In the mid-twentieth century, semi-detached council houses were constructed along the north side of Chapel Lane (mostly outside the Conservation Area). The village hall was built during the first half of the twentieth century. The residential accommodation in Hempstead was significantly extended in the latter half of the twentieth century, largely through the construction of houses off The Street, such as Pinewood Cottages, or large bungalows also off The Street, such as Eastside, Glenmore and Westward. Similar modern development was built along the north side of Chapel Lane, which expanded Hempstead on its east side. The White Horse pub closed in the late-twentieth century and is now a house called Wayside. The smithy also closed and was converted to a house, with its former use living on in the buildings name: The Forge.

**KEY**

- Conservation Area Boundary
- 14th Century Church
- 1600-1841
- 1841-1881/87
- 1881/87-1905
- 1905-1950
- 1950-Present

This plan indicates the age of the existing built fabric of the main buildings and structures in Hempstead. It is mostly based on a comparison of historic maps with limited verification through viewing of the existing building from the street. Some buildings may have been constructed in phases but generally only the main phase is shown here. Some buildings may have been partially rebuilt or substantially repaired since they were first built but their footprint was unchanged and so the change is not obvious in map comparisons. Where this is the case, generally the building is coloured for the earliest date that it appears on the map.

Historic Development Plan © North Norfolk District Council.
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Licence number 100018623. This plan is not to scale.

Section 4

Character Assessment

This section describes the elements of the Hempstead Conservation Area that contribute to its setting, architecture form, street pattern and townscape character.

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4.1 LOCATION AND TOPOGRAPHY

The Hempstead Conservation Area boundary covers the buildings along The Street, stretching east along the north side of Marlpit Road and southwards on the west side of Pond Hills Road. Former council houses on the north side of Chapel Lane are excluded from the boundary and Green Farm also lies outside the boundary to the north of the village. Hempstead Hall is located to the west of the Conservation Area, while Hempstead Mill (also known as Holt Mill) is located to the north-west on the road to Holt. The village is located 2 miles south-east of Holt and about 20 miles north-west of Norwich.

The land within the village is roughly level, with a slight fall from east to west. To the west and south-west of the village the land continues to slope down gradually until it drops dramatically when it reaches the valley of the River Glaven and one of its tributaries which issues from Pond Hills.

Hempstead is located south of the North Norfolk Coast Area of Outstanding Natural Beauty (AONB). In addition, it is part of the area known as the North Norfolk Heritage Coast and the marshland coast to the north forms part of the North Norfolk Coast Site of Special Scientific Interest (SSSI), which constitutes one of the largest undeveloped

coastal habitats of its type in Europe.¹⁷ Policies for the management of the AONB are contained within the AONB Management Plan, prepared by the Norfolk Coast Partnership. It includes objectives and policies relating to the built and historic environment, which should be referenced when planning change in the area: <http://www.norfolkcoastaonb.org.uk/partnership/aonb-management-plan/377>.

Closer to Hempstead is the Holt Lowes SSSI, an area of dry sandy heathland on slopes along the valley of the River Glaven. The area is rich in flora and fauna, some of which is only found in this location in East Anglia, such as Wood Horsetail and the Keeled Skimmer dragonfly.¹⁸



Green Farm to the north of the Conservation Area



Hempstead Hall to the west of the Conservation Area



Hempstead Mill (also known as Holt Mill) to the north-west of the Conservation Area

**KEY**

- Norfolk Coast Area of Outstanding Natural Beauty
- North Norfolk Coast Site of Special Scientific Interest
- Holt Lowes Site of Special Scientific Interest

Location Plan. Base map © Google Earth. This plan is not to scale.



4.2 SETTING AND VIEWS

Definition of Setting

The setting of a conservation area provides its physical context, reflecting the landscape character around it. Setting is made up of several elements beyond just topographical or natural parameters; it is also made up of sounds, smells, environmental atmosphere and the way people move around it and experience. It can contribute both positively and negatively to the significance of a site and can provide evidence of the historic context of a place. Views also form part of the contribution to the setting of conservation areas. They may include views from, to, within or across an area, taking into consideration the area's surroundings, local topography, natural and built features, and relationships between buildings and spaces.

The Importance of Views

The assessment of views within the setting of heritage assets is an important part of establishing its heritage value. A view may be significant for a number of reasons: it may clearly show a key building or group of buildings, it may show the relationship of one heritage asset to another or to the natural landscape, it may illustrate the unplanned beauty of a village-scape, it may tell the narrative of how a place has evolved over time, or it may show how a view has been deliberately designed. Views can be static or may change as a viewer moves through a place. They may be short or long range, or look across, through, to or from a heritage asset.

At Hempstead the natural landscape setting is a key part of the character of the village. This is described below, together with a discussion of views of the Conservation Area. The view photographs included in this Appraisal are a representative selection. The omission of any view imagery here does not mean that they have no value.



4.2.1 Surrounding Landscape

Surrounding Hempstead on all sides are large fields used for arable farming. These are set on gently rolling hills, with fields closer to the village being smaller than those further away. Small copses of trees are located near to the village, with larger woods located to the south at Pond Hills and to the west at Holt Country Park and Edgefield Wood. The heathland of Holt Lowes is also located on the banks of the River Glaven to the west. The river valley is denoted by a sharp drop in the land.

The river is an important part of the wider landscape, issuing from Baconsthorpe and flowing first south-west then turning north at Hunworth, reaching the sea between Wiveton and Cley-next-the-Sea. The river once had 16 mills on it and, though not within the Conservation Area boundary, Hempstead Mill (also known as Holt Mill) is one of only five which survive today.



Agricultural land to the west of Hempstead, looking towards Holt Country Park and Edgefield Woods (right) and with the dip in the land indicating the river valley



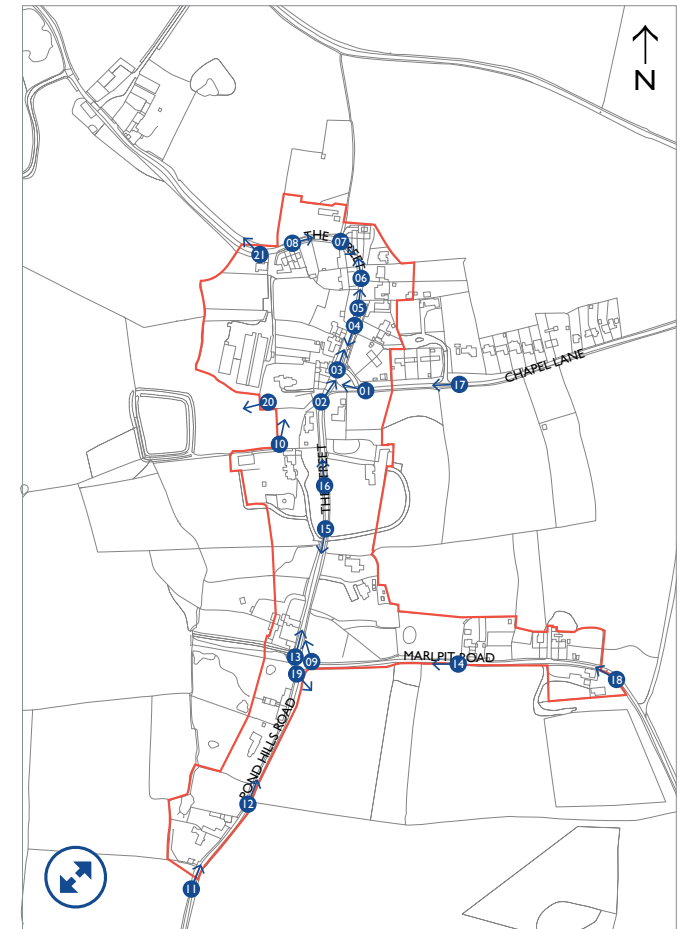
4.2.2 Views

Views in Hempstead fall into four different types. The first are views of buildings gained when looking up or down The Street channelled by the road or views opening up at key areas or junctions (junction between The Street/Marlpit Road/Pond Hills Road, junction between The Street/Chapel Road, and where The Street turns west at the northern end of the village (Views 01-09). These take in mainly historic buildings, as well as a few modern ones, and demonstrate the local vernacular building styles and materials.

Buildings in the southern half of the Conservation Area are more sporadically located, with long stretches of tree and hedge lined roads between them. This is the second type of view, with the greenery channelling the views up and down The Street, Pond Hills Road and Marlpit Road (Views 11-18). Sometimes these incorporate glimpses of buildings on the edges of the road, while at other times the buildings set hard up to the road's edge are prominent features lining the view or marking the entrance to the Conservation Area (Views 11 and 18).

Copses of trees and trees lining roads or property boundaries make the village itself feel quite self-contained, with few views out into the landscape or into the village from the surrounding land. However, there are few opportunities between trees and hedge cover to see out of the Conservation Area to the surrounding landscape: towards Green Farm to the north, south-east from the junction between The Street/Marlpit Road/Pond Hills Road and west from the churchyard (Views 19-21).

Lastly, close range views of the church can be gained from the churchyard and playing field to the south (View-10).



Views Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.



View 01

View north-west of the green at the junction of The Street/Chapel Lane, one of the few wider open spaces in the village, taking in some of its typical historic cottages.



View 02

View north of the open green space at the junction of The Street/Chapel Lane depicting typical features of the Conservation Area: historic cottages of red brick, red tile and flint, grass verges and mature trees.



View 03

View looking north along The Street with gable ends of buildings set on the road on the left hand side and grass verges and mature trees framing the view on the right hand side.



View 04

View looking north along The Street with historic buildings framing the view on the right hand side and mature trees and grass verges to the left.





View 05

View looking north on The Street, with historic buildings lining the view on the left and White Horse Cottages forming a focal point at the north end of the road.



View 06

View looking north-west taking in The Forge and White Horse Cottages set on the curve of The Street westwards.



View 07

View looking south-east around the bend in The Street, taking in both new and old properties, grass verges and mature trees in the centre of the village.



View 08

View looking east towards the stepped gable end of White Horse Cottages and around the curve at the northern end of The Street. Greenery lining the road is also evident in this view.





View 09

View looking north-west at the junction of The Street/Marlpit Road/Pond Hills Road of the collection of buildings making up the former Church Farm.



View 10

View north of the church, graveyard and the rear of Church Cottages.



View 12

View looking north along Pond Hills Road, which shows a further section of rural road within the Conservation Area lined with trees and hedges.



View from the southern edge of the Conservation Area, with Barn House, a barn converted into a house, a prominent building lining the road.





View 13

View looking north with buildings of Church Farm lining the view on the left and hedges and matures trees drawing the eye through the view either side of the road.



View 14

View west along Marlpit Road, lined with trees and hedges which draw the eye, plus a glimpse of Old Church Barn on Pond Hills Road through the vegetation.



View 15

View south along The Street, demonstrating the long stretches of road between buildings in the southern half of the Conservation Area which are lined with hedges and trees, drawing the eye along the road.



View 16

View northwards on The Street with trees, hedges and the boundary wall to Hempstead Lodge framing and channelling the view.





View 17

View west along Chapel Lane with Church Cottages as a focal point at the entrance to the view, with the grass banks and vegetation drawing the eye towards the buildings.



View 18

View of the converted barn at Pine Farm, marking the entrance to the Conservation Area along a curve of Marlpit Road, together with a typical tree and hedge lined road.



View 20

View west looking out over gently rolling agricultural land.



One of the few views that is possible of the fields surrounding the Conservation Area from within the boundary.





View 21

View north-west looking out of the Conservation Area to agricultural land and the buildings of Green Farm.



4.3 TOWNSCAPE, SPATIAL ANALYSIS AND GREENERY

4.3.1 Street and Plot Patterns

Hempstead has one main road, The Street, where the majority of development is concentrated. This has a distinct curve at the north end where it turns north-west towards Holt. Branching off to the right are Chapel Lane and Marlpit Road, while The Street continues southwards as Pond Hills Road.

Many of the houses within the Conservation Area are small cottages set in short terraces or semi-detached. Garden plots around these houses are generally small, wrapping around the buildings at the front and back, though there are a few at the north end of The Street, on the west side, which have gable ends of buildings set hard up to the edge of the road. On the right hand side of The Street the front gardens of the modern properties form wide grass verges leading down to the road, while elsewhere in the vicinity front gardens are enclosed by hedges or walls.

On the stretch of The Street between Chapel Lane and Marlpit Road there are several larger detached houses which have large garden plots surrounding the house. Former farmsteads are located on the peripheries of the village and are typically laid out with a farmhouse and outbuildings or barns in a rough courtyard layout.



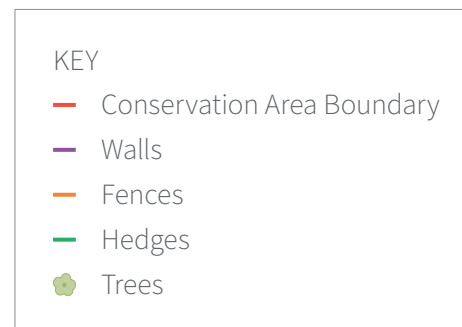
4.3.2 Boundary Treatments

There are a mixture of boundary treatments used in Hempstead. Flint and red brick walls are used in short sections to denote property boundaries of either side of an entrance gate to larger houses. These are typically mid-height and built of flint cobbles with red brick cappings. Some have decorative metal gates within the walls.

The boundary to the churchyard is partly demarcated by a wall but to the south and west a traditional metal fence is used. There is also a metal kissing gate to access the graveyard from the east. The main gates to the church are timber and have the memorial inscription 'Henry Mack C.W. 1958-2008'. These walls and fences are concentrated in the northern half of the Conservation Area. Formal mid-height hedges are also sometimes used to denote property boundaries.

The most common boundary treatment in the Area is a thick hedge with mature trees behind. These are more common in the southern half of the Conservation Area where buildings are more spaced out and boundaries often mark the edges of fields between houses. These rows of trees and hedges are important for framing views and creating an enclosed feel along lanes.

There are a small number of close boarded fences, chain link fences and tubular metal handrails in the village which are not as appropriate in character for the Conservation Area.



Boundary Treatments plan © North Norfolk District Council.
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Wall, fences and kissing gate to the graveyard



Timber gate to the churchyard



Metal gate and railings to the graveyard



Flint cobble wall



Formal hedge to a property boundary



Flint and brick flank walls to a gate

*Flint and brick wall with metal gates to Hempstead Lodge**Decorative metal pedestrian gates in a brick and flint wall to Hempstead Lodge**Hedges and trees on the edge of Pond Hills Road**Hedges lining Marlpit Road*

4.3.3 Public Realm

There are limited formal public realm features in Hempstead, consistent with its character as a rural village. Road surfaces are tarmac with no pavements. Grass verges are either side of road, in most cases relatively narrow, though at the north end of The Street the gardens of Glenmore, Westward Ho and the village hall lead down to the road creating wide verges. Driveways and paths to houses are almost all gravel which retains the soft, unmanicured character of the area.

There are limited road markings, restricted to white lines at the two main junctions. Road signage is also minimal, with smaller sized signage wherever possible, such as small speed limit signs. Road name signs are in a traditional style, with a black and white sign between two black upright posts. These features help to retain the rural character of the village.

Two finger post signs are located at the Marlpit Road/ The Street junction, one a modern metal sign for road directions, though in a relatively traditional design, and one timber sign for walks. These are both appropriate traditional forms though their positioning next to one another is slightly cluttered. An attractive decorative metal sign, painted blue and white, is located next to the village hall with an inscription reading 'Hempstead Coronation 1937'.



There is no street lighting within the village, again contributing to the rural character, as well as preserving the dark night skies of the region. There are wooden telegraph poles throughout the village which are somewhat visually intrusive, though not too prolific.

A cluster of public realm features are located on the east side of The Street, where there is a pop of colour from the bright red traditional telephone box and post box. A bus shelter is in timber and of a modest size. Its design and materials are, appropriate to the character of the area, though the woodwork is in need of decorative attention and most of the glazing panels to windows on the front have been lost. Two traditional style benches with iron uprights and timber slats are located on The Street complement the character of the Conservation Area. Lastly in this group is a basic sign board displaying a map for local walks, which is an appropriate modest design in a timber frame.



Traditional style road sign



Informal gravel driveway



Limited road markings at the junction of Marlpit Road, The Street and Pond Hills Road



Finger post signs



Post box, telephone box, wooden telegraph pole and sign board on The Street

*Wooden bus shelter and traditional style bench**Coronation sign next to the village hall*

4.3.4 Open spaces and greens

Most of the roads within the Conservation Area have a fairly enclosed feeling because of the flanking hedges and trees. However, the space opens up at the junction between The Street and Chapel Lane, where there is an informal 'green' consisting of an area of grass, used for informal parking. Coupled with the widening of the road, the front gardens of Church Cottages and the driveways opening up into the churchyard and playing field, this provides a focal area in the village.

Another area which feels more open is at the top end of The Street where it curves westwards. The open front gardens in front of Westward Ho and Glenmore, the gardens to The Forge and Wayside, and the set back of White Horse Cottages and their front gardens gives a greater sense of openness than other parts of the village.

The graveyard around the church also provides a pleasant green space. Adjacent to this is the playing fields which combines with the graveyard to form an attractive open green space.

Beyond the village boundaries the immediate surrounding landscape is all open fields which contribute to is remote rural feel.

*Open green space at the junction with The Street and Chapel Lane**The graveyard with playing fields beyond*



4.3.5 Trees and Vegetation

Trees and vegetation play an important part in defining the character of Hempstead, which feels very green. As mentioned above, it forms strong boundaries along roads, creating a sense of enclosure. Well planted gardens throughout the Conservation Area also contribute to the country cottage feel and mature trees in front and rear gardens provide a green setting and background for the buildings. Grass verges are present throughout the Conservation Area.

Trees within the Conservation Area are protected and prior notice is required for any works to them.

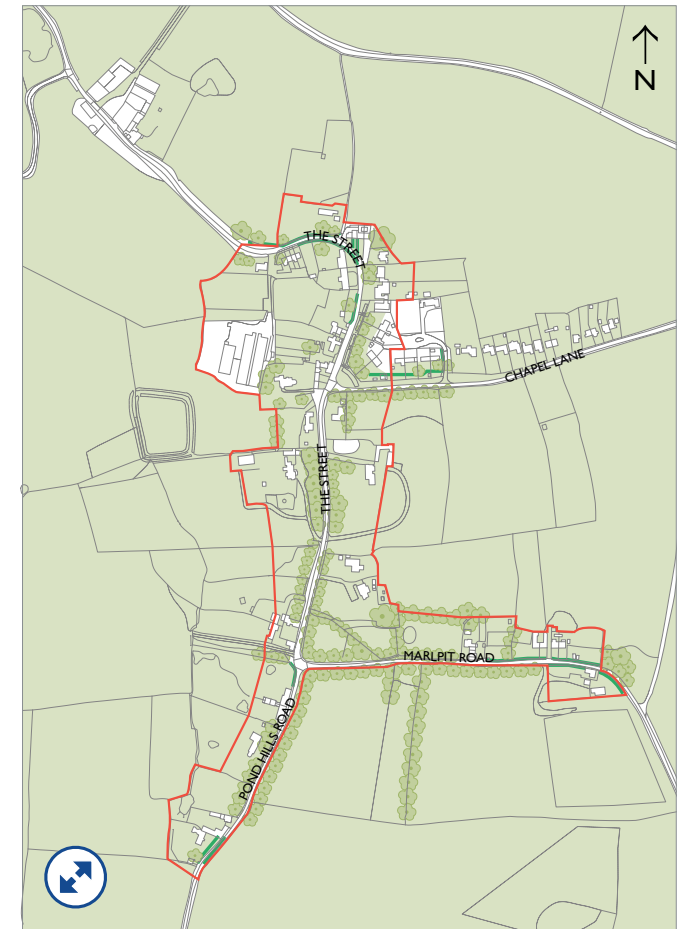
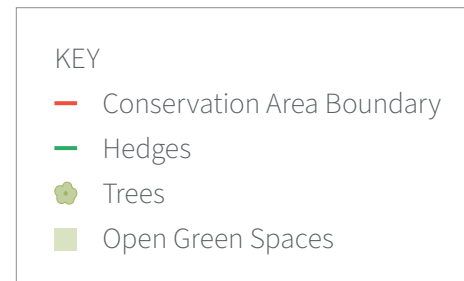
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Wide grass verges on The Street



Planting to front gardens of White Horse Cottages



Open Spaces, Trees and Vegetation plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.



4.4 ARCHITECTURE

4.4.1 Materials

The building materials used in Hempstead are typical of North Norfolk, comprising predominantly flint, red brick and red pantiles. There are a small number of houses which are rendered and painted in pale colours, as well as a small number of examples of black glazed pantiles. The flints on most buildings are cobbles, though there are some knapped flints in a decorative band on No.3 The Street. Flint is typically used as the main wall material, with red brick to quoins, around windows and doors, as cornices and as string courses. Brick is also used for chimneys. On Brownwood brick is used decoratively on the gable end to form a diamond and heart pattern and to spell out the date 1674. There are a few other examples of decorative details added in brick, such as a bell shape on the former school.

Modern houses in the Conservation Area are typically red brick, though Pinewood Cottages use the traditional flint and brick combination. Some timber cladding is found on Old Church Barn where former large barn doors have been converted into windows.

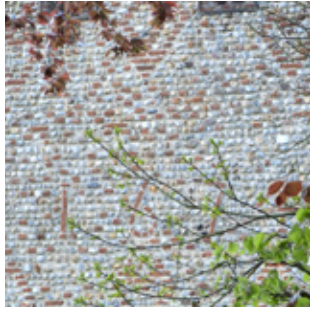
The church also uses this combination of red brick and cobbled flint, with a mix of red and black glazed pantiles. Window frames are in stone, which is unusual for the village and not a local material, showing the status of the building. The church also unusually has a thatched roof to the apse at the east end.

The village hall is also another anomaly in terms of materials. It is an early-twentieth century pre-fabricated structure, built in timber with timber board cladding painted green with details in white. The village hall is thought to have been manufactured by Boulton & Paul of Norwich, erected in 1926 and has recently come into the ownership of the Hempstead Village Hall Trust (May 2020), having previously been leased.

Windows are traditionally painted timber, in casement form. There are a few examples of inappropriate uPVC windows (see section 7.2 for more details). Doors are also typically painted timber.



Materials Palette





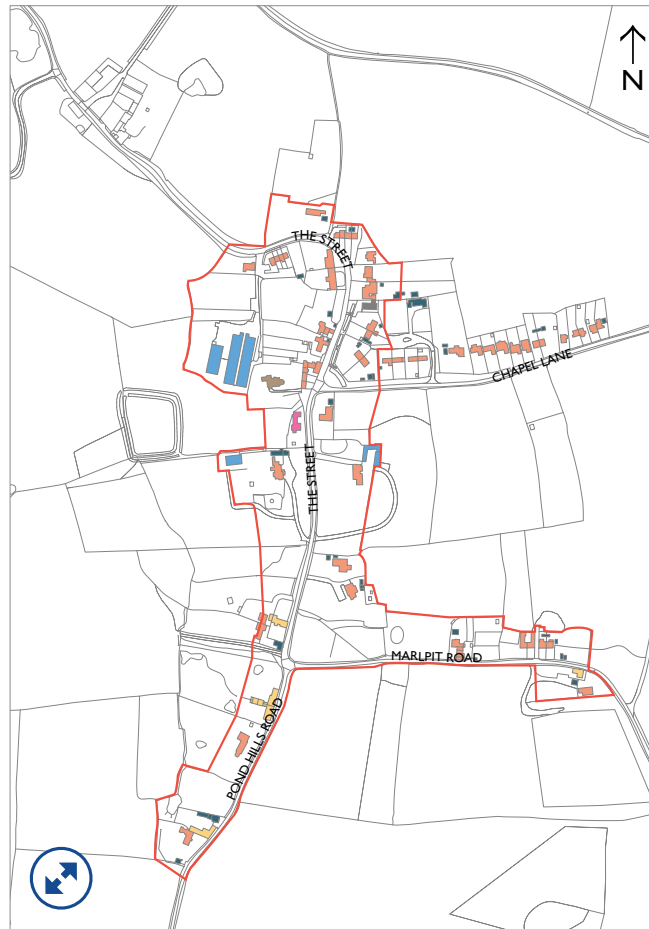
4.4.2 Building Types and Design

Most of the buildings within the Conservation Area are residential and were built for this purpose. These take the form of small cottages, farmhouses or of larger detached houses. There are some modern houses which are typically bungalows. There are a few examples of farm buildings which have been converted into residential use. The former village school has also been converted into a house. Many residential properties have some form of garage or outbuilding. The church and village hall are unique uses in the village. There are a few modern agricultural barns on the west side of the village.

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KEY

- Conservation Area Boundary
- Place of Worship
- Residential
- Residential Conversion: Agricultural
- Residential Conversion: Other
- Barn/Agricultural
- Garage/Outbuilding
- Village Hall



Plan showing types of buildings in Hempstead Conservation Area
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plan is not to scale.

Cottages

Most of the historic houses in the village are small cottages located at the northern end of The Street. They are mainly laid out in short terraces facing the road, though Nos. 1-3 Lodge Cottages is end on to the road. They are typically modest in size and design, with two short storeys or with the first floor set into the attic with dormer windows. They often have single storey side ranges. Most are cobbled flint with red brick dressings, though Rose Cottage unusually has a fully red brick frontage and Church Cottages are rendered and painted white or cream. All have red pantile roofs except for No.2 Church Cottages which has black glazed pantiles.

Windows are typically timber casements painted white, though there are a small number with grey or dark blue frames and some examples of replacement uPVC. Doors are timber, mainly painted though a few stained, and some are set in modern porches added in a traditional style.

White Horse Cottages have a more unusual design, featuring crow-stepped gables over the dormer windows and to the end gables. Two large brick chimneys also combine with the long roof range and gabled dormers to create a prominent and interesting roofline, giving this set of buildings a local landmark character in this part of the village where there is the distinctive curve in the road.



White Horse Cottages



Rose Cottage



Lodge Cottages



Wayside



The Forge



Church Cottages



Detached Houses

Two larger detached houses are located opposite one another on The Street: Hempstead Lodge and the Old Vicarage. Because they are grander buildings they are set back within their grounds behind trees and are not easily visible from the road, particularly the Old Vicarage. Hempstead Lodge is a large, two storey house with a symmetrical Georgian frontage. A smaller one and a half storey range is located on the northern end. The walls are constructed of red bricks and roof tiles are red with some tiles having scalloped edges. The windows are painted timber casements. The building is said to have a much earlier core, potentially one of the oldest buildings in the village.¹⁹



Hempstead Lodge



Garwood

One other detached house, Garwood, is located at the northern end of the Conservation Area. This is a two storey house, displaying all the typical traditional materials of the locality, including painted timber casement windows.



Converted Agricultural Buildings

Two large barns have been converted into houses: one at Pine Farm on Marlpit Road and Old Church Barn/The Great Barn on Pond Hills Road. Old Church Barn/The Great Barn is the larger of the two, capable of having been converted into two houses. The main two storey barn has a single storey extension to the north. The building is all in flint cobbles with red brick dressings and red pantiles. Original narrow windows slots are visible on all sides of the main barn and the location of the two large barn doors is evident on the east side where there are recesses now filled in with windows and timber cladding. The windows and cladding are all dark brown uPVC, which feels somewhat over domesticated for this vernacular building.

The smaller barn on Marlpit Road is single storey, also of flint, brick and pantiles on a large pitched roof. It also features slit windows and an infilled large barn door. The smaller windows are dark brown uPVC, while the window infilling the barn door is dark stained timber.

Other smaller farm outbuildings have been converted to residential use on Pond Hills Road at Brownwood and at Church Farm on The Street. Those at Church Farm are long, low outbuildings converted into a single storey dwelling, while the one at Brownwood is slightly larger, with dormer windows added to form an attic storey. Both are of flint and red brick, with pantile roofs, and also both have uPVC windows and plastic guttering.



Old Church Barn/The Great Barn



Converted Barn at Pine Farm on Marlpit Road



Converted agricultural building at Church Farm



Barn House, a converted agricultural building at Brownwood



Converted School

To the south of the church is the former village school built in the mid-nineteenth century. It has since been converted into residential use. The building is single storey, with a long, linear plan. It uses the traditional cobbled flint with red brick dressings, including a dentil cornice and a bell pattern on one of the east gables, and red pantile roof, with two tall brick chimneys. The windows are painted timber casements and the one door visible from the playing field was also painted timber, shaped with a pointed arch to the top.



The Old School Room

Modern Houses

Modern houses are located at the top end of The Street on the east side, on the south side of the western stretch of The Street, at the junction of The Street and Chapel Lane, on the north side of Chapel Lane and at the southern end of The Street near the junction with Marlpit Road. Despite there being quite a large cluster of modern buildings at the north end of The Street and Chapel Lane, these are not over dominant in the streetscape and do not impinge on the historic character of the village. This is because most are set back from the road and hidden behind trees, particularly those on Chapel Lane. Some are bungalows and therefore modest in scale, as well as also being set back from the road. Others are traditional in their design, such as Pinewood Cottages, so blend in well to the setting.

Pinewood Cottages is two storeys, using the traditional palette of materials. They are set in a short terrace behind small front gardens bound by a brick wall. The windows are timber casements, though a few examples

have been replaced with uPVC, and the doors are also painted timber. Yew Tree House is also traditional in design, set on the west side of The Street, in one and a half storeys with a single storey front range mimicking smaller outbuildings adjacent to other historic cottages. Red brick, flint and pantiles are used, though the windows and doors are uPVC.

In contrast the bungalows tend to have a modern appearance with few references to traditional detailing. They have brick walls with tile roofs and usually uPVC windows.

The council houses on Chapel Lane are typical of the mid-twentieth century design of this type of house. They are demonstrative of council houses constructed on the peripheries of many North Norfolk villages in the period. They are two storeys, semi-detached, with red brick walls and tile roofs, with few decorative details. Their original windows and doors have mostly been lost to uPVC.

*Pinewood Cottages**Council houses on Chapel Lane**Modern bungalows on The Street*

Church

All Saints Church is set back from the main road behind Church Cottages and as such is not prominent in the streetscape. It is modest in appearance, with a short tower and small nave. The walls are a patchwork of red brick and cobbled flint, with little decoration other than the stone surrounds to the windows and doors, as well as small stone crosses on the porch and at the east end of the nave. Most of the windows have plain leaded glass, though there is stained glass to the east window, and there are brick ventilation panels in the tower windows. The round apse at the east end, with its thatched roof, is an unusual and distinctive feature. Despite its modest appearance and location, as one of the key communal buildings within the village, it is a landmark within the Conservation Area.

*All Saints Church*

Village Hall

The village hall is located towards the northern end of The Street. It is single storey and modest in size. The green timber boarded walls contrast with white painted timber details, which include fascia boards to the end gable and to a porch on the west end. There are timber framed casement windows to the side elevations and a modern stained timber door within the porch. The outer opening of the porch features a pleasant moulded detail to the top. The hall's sign is quite distinctive, with elaborate lettering carved into boards, painted grey on a red background.

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The Village Hall

Modern Barns

To the west of the village are four large modern barns, three grouped behind the church and one behind the Old Vicarage. These are large in scale, with corrugated metal walls and roofs and very utilitarian in style.

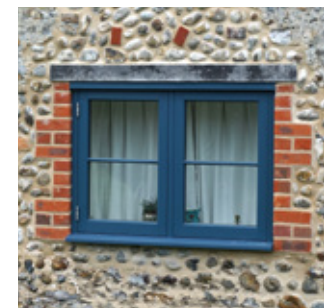


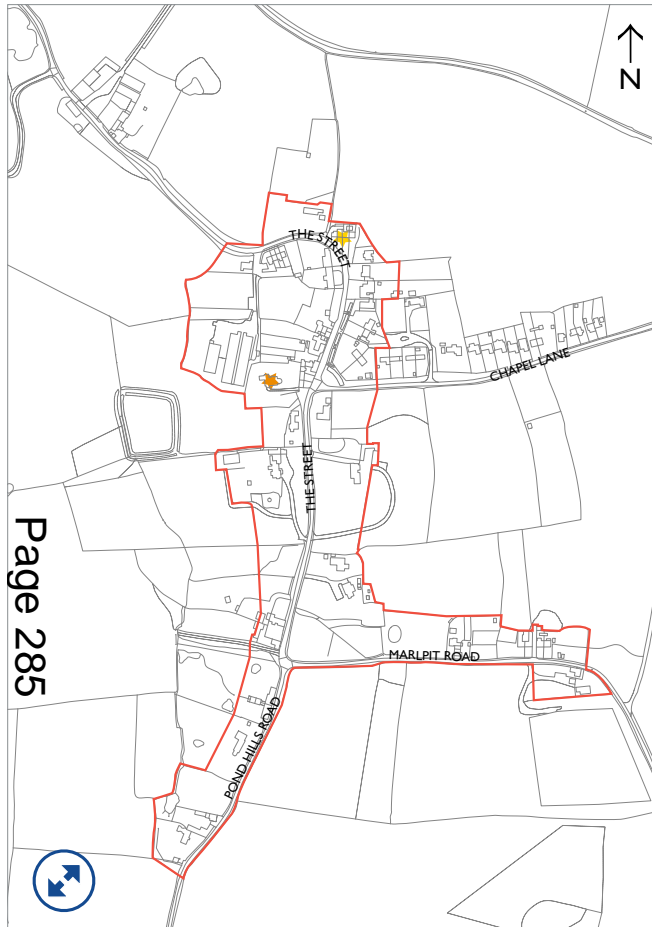
Roof of a modern barn seen from the churchyard



Modern barn behind the Old Vicarage

Windows and Doors Palette



**KEY**

— Conservation Area Boundary

★ Major Landmark

★ Local Landmark

Landmark Buildings plan © North Norfolk District Council.

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Section 5

Heritage Assets

This section provides details of those buildings or structures that are nationally designated, as well as information regarding buildings adopted on the Local List. It also gives details of archaeological potential within the conservation area.

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5.1 INTRODUCTION

The Hempsted Conservation Area, a heritage asset in its own right, contains other individual heritage assets, including both designated and proposed non-designated buildings.

This section of the Character Area Appraisal outlines the heritage assets within the conservation area, and is accompanied by a detailed gazetteer in [Appendix C](#). This identifies the individual heritage assets and their special interest.

The audit has been carried out by means of visual examination from public thoroughfares. The principal intention is to identify these heritage assets, not to provide a fully comprehensive and detailed assessment of each individual building. It should not be assumed that the omission of any information is intended as an indication that a feature or building is not significant. A detailed assessment of significance specific to a building or site within the Conservation Area should be carried out prior to proposing any change.

Also included in this section are details of known archaeological finds in the Conservation Area. The potential presence of archaeology will be a factor in determining the appropriateness of development, as it is a heritage feature which warrants protection.

5.2 LISTED BUILDINGS

Listed Buildings are designated under the *Planning (Listed Buildings and Conservation Areas) Act 1990* for their special architectural or historic interest. Listing gives them protection as alterations, additions or demolitions are controlled by listed building consent, which is required by local planning authorities when change is proposed. Listing ranges from Grade I (the highest level of protection) through to II* and II.

There are two listed buildings within the Conservation Area. The Grade II* listed church of All Saints, and the Grade II listed Brownwood.

Outbuildings associated with Listed Buildings are likely to be within their 'curtilage'. That is, a building or structure which is associated with a Listed Building and has been since before July 1948. This could be, for example, a wall attached to a Listed Building or a barn within a farmyard where the farmhouse is listed. In case of curtilage listing, the curtilage listed structure has the same level of protection as the main Listed Building and will be subject to the same Listed Building Consent procedures.

The location of Listed Buildings is shown on the Heritage Assets Plan on page 52 and listed in detail in the heritage asset audit at [Appendix C](#).

5.3 LOCALLY LISTED BUILDINGS

A Locally Listed Building is one that has been identified as having a degree of significance meriting consideration in planning decisions, but which are not formally designated.²⁰ The maintenance of a Local List allows a community and local planning authority to identify heritage assets that are valued as distinctive elements of the local historic environment and provide clarity on what makes them significant. This in turn helps to ensure that strategic local planning can adequately manage their conservation.

Historic England gives advice regarding the assessment criteria for Locally Listed Buildings in *Local Heritage Listing* (2016). Locally Listed Buildings usually have qualities such as being a landmark building, being designed by a named architect, being associated with an historic event or being associated with a designed landscape, having aesthetic value, group value or communal value. NNDC also have their own adopted criteria for locally listed buildings, which include, age, rarity, landmark quality, group value, archaeological interest and social value. These criteria can be found on the planning pages of the Council's website.

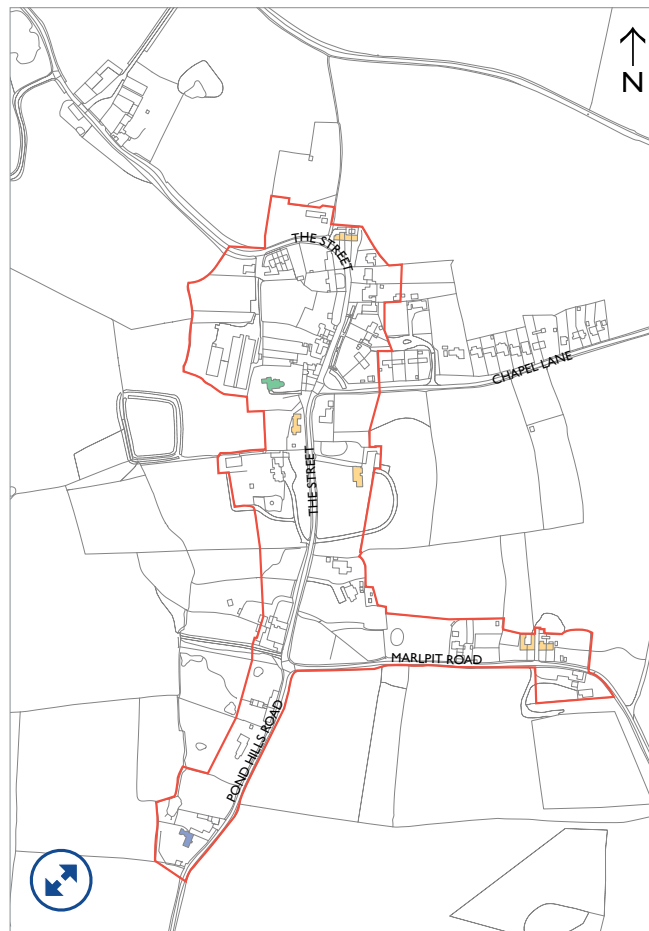


The designation does not affect a property's permitted development rights. However, when planning applications for changes outside of these permitted rights are submitted to NNDC this designation will be a material consideration in the planning process, to ensure that the special interest of the buildings and their setting within the Conservation Area is preserved.

Buildings within Hempstead have been examined against these criteria and those which are proposed in this Appraisal for inclusion on the Local List are identified in the Street-by-Street Assessment at [Section 6](#) and in the audit of heritage assets in [Appendix C](#).

HERITAGE ASSETS PLAN

The following plan highlights the spread of non-designated heritage assets and Listed Buildings within the Conservation Area. This accompanies the gazetteer in [Appendix C](#). Omission of a specific feature should not lead to the presumption that such a feature is insignificant, and proposed alterations within the Conservation Area should be subject to individual assessment of significance.



KEY

- Conservation Area Boundary
- Grade II*
- Grade II
- Proposed Locally Listed

Note: The buildings indicated are approximate only. Additional structures attached to listed buildings, such as boundary walls and outbuildings, may also be curtilage listed.

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5.5 ARCHAEOLOGY SUMMARY

The details in this section have been summarised from the Parish Summary on the Norfolk Heritage Environment Record.²¹

Hempstead lies just east of Holt and is recorded in the Domesday Book as being an outlier of the large manor of Holt. Documentary evidence suggests the name derives from Old English and translates as ‘place where hemp is grown’.

The earliest archaeological find recorded in the parish is a Palaeolithic flint handaxe (NHER 6509), followed by several Neolithic handaxes (NHER 6510, 6512, 14717 and 6553). A Neolithic adze (NHER 6511) has also been recorded as has a fragment of decorated Neolithic pottery (NHER 12882). A Bronze Age looped copper alloy palstave (NHER 6513) has been found within the parish along with the identification of two prehistoric sites: a burnt mound or hearth (NHER 12968) was seen in the side of a drainage ditch, with further archaeological features recorded at an excavation at Loose Hall (NHER 6074).

A limited amount of evidence for Roman activity has been found within the parish, with several coins and an axehead listed on the HER (NHER 6554, 31376 & 24045). An annular brooch dating possibly to the Roman/Early Saxon period has been recorded, as well as a Middle Saxon strap end with stamped decoration (NHER 31376). All Saint’s Church also dates to the late Saxon/ Norman period (NHER 6574).

The excavations carried out at Loose Hall revealed the remains of a medieval building, with three rooms identified, two of which had tiled floors (NHER 6074). Some of the tiles featured heraldic decorations in relief. The building was also enclosed by a moat. Nether Hall (NHER 13445), another medieval hall, is thought to have stood on the site of the later Hempstead Hall.

Hempstead Hall (NHER 13445) and Green Farm House (NHER 22727) both date to the 17th century. There is evidence for a post-medieval watermill next to the ruined mill house (NHER 6526), and the site of a post-medieval windmill can be seen on the 1st edition Ordnance Survey map of 1836, and the site of post-medieval hydraulic rams have also been recorded in the vicinity (NHER 6524). The Red House (NHER 43065) has a plaque commemorating Samuel Fowles, the head keeper of the Hempstead Estate who died in 1909. Scatters of post-medieval pottery and some imported vessels have also been recorded throughout the village (NHER 21153).

Section 6

Street-by-Street Assessment

This section identifies the key features, both positive and negative, which define the character of each street in Hempstead.

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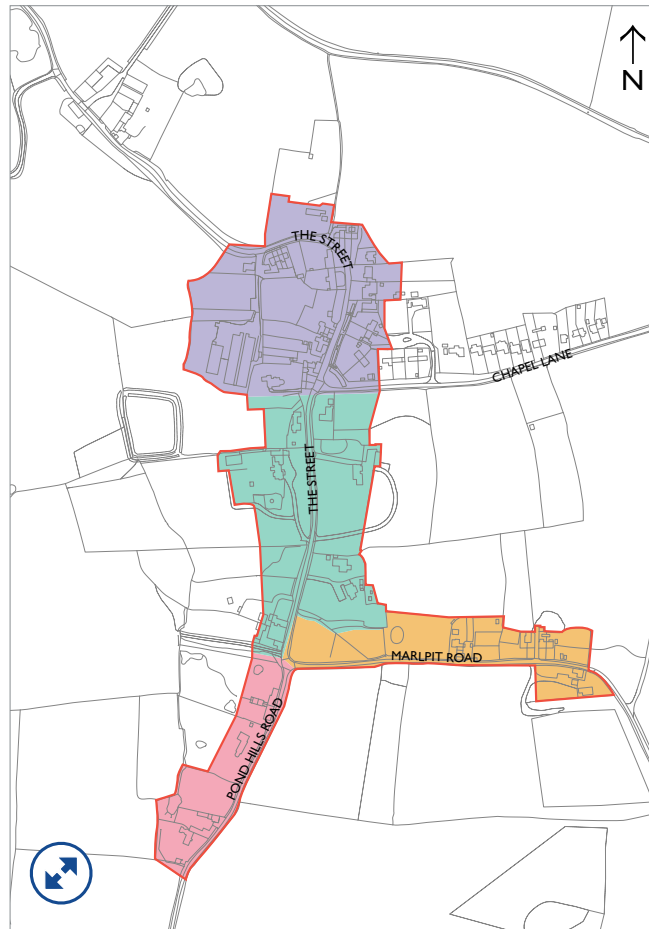
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6 Street-by-Street Assessment

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Each of Hempstead's streets and open spaces have different characteristics. This assessment, prepared on an approximately street by street basis, provides more details on the issues, opportunities for enhancement and recommendations specific to different areas of the Conservation Area. More details on the Listed and proposed Locally Listed Buildings can be found in the Audit of Heritage Assets in [Appendix C](#).

Note, the building names given in the Listed Buildings sections are those given in their listing entries. These names and uses may have changed since the entry was written. Please refer to the [Heritage Assets Plan in Section 5](#) for listed building locations and to the Audit of Heritage Assets in [Appendix C](#) for further details.



KEY

- Conservation Area Boundary
- The Street (North)
- The Street (South)
- Pond Hills Road
- Marlpit Lane

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1. THE STREET (NORTH)

The village is entered from the north via a curved, winding road lined with houses mainly in a vernacular cottage architectural style. Flint cottages feature, both new and old, and all are set back from the road bounded by walled front gardens. Trees and



hedges line parts of the road. Church of All Saints is set back from the junction of the road, with the old school rooms and open fields to the east.



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Defining Features

- Flint and red brick houses, mainly in a vernacular cottage style.
- Houses arranged in short terraces.
- Curving road with wider spaces at the point the road turns west and at the junction with Chapel Lane, the latter creating a small green.
- Focal point of White Horse Cottages where the road turns west.
- Variety of buildings either hard up against the street or set back behind low boundary walls.
- Mature trees and hedges line street
- Grass verges give space between the road and houses.
- All Saints Church set back behind Church Cottages.
- Church and old school rooms indicate village centre
- Green open spaces at junction of The Street, Chapel Lane and around the church.

Key Issues

- Some examples of uPVC windows and conservatories.
- Bus shelter in poor decorative condition.
- Large modern agricultural barns behind churchyard, though they are relatively well screened by trees and planting.
- Example of poor repointing to one of the White Horse Cottages where the mortar spreads excessively over the flints, meaning the pointing is more prominent than the stonework.



1. THE STREET (NORTH) (CONT.)

Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- When uPVC windows are at the end of their lives and require replacement, it is preferable that this should be done with painted timber windows. If this is impossible, any new uPVC window should be of high quality, closely imitate timber windows and which, where the requisite information is available, has been designed to match the window that existed historically in that particular location in that specific building.
- Redecorate the bus shelter.
- Retain and enhance planting to screen large modern barns.
- Remove inappropriate pointing and repoint with thinner joints.

Listed Buildings

Grade II*

- Church of All Saints

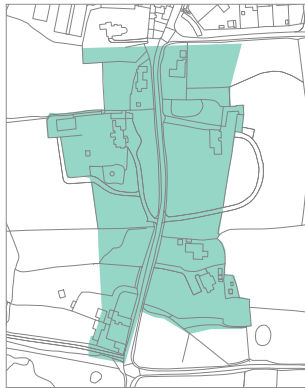
Proposed Locally Listed Buildings

- White Horse Cottages



2. THE STREET (SOUTH)

Clusters of small cottages built to edge of road at junction, has heart-of-village feel. Further along The Street, to the south, the houses are larger, set back from the road and within substantial plots of land. Mature trees overhang the road creating a ‘tunnel’



effect and hedges line both sides of the road, with a substantial flint wall bounding Hempstead Lodge.



Defining Features

- Mature trees and hedges lining the road and creating an enclosed feeling.
- Sparsely located detached houses set back from the road in larger plots.
- Flint and brick wall with decorative metal gates lining the boundary of Hempstead Lodge
- Church Farm located beside the road at the junction of The Street and Marlpit Road

Key Issues

- Some examples of uPVC windows.
- Untidy yards visible from the road at the south end of the road.

Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- When uPVC windows are at the end of their lives and require replacement, it is preferable that this should be done with painted timber windows. If this is impossible, any new uPVC window should be of high quality, closely imitate timber windows and which, where the requisite information is available, has been designed to match the window that existed historically in that particular location in that specific building.
- Tidy yard area.

Listed Buildings

None

Proposed Locally Listed Buildings

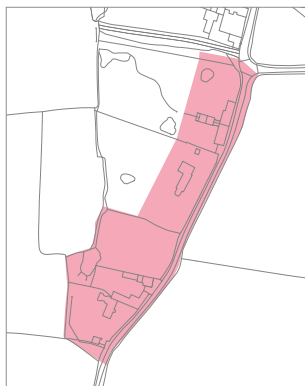
- The Old School Rooms
- Hempstead Lodge

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3. POND HILLS ROAD

Pond Hills Road is a sparsely populated, with a country lane feel, lined with high mature hedgerows. Houses are few, but built along the roads edge, from flint with red brick dressings.



Defining Features

- Tall, mature trees and hedges lining the roads, giving an enclosed country lane feel.
- A few glimpsed views through to open fields.
- Farmhouses and converted agricultural buildings on the west side of the road.
- Old Church Barn/The Great Barn a prominent converted barn set adjacent to the road.

Key Issues

- Some examples of uPVC windows.

Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- When uPVC windows are at the end of their lives and require replacement, it is preferable that this should be done with painted timber windows. If this is impossible, any new uPVC window should be of high quality, closely imitate timber windows and which, where the requisite information is available, has been designed to match the window that existed historically in that particular location in that specific building.

Listed Buildings

Grade II

- Brownwood

Proposed Locally Listed Buildings

None

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4. MARLPIT LANE

Mature trees and hedgerows line the road giving an enclosed rural feel. Small array of cottages, some flint, set back from the road with front gardens and hedge boundaries.



Defining Features

- Low built/ single storey cottages
- Enclosed tree and hedge lined road
- Rural feel
- Natural and attractive front gardens
- Winding road – enclosed views

Key Issues

- Some examples of uPVC windows and conservatories
- Cracked render or paintwork to Marlpit Cottages and Pond Farm.
- Prominent solar panels on No. 45 and Tinkers Cottages.
- Visible satellite dishes.

Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- When uPVC windows are at the end of their lives and require replacement, it is preferable that this should be done with painted timber windows. If this is impossible, any new uPVC window should be of high quality, closely imitate timber windows and which, where the requisite information is available, has been designed to match the window that existed historically in that particular location in that specific building. Repair or replace render using lime based render.
- Repaint untidy paintwork.
- Locate satellite dishes and solar panels where they are not visible from the road.

Listed Buildings

None

Proposed Locally Listed Buildings

- 43, 44, 45 and Tinker's Cottage



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Section 7

Vulnerabilities and Opportunities

This section describes the threats which face the significance of the conservation area and identifies any opportunities to remove or enhance these threats.

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7.1 CONDITION

Generally, the condition of the Hempstead Conservation Area is good with well-maintained buildings, gardens and boundaries. It is important for buildings and structures individually and for the Conservation Area as a whole for built fabric to be maintained to a high standard. This maintains their aesthetic qualities, the integrity of the built fabric and prevents loss of historic fabric. There are very few examples of structures in poor condition:

- Two buildings have cracked render or paintwork in poor condition which makes them look untidy. The render may be cement render, in which case moisture could be becoming trapped behind the render causing issues with the condition of the built fabric behind.
- Poor quality repointing has taken place to one of the White Horse Cottages, with thick mortar joints obscuring most of the flintwork, which damages the aesthetic of the house individually and the unity of the terrace. It would benefit from repointing with slimmer joints, giving visual prominence to the flints rather than the mortar.
- The timberwork of the bus shelter is in poor decorative condition and three of the four the glazed panels to the front are missing.



Cracked render and dirty paintwork



Poor pointing which obscures the flintwork on the wall



Bus shelter in poor decorative condition



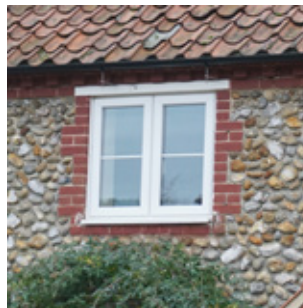
7.2 NEGATIVE FEATURES

The overwhelming majority of buildings and structures in the village contribute positively or are neutral to the Conservation Area. However, there are a few elements which detract from its character and which could be improved or avoided in future.

The greatest threat to the character area is the intrusion of modern elements that are out of keeping with the Conservation Area, in particular the introduction of inappropriate uPVC windows, doors or conservatories to historic buildings. Changes to traditional fenestration causes the loss of historic fabric, can alter the appearance and aesthetic value of a building and can also affect the historic fabric of the remainder of the building by changing its breathability. It is preferable to repair damaged windows and to undertake regular maintenance to ensure their enduring longevity. Well executed like-for-like replacement timber windows (i.e. same size and proportions of elements constructed using the same materials and finishes as the existing) maintain the aesthetic, though not the evidential value, of the historic windows. It can also be possible with some windows to incorporate slimline double-glazing to traditional style timber windows without affecting the appearance substantially. uPVC windows should not be used in historic buildings in a Conservation Area and are undesirable on modern buildings within the Conservation Area. If there is a compelling reason to use uPVC windows and it can be demonstrated that they will not cause long term damage to the

fabric of the historic building, then the uPVC windows used should be of high quality, closely imitate timber windows/doors and closely match the window/door that existed historically in that specific location, where this information is available, or the most likely historic window as advised by the Conservation Officer if historically information on the specific building is unavailable. uPVC conservatories are also likely to be inappropriate, particularly where they are visible from the public highway.

Inappropriate uPVC Windows and Conservatories





Other modern accretions to buildings which negatively affect their appearance and that of the Conservation Area as a whole include:

- uPVC downpipes and ventilation pipes, particularly when these are in a light colour instead of black;
- Modern garage doors inserted into historic buildings;
- Satellites dishes; and

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Solar panels, of which there are particularly prominent examples on Marlpit Lane.

Each case will be assessed on an individual basis.



Inappropriate and cluttered uPVC downpipes/ventilation pipes in a light colour



Modern garage doors inserted into historic fabric



Prominent solar panels disrupt the visual appearance of the historic building



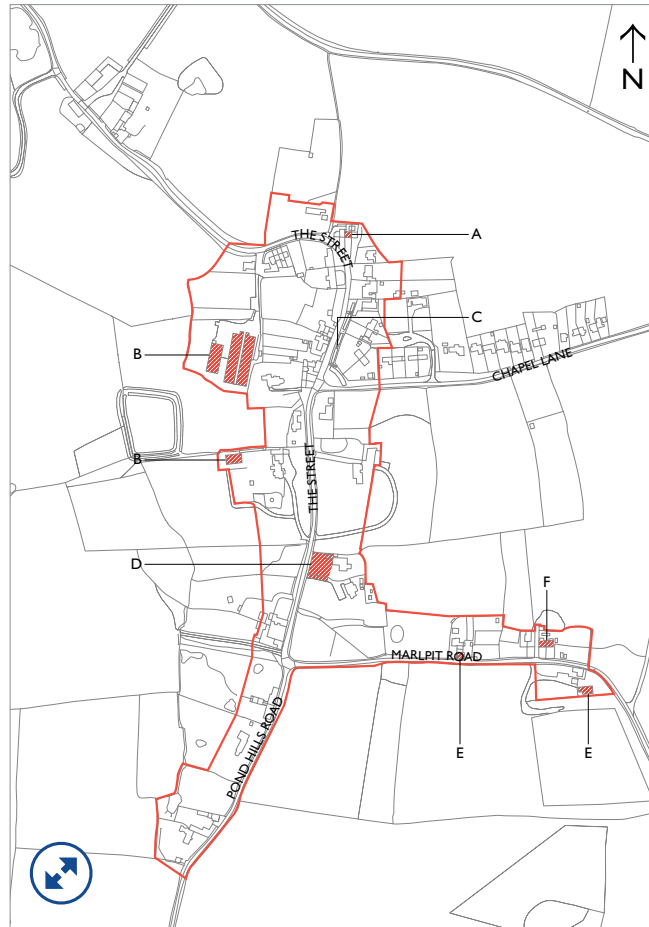
Modern wheelie bins are also an eye sore which can be difficult to find places to store where they are not visible because of their large size. They are particularly prominent outside Pinewood Cottages and White Horse Cottages.

Tubular metal railings to steps on the east side of The Street are basic in design and incongruous in their utilitarian material. Replacement with a timber alternative is likely to be more appropriate visually.

At the south end of The Street and untidy yard, with gas canisters, crates and other items all visible from the road, is unattractive within the streetscape.

KEY

- Conservation Area Boundary
- /// Negative Feature
- A Poor repointing
- B Large scale modern agricultural barns
- C Bus shelter in poor condition
- D Untidy front yard
- E Render or paintwork in poor condition
- F Dominant solar panels



Negative Features plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.



Storage for wheelie bins can be difficult



Utilitarian tubular railings



Untidy yard



7.3 PRESSURES FROM DEVELOPMENT

As pressure for housing increases there is a risk of the spreading the settlement edges of Hempstead into the landscape of the Glaven Valley. There are also large gaps between houses in Hempstead, particularly in the southern half of the Conservation Area, and the intertwining of the green fields between buildings is one of the special characteristics of the village.

While some housing will be required, this should be weighed against need and carefully planned to be located as sensitively as possible, with minimal or no negative impact on heritage values. Developments of multiple houses are unlikely to be appropriate in Hempstead. New individual houses should remain small in order to reduce or eliminate visibility within the surrounding landscape. Harsh edges to settlements should be avoided. Screening with existing and new hedgerows, trees and woodland could assist with reducing visibility. However, this should not be used as the sole justification for development as other factors, such as the impact from subdivision of historically open space or the contextual relationship of a development to its setting, are relevant. Development should therefore respect existing scales, densities, materiality and the local vernacular. It should also respect historic property and field boundaries.

Planning legislation allows for buildings of high design quality to be constructed in historically sensitive areas, which enables the continuing evolution of a place whilst ensuring the quality of the environment. Provided the design is of high quality and construction, the materials and style of the new building does not necessarily have to match those of the existing buildings in the area.

However, there is a risk that the construction of too many buildings of contrasting design and materials could erode the character of the Conservation Area and it is important that the collective impact of the growing numbers of such buildings is taken into account each time one is proposed. Wherever possible, applicants should be encouraged to make use of sympathetic traditional materials, scale and massing so that new buildings sit harmoniously within the streetscape and the wider Conservation Area. Consideration should also be given to the impact of large areas of glazing in a design of otherwise traditional materials as these can create detrimental blank spaces in views.

7.4 RURAL CHARACTER AND SUBURBANISATION

Hempstead's rural character is one of the things that make it so special. With a gradual growth in houses on the edges of settlements, the desire of owners to improve their properties and the conversion of once functional agricultural buildings into residential use, there is a risk of suburbanisation or over restoration of buildings and public realm or surfacing treatments. Elements such as hard surfacing, for example kerbs, bricks or concrete as opposed to gravel, formal gates, loss of grass verges, conifer hedging, high or hard fences and larger parking areas could erode the informal, rural feel of the area. External lighting and light pollution at night is also a threat, as part of the night time character of the area is one of darkness, with the ability to see the stars. Excessive signage should be avoided and traditional signage, such as timber finger posts as opposed to modern metal road signs, should be encouraged. Road markings are very minimal and this should remain the case.



7.5 SECOND HOME OWNERS, HOLIDAY COTTAGES AND TOURISM

Hempstead's location in North Norfolk means that it could be a choice for second home owners and for investors creating holiday cottages, though the pressure is not likely to be as great as in coastal villages such as Blakeney and Cley-next-the-Sea. Whilst holiday cottages do generate some local jobs and revenue, second homes generally do not. The effects of high numbers of both types of properties on local communities are well documented nationally and could involve a hollowing out of the community, especially in the winter; a distorted population that undermines local services; and local people priced out of the village they grew up in. Traffic levels will also increase with increased tourism demands.

The popularity of the North Norfolk coast and the influx of tourists to the villages and landscape with tourists will create demand for new facilities and infrastructure. There could be pressure for an increase in size and number of camp and caravan sites, which would cause visual harm to the setting of historic buildings and landscape.

7.6 DARK SKIES AND LIGHT POLLUTION

North Norfolk is one of the best places in the country to view the sky at night. There are no streetlights in Hempstead, which retains this characteristic of its atmosphere and setting. There is a potential risk from increasing use of bright external lighting which could

reduce the ability to see the night sky and impact on the tranquillity and rural feel of the area. Avoiding excessive external lighting would help to preserve the special character of Hempstead at night.

7.7 AGRICULTURAL USES

Agriculture is a key industry in the local area. However, modern agricultural barns, usually made of corrugated metal or concrete blocks, are often located on the edges of villages and their scale and appearance can have a negative visual impact on the historic character of the place. At Hempstead there are four large barns to the west of the village. One can be clearly seen from the surrounding fields, while the three others are relatively well screened by planting. However, the roof of one is visible directly adjacent to the churchyard, meaning historic graves are seen in context with an unattractive modern roof and a large silo beyond. Increased planting would help to alleviate this situation.

Agricultural buildings such as these are permitted development if a farm is more than five hectares, meaning control of their construction and design is difficult. They are also essential for the continued agricultural use of the land. Nonetheless, it would be beneficial if, in the future, unused structures are removed and new buildings are erected using materials and a colour palette that minimises their visual impact. New barns could be located where they are less visually intrusive to minimise their impact on the character of the Conservation Area.



Roof of a modern barn and a silo visible from the churchyard



Modern agricultural barn seen on the edges of the Conservation Area from the surrounding fields



7.8 CLIMATE CHANGE

Historic buildings and environments may be affected by changing climatic conditions in the future. Increased storms and flooding could cause damage to buildings, while wet conditions also promote decay and increase the risk of subsidence. Gutters and drainpipes may not be sufficient to cope with increased rainfall resulting in water ingress, damp and associated rot caused by water not being carried away from the built fabric.

The need to respond to changing climatic conditions may also put pressure on the historic environment and individual buildings with the incorporation of renewable energy sources, increased insulation, the

fitting of window shutters and other measures. Current planning legislation and heritage guidance allows for changes to historic buildings to facilitate environmental sustainability providing that they do not detract from the significance of the heritage asset.

Damage may also occur to below ground archaeology that has the potential to enhance understanding of the village's history and development, such as to the site of Loose Hall just to the west of the Conservation Area boundary. This may be as the result of flooding or drying out of the ground.

Section 8

Management Plan

This section sets out recommendations for the management and enhancement of the Conservation Area. It also includes details of a review of the boundary of the Conservation Area.

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8.1 INTRODUCTION

This management plan provides:

- An overarching **conservation philosophy** which sets out the guiding principles for the retention and enhancement of the character and appearance of the Hempstead Conservation Area.
- **Recommendations** which give more detailed guidance for the protection of existing features of special interest and the parameters for future change to existing buildings or new development.

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Once this Conservation Area Appraisal and Management Plan has been adopted by NNDC, the philosophy and recommendations in this section will become a material consideration in the council's determination of planning applications, Listed Building consents and appeals for proposed works within the Conservation Area.

Building owners and occupiers, landlords, consultants and developers should refer to these recommendations when planning change within the Conservation Area. Adherence to this guidance will ensure designs consider the special interest of Hempstead from the outset and that change makes a positive impact on the Conservation Area.





8.2 CONSERVATION PHILOSOPHY

The overarching aim of the recommendations in this management plan is the preservation and enhancement of the character, appearance and special architectural interest of the Hempstead Conservation Area.

- Nationally and locally designated buildings and associated structures and features should be preserved and enhanced.
- Fundamental to the character of Hempstead is its well-maintained historic built environment. Regular maintenance is vital to achieving this as it prolongs the life of historic fabric. Timely repairs should be undertaken on a like-for-like basis.

Where possible, detracting features should be removed where they already exist and the addition of detrimental features should be avoided.

- Sensitive reinstatement of features that have been lost or replaced with inappropriate alternatives will be encouraged where based on a sound understanding of the significance of the building and its historic development.

- The preservation and enhancement of the setting of individual heritage assets is important and will include maintaining historic outbuildings, subsidiary structures, boundary features and landscape features or reinstating them where there is evidence of their loss.
- The character of the Conservation Area will be preserved through the maintenance of a built environment in which the buildings are almost all of one or two storeys in height, are of small or medium scale, and use traditional local materials, namely flint with brick dressings and clay pantiles. Pitched roofs, gables and chimneys are important elements of the varied roofscape of the village. There are historical exceptions to this scale, massing and materiality but they are, by definition, rarities and will not be regarded as precedent for new development.
- The village will be managed to maintain the existing contrast in density of building at the north end of The Street, and the more spread out development in the remainder of the village.
- The rural character of the village should be preserved: urban or suburban introductions will not be permitted and an overly manicured public realm will be avoided.

- Any new development, whether attached to an existing building or detached in its own plot, must be appropriate in terms of scale, massing, design and materials. It should be the minimum necessary to meet the required demands for housing. It will be of high quality in both its design and construction so that it is valued by current and future generations.
- Landscaping associated with new development should be appropriate to the character of the Conservation Area and current public green spaces will be preserved. There will be a presumption in favour of the retention of existing mature trees for all new developments.
- New development will not negatively impact on views within or towards the Conservation Area and views of landmark buildings will be preserved.
- The setting of the village contributes considerably to its special interest and will be maintained. The presence of agricultural farmland surrounding the village will be continued.



8.3 RECOMMENDATIONS

8.3.1 Repairs, Materials and Techniques

There is a consistency to the materials palette used in Hempstead that is a fundamental part of its character, which includes predominately flint, complemented by red brick, render and red or black glazed pantiles. These traditional materials require repair and maintenance using traditional techniques, particularly the use of lime mortars and renders, in order that the breathability of the historic buildings is maintained and moisture does not become trapped within the fabric, leading to decay.

Regular maintenance ensures the appearance of the Conservation Area is preserved and is also of benefit as it ensures that small problems do not escalate into larger issues, which cause more damage to historic fabric and a greater cost to put right.

Recommendations

- Buildings and structures should be maintained in good condition.
- Repairs should be on a like-for-like basis wherever possible. That is, a repair that matches the historic element removed in terms of material, method of construction, finish and means of installation.
- Maintenance and repairs should be undertaken on a regular basis in order prevent problems with condition and to rectify and issues before they escalate.

- Reversibility, i.e. the ability to remove a modern repair or material without damaging the historic fabric, is an important consideration, as better alternatives may become available in the future.
- Historic materials should be reused for repair wherever possible, for example rebuilding a brick wall in poor condition using as many of the original bricks as possible.

8.3.2 Retention of Existing features and Details

Architectural features and details and the design, materials and form of buildings, as outlined in [Section 4](#), make important contributions to the appearance of individual buildings and the streetscape as well as to the character of the Conservation Area overall. Loss or inappropriate replacement of such features and details causes the incremental diminishment of appearance and character.

Existing features and details may not be original to a building but may be later additions which are also historic. Such features and details still have aesthetic value and also illustrate the changes to the building and the Conservation Area over time. Some features and details may also record past uses of a building and so contribute to the evidential record of the village's history.

Recommendations

- Original and historic windows (including dormers, bay and oriel windows) and doors should be preserved and maintained through diligent repair.
- The appearance of windows and doors that are recent replacements made to match the original or historic designs should be retained.
- Chimneys and chimney pots should be retained and preserved. Where rebuilding is necessary, the design and form of the existing chimney should be retained and historic materials reused where possible.
- Patterns of flint and/or brickwork in buildings and boundary walls will be preserved. If rebuilding is necessary, a record will be taken in advance of works starting and the wall rebuilt to match exactly.
- Inscription stones, plaques and decorative features will be retained and preserved in situ.
- Historic gates, railings and walls will be retained and preserved. Where new gates or railings have been made to match removed historic ones, the pattern, form and materials will be preserved in any future replacements.



8.3.3 Alterations, Extensions and Demolition

Hempstead has evolved over centuries and its built fabric reflects both historic uses and prevailing fashions. It is not the purpose of designation to prevent future change, which is necessary for the enduring sustainability of the heritage asset. Instead, the purpose of designation is to ensure change is carried out in a manner that does not cause harm and also, where appropriate, enhances the heritage asset.

Loss of fabric (demolition) and additions of new fabric can cause harm to individual buildings, the streetscape and the Conservation Area more widely. Proposed change will be evaluated on a case by case basis as the small variations in location, past change and detailing between one existing building/site and another means that what is acceptable for one building/site may not be acceptable on another.

The impact of proposed changes on the heritage asset or assets affected should be undertaken through a formal Heritage Impact Assessment. This should consider the heritage asset or assets affected, their setting and key views. Any change in the Conservation Area or close to it (in its setting) will require assessment in terms of its impact on the Conservation Area as a heritage asset. Further assessment may be required in relation to an individual listed building or listed buildings near the subject of the proposed change.

What is a Heritage Impact Assessment?

Heritage Impact Assessment (HIA) is a process of identifying what is historically and architecturally important about a heritage asset, in order to be able to assess whether proposed changes will have a positive, negative or no impact on the heritage values of the place. Advice is usually given by a specialist heritage consultant and the resulting conclusions presented in a report, which should include:

- Identification and description of the proposals site and its setting;
- Identification of any designations, such as listing, which the site is subject to or which are within the setting of the site;
- Description of the history of the property;
- Identification of the 'significance' of the site, i.e. its historic and architectural interest;
- Assessment of the impact the proposals will have on the significance of the site, as well as recommendations for any changes to the scheme that will reduce any negative impacts that are identified.

Alterations to existing buildings should be carried out using materials that are of appropriate appearance and of a composition that will not cause harm to the existing fabric. For example, alterations should not be carried out using brick that is harder than the existing as it will cause the existing brick to deteriorate.

Buildings can be important records of their own development. There should not be a presumption that reversing historic changes will be acceptable as this can diminish the illustrative value of a building. However, not all past changes are beneficial to a building and the removal of negative features or reinstatement of lost features can enhance a building. Therefore, demolition or removal of buildings or features that detract from the Conservation Area may be beneficial. Whether or not the existing building contributes positively to the Conservation Area in terms of its appearance, if it contributes positively in terms of layout, demolition should only be permitted where rebuilding is proposed.

Alterations and extensions should be of a scale, design and quality that will enhance the Conservation Area. The addition of modern fittings also needs to be considered carefully as items such as satellite dishes and aerials can be visually detrimental to the Conservation Area. These should be located on rear elevations away from sight of the public highway. The addition of solar panels will require planning permission if they protrude 200mm above the roofline or are sited on a wall/roof adjacent to the highway.



Article 4 Directions can be placed on individual properties by local planning authorities to restrict certain permitted development rights. This can be a means of providing extra controls over the type and extent of development that is allowed. Given the existing controls that conservation area designation brings, plus the number of Listed Buildings and proposed Locally Listed Buildings within the Hempstead Conservation Area, which themselves are subject to controls over development, no Article 4 Directions, which would control development to unlisted buildings, are deemed necessary in Hempstead at this time.

Page 310 Recommendations

The heritage impact of proposed alterations, extensions and demolition will be assessed prior to approval of works.

- Proposed changes should preserve or enhance the character of the Conservation Area. This means that the changes should be respectful of the typical architectural and visual character of the Conservation Area.

- Extensions will be subsidiary to the existing buildings in their massing and design. The scale of extensions should be in keeping with the existing buildings. The use of traditional materials will be encouraged, though thoughtful and sensitive design with modern materials may be acceptable.
- Extensions will be of a high quality of design and construction.
- Negative features should be removed when the opportunity arises. Enhancement could be achieved through removing a feature which is out-of-character with the characteristics of the area and replacement with something more in-keeping.
- Modern additions, such as (but not limited to) solar panels or satellites dishes, should not be located on primary elevations or street frontages.
- Any modern materials added to a building should be high quality and sympathetic.

8.3.4 New Development

New development may take the form of replacement buildings or construction on undeveloped plots. Any new development should respect the character of the Conservation Area and should not adversely erode the rural setting between and surrounding existing buildings. New development should not compete with or overshadow existing buildings, particularly where the existing buildings are historic so that these remain preeminent and their setting is not harmed.

The materiality of new development is important. High quality materials should be used to maintain the overall quality of the built environment and to ensure, from a sustainability point of view, that the building has durability. Traditional local materials are widely used in the Conservation Area and are a major contributor to its character, though with good design it may be possible to incorporate some limited modern materials.



Recommendations

- The heritage impact of proposed new development will be assessed prior to approval of works.
- New development should be of the same or a lesser scale and massing as the buildings around it.
- Traditional local vernacular materials should be used, namely flint, red brick and clay pantiles. There may be scope for limited use of timber, timber weatherboarding, render, stone, slate and other traditional materials, though thoughtful and sensitive design with modern materials may be acceptable.
- The design of new development should be of a high quality that will be valued now and in the future. There is no presumption in favour of either traditional or contemporary design.
- The quality of construction should be high.
- Historic plot or field boundaries should be preserved when new development occurs.
- New development should have wheelie bin space/storage included. For existing buildings screening with planting, fences or walls would help to reduce their impact where it is feasible.

8.3.5 Streetscape, Public Realm and Green Landscape

The streetscapes within the Conservation Area are vulnerable to incremental change that cumulatively affects its rural character. When considering change to individual elements in the public realm, the impact on the streetscape should be assessed both in terms of the impact of the change and the impact in conjunction with other changes that are either proposed or have taken place. It may be acceptable for a change to be made once on a street but to repeat the change multiple times would diminish the character of the street.

Current public realm features within the Conservation Area and are mainly in materials that are appropriate to the character of the area, such as timber benches. Ubiquitous road or bus stop signage should be kept to a minimum and more traditional forms of signage, such as finger posts, should be encouraged. Road markings should be kept to a minimum to preserve the rural character of the village.

Hempstead is a rural village and its public realm should reflect this. Efforts should be concentrated on ensuring the long-term conservation of the built fabric, for example, through the removal of vegetation from flint walls to improve condition, rather than creating a pristine public realm. Grass verges, hedges, trees, fields and the small green at the junction of The Street and Chapel Lane are all important elements of the character of the Conservation Area which should be preserved.

Recommendations

- Proposed change will be considered in relation to the streetscape.
- Historic boundary walls should be preserved and regularly maintained.
- New development should generally have defined boundaries demarcated with boundary treatments that are in keeping with the character of the Conservation Area.
- The green spaces and grass verges within the Conservation Area will be preserved.
- Trees and hedging within the Conservation area will be preserved.
- Excessive signage will be avoided.
- Traditional materials should be used for street furniture and signage.
- Road markings will be kept to a minimum necessary and will use narrower format lines appropriate for Conservation Areas where they are necessary.
- Traditional forms of signage will be encouraged.



8.3.6 Setting and Views

The setting of Hempstead contributes to its special interest. The physical setting encompasses in wide open agricultural land, with trees and planting forming a boundary to the village, giving it a self-contained feeling and meaning it is not readily visible from the surrounding landscape. Development outside this green boundary would benefit from screening with planting to maintain this appearance.

The ability to appreciate heritage assets individually or collectively from key viewpoints contributes to their special interest. Lighting has the potential to impact on the ability to appreciate the dark skies of the area.

Recommendations

- The setting of the Conservation Area will be protected from inappropriate development.
- New development on the edges of the Conservation area, if deemed appropriate, will be screened with planting to preserve views from the surrounding Glaven Valley landscape.
- Key views within and into the Conservation Area will be preserved.
- Excessive use of external lighting will be avoided.

8.3.7 Boundary Review

In accordance with the *Planning (Listed Buildings and Conservation Areas) Act 1990*, the National Planning Policy Framework and Historic England best practice guidance, the boundary of a conservation area should be periodically reviewed and suitably revised in accordance with findings made during this exercise.

The need to review the boundary can be in response to a number of factors: unmanaged incremental changes which have, over time, diluted the character of an area; the boundary may have been drawn too tightly originally; or the special interest of a feature may not have originally been evident to the assessor. Although it is principally the built structures that are recognised in amending the boundary, their accompanying plots often provide an important historical context which should be incorporated together with the building(s).

The boundary has been reviewed. It currently covers all the historic development within the Conservation Area apart from the later houses on Chapel Lane. These are generally of lesser architectural quality than the historic buildings within the village and do not have the same historic value. Therefore, it is not thought appropriate to extend the boundary to cover these buildings. Green Farm to the north of the Conservation Area was considered for inclusion in the boundary. However, there is some distance separating the farm from the village, as well as the farm already being within the Glaven Valley Conservation Area which surrounds the village. Farmsteads are a key feature of the Glaven Valley Conservation Area and it is therefore concluded that it would be more appropriate to leave Green Farm out of the Hempstead boundary.

In conclusion, no changes to the boundary of the Hempstead Conservation Area are proposed.

Section 9

Further Information

A summary of the significance, issues and opportunities within the conservation area, as well as details of next steps and contacts.

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The preservation and enhancement of the character, appearance and special architectural interest of the Hempstead Conservation Area should be at the heart of changes made within the area. All its residents have the opportunity to contribute to the preservation and enhancement of the village and ensure that it is passed on to future generations.

RESEARCHING THE HISTORY OF A BUILDING OR SITE

Before proposing any change, it is important to understand the significance of a building or site. This will require research into historical development. Some useful places to start your search are detailed below.

- **The National Heritage List for England**, to find out whether your building is listed.
- **The Norfolk Heritage Centre at the Norfolk and Norwich Millennium Library**.
- **The Blakeney Area Historical Society**, who run a History Centre containing documents on local history.
- **The Norfolk Records Office**. You can search their catalogue online before you visit or request research to be carried out on your behalf.

- **Norfolk Heritage Explorer**, the Heritage Environment Record for the county.
- **Holt Library**. Interlibrary loans mean that you can always borrow books from other libraries if necessary.
- **The National Archives**. These are located at Kew, London, but the catalogue can be searched online.
- **British Newspaper Archive Online**, which can often be a useful source of local history information.
- **National Library of Scotland**, which allows you to view numerous historic plans online.

PLANNING ADVICE

If you need further advice on buildings in conservation areas, design guidance and planning permissions, visit the Heritage and Design pages of North Norfolk District Council's website, <https://www.northnorfolk.gov.uk/section/planning/heritage-design/> or contact the Planning Department: planning@north-norfolk.gov.uk

ADVICE ON CONSERVATION BEST PRACTICE

Historic England's website contains a range of advice and guidance, such as *Conservation Principles: Policies and Guidance* and guides on understanding heritage value, setting and views, to specific guides on types of repairs or types of buildings. This information can largely be found in the advice area of the website.

<https://historicengland.org.uk/advice/>

FINDING A CONSERVATION ARCHITECT, CONSULTANT OR CONTRACTOR

When undertaking work to an historic building it is important to employ contractors who have worked with them before and understand what would be appropriate in terms of change. There are several organisations that maintain lists of experienced conservation and heritage professionals from architects and surveyors to leadworkers and roofers. The following are databases of consultants who have a proven track record of working with historic buildings:

- The Institute of Historic Building Conservation (IHBC), who have a database of accredited practitioners.
- Royal Institute for British Architects (RIBA) list of conservation architects.
- The Register of Architects Accredited in Building Conservation (AABC).



TRACKING OR COMMENTING ON PLANNING APPLICATIONS

If you or a neighbour submits a planning application, there will be a period when members of the public can comment on the application. This can be done electronically online via the Council's Planning website: <https://idoxpa.north-norfolk.gov.uk/onlineapplications/>

If you are planning works to your own property, it can be useful to check the planning applications that have been approved for similar works in the village to understand what might be acceptable.

It may also be useful to review the planning history of your own site to find out what changes may have been made to your property prior to your ownership. Note that the council only holds planning application records online for recent years. For older applications please contact the planning department (planning@north-norfolk.gov.uk) for details of how to access the documentation.

COMMUNITY ACTION

The Government recognises that local communities care about the places where they live and in light of this has developed neighbourhood plans as a tool for local communities to shape the future of their built environment. These are documents that are created by the local community to sit alongside the local Council's planning policies to provide planning policies that are specific to that area. It acts as guidance for anyone wanting to make change to that place and for those who are assessing proposals for change.

Appendices



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ENDNOTES

- 01 Section 69 (1), Planning (Listed Buildings & Conservation Areas) Act 1990
- 02 Section 71 (1), Planning (Listed Buildings & Conservation Areas) Act 1990
- 03 Section 71 (2) and (3), Planning (Listed Buildings & Conservation Areas) Act 1990
- 04 [http://www.heritage.norfolk.gov.uk/record-details?TNF251-Parish-Summary-Hempstead-\(North-Norfolk\)-\(Parish-Summary\)](http://www.heritage.norfolk.gov.uk/record-details?TNF251-Parish-Summary-Hempstead-(North-Norfolk)-(Parish-Summary))
[http://www.heritage.norfolk.gov.uk/record-details?TNF251-Parish-Summary-Hempstead-\(North-Norfolk\)-\(Parish-Summary\)](http://www.heritage.norfolk.gov.uk/record-details?TNF251-Parish-Summary-Hempstead-(North-Norfolk)-(Parish-Summary))
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- 12 <http://www.norfolkpubs.co.uk/norfolk/hempstead/hemhwh.htm>
- 13 Carver, *Hempstead: A Norfolk Village*, p. 8.
- 14 <http://www.norfolk Mills.co.uk/Watermills/hempstead.html>
- 15 Carver, *Hempstead: A Norfolk Village*, p. 12.
- 16 Carver, *Hempstead: A Norfolk Village*, p. 3.
- 17 North Norfolk SSSI Citation, accessed: <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1001342.pdf>
- 18 Holt Lowes SSSI Citation, accessed: <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1002710.pdf>
- 19 Local resident during site survey, pers. comm.
- 20 See Historic England *Local Heritage Listing* (2016) for more details
- 21 Norfolk Heritage Explorer, *Parish Summary: Hempstead (North Norfolk)* <http://www.heritage.norfolk.gov.uk/record-details?TNF251> [accessed 13th January 2020].
- 22 The legal interpretation established in *South Lakeland DC v Secretary of State for the Environment and Rowbotham* [1991] 2 L.P.R. 97



ARCHIVE MATERIAL

NORFOLK RECORD OFFICE

Maps

DN/TA 426 Hempstead Tithe Map

PD 101/53(H) John Cary, A New Map of Norfolk divided into hundreds exhibiting its roads, rivers, parks &c, 1807

Estate Surveys

HNR 26/4 *Hempstead Estate Map Book*, (no date: nineteenth century)

BR276/1/0250 *Sale particular, Hempstead Estate*

HR 246/4 *Map book of the Hempstead Estate, property of J.H. Gurney*

HR 9/4 Plan of Hempstead (no date)

HET 81/1 169X2 *Survey of the estate of William Newman in Hempstead and Holt*, 1726, surveyed by James Corbridge

HET 87/2 *Map of Hempstead Hall Farm near Holt, occupied by Richard Mickeburgh*, 1726, surveyed by William Corbridge

HET 9, 128X2 *Holt, Hempstead, Kelling and Bodham Estate*, 1852

MF/RO 389/17 *Microfilm of a map of the estate of John Thruston Mostt Esq., in Bodham, Baconsthorpe, Hempstead, Sheringham and Beckham*, 1807

NORFOLK HERITAGE CENTRE

Maps

C 9111.4261 Faden Map of Norfolk, 1797

L911.4261 Bryant, Andrew, Map of the County of Norfolk from actual survey, 1826

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SECONDARY SOURCES

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Pevsner, Nikolaus and Wilson, Bill, *The Buildings of England: Norfolk 1: Norwich and North-East*, 2002

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Historic England, The National Heritage List for England, <https://historicengland.org.uk/listing/the-list/map-search?clearresults=True>

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Norfolk Heritage Explorer, 'Parish Summary: Hempstead (North Norfolk)', [http://www.heritage.norfolk.gov.uk/record-details?TNF251-Parish-Summary-Hempstead-\(North-Norfolk\)-\(Parish-Summary\)](http://www.heritage.norfolk.gov.uk/record-details?TNF251-Parish-Summary-Hempstead-(North-Norfolk)-(Parish-Summary))

Norfolk Mills, 'Hempstead Mill: River Glaven', <http://www.norfolk Mills.co.uk/Watermills/hempstead.html>

Norfolk Pubs, White Horse: Hempstead', <http://www.norfolkpubs.co.uk/norfolkh/hempstead/hemhwh.htm>

North Norfolk SSSI Citation, <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1001342.pdf>

Holt Lowes SSSI Citation, <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1002710.pdf>

LEGISLATION

Section 69 (1), Planning (Listed Buildings & Conservation Areas) Act 1990

Section 71 (1, 2, 3), Planning (Listed Buildings & Conservation Areas) Act 1990



Appendix B

Glossary of Terms

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Alteration

Work intended to change the function or appearance of a place (HE, Conservation Principles, 2008, 71).

Conservation Area

‘An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’, designated under what is now s69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (HE, Conservation Principles, 2008, 71).

Conservation

The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance (NPPF, 2018, 67). The process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations (HE, Conservation Principles, 2008, 71).

Designated heritage asset

A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation (NPPF, 2018, 66).

Heritage asset

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing) (NPPF, 2018, 67).

Historic environment

All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora (NPPF, 2018, 67).

Preserve

To keep safe from harm²² (HE, Conservation Principles, 2008, 72).

Renewal

Comprehensive dismantling and replacement of an element of a place, in the case of structures normally reincorporating sound units (HE, Conservation Principles, 2008, 72).

Repair

Work beyond the scope of maintenance, to remedy defects caused by decay, damage or use, including minor adaptation to achieve a sustainable outcome, but not involving restoration or alteration (HE, Conservation Principles, 2008, 72).

Restoration

To return a place to a known earlier state, on the basis of compelling evidence, without conjecture (HE, Conservation Principles, 2008, 72).

Reversible

Capable of being reversed so that the previous state is restored (HE, Conservation Principles, 2008, 72).

Setting of a heritage asset

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (NPPF, 2018, 71). The surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape (HE, Conservation Principles, 2008, 72).

Significance (for heritage policy)

The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance (NPPF, 2018, 71). The sum of the cultural and natural heritage values of a place, often set out in a statement of significance (HE, Conservation Principles, 2008, 72).

Value

An aspect of worth or importance, here attached by people to qualities of places (HE, Conservation Principles, 2008, 72).

Appendix C

Audit of Heritage Assets

Identification of all the designated and adopted locally listed heritage assets within the Conservation Area.



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THE STREET (NORTH)

Address / Building Name	White Horse Cottage
Street-by-Street Area	The Street (North)
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	18th/early-19th century
Brief Description	Complete row of flint cottages with red brick dressings. They have distinctive stepped gables to dormer windows and end gables. The building is a focal point at the north end of The Street and forms a local landmark in the village.
	


THE STREET (SOUTH)

Address / Building Name	Church of All Saints
Street-by-Street Area	The Street (South)
Status	Grade II*
List Entry Link	(or N/A for locally listed) https://historicengland.org.uk/listing/the-list/list-entry/1049211
Brief History	Built in the 14th century with later 18th century roof and alterations. The west tower rebuild is dated 1744.
Brief Description	Coursed flint and brick with black glazed pantile roof. North-west tower and vestry, nave (formerly south aisle) with apse, and south porch. Medieval east half of tower is of flint, the later rebuilt to the west is red brick. Unusual thatched apse, built 1925 in pebble flint with brick dressings.
 	


Address / Building Name	Hempstead Lodge
Street-by-Street Area	The Street (South)
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	Pre-1841, with 20th century extensions
Brief Description	Large red brick country house, in red brick, set in large grounds. One of the grandest buildings in the village with a potentially older core than the external red brick frontage.
	

Address / Building Name	The Old School Room
Street-by-Street Area	The Street (South)
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	Between 1841 and 1886
Brief Description	Single storey school room of flint with red brick dressing. Formerly the village school converted to dwelling and therefore has a connection to local social history. Has an attractive red brick bell motif built into the north-west facing gable, with the old school bell still intact to the rear.
	

POND HILLS ROAD

Address / Building Name	Brownwood
Street-by-Street Area	Ponds Hills Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049213
Brief History	House dated to 1674, as shown on gable.
Brief Description	Flint with brick dressings, pantile roof, gable parapets. Single range with 4 bays. 19th century cross windows and a 20th century rear extension. House is attached to farm buildings that have been converted to dwellings.
	

MARLPIT ROAD

Address / Building Name	43-44, & 45 & Tinker’s Cottage
Street-by-Street Area	Marlpit Road
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	Between 1841 and 1886
Brief Description	Row of single storey flint cottages with red pantile roof. Small decorative gables to front and red brick dressings. Uniform design indicates these could be estate cottages built for workers.
	

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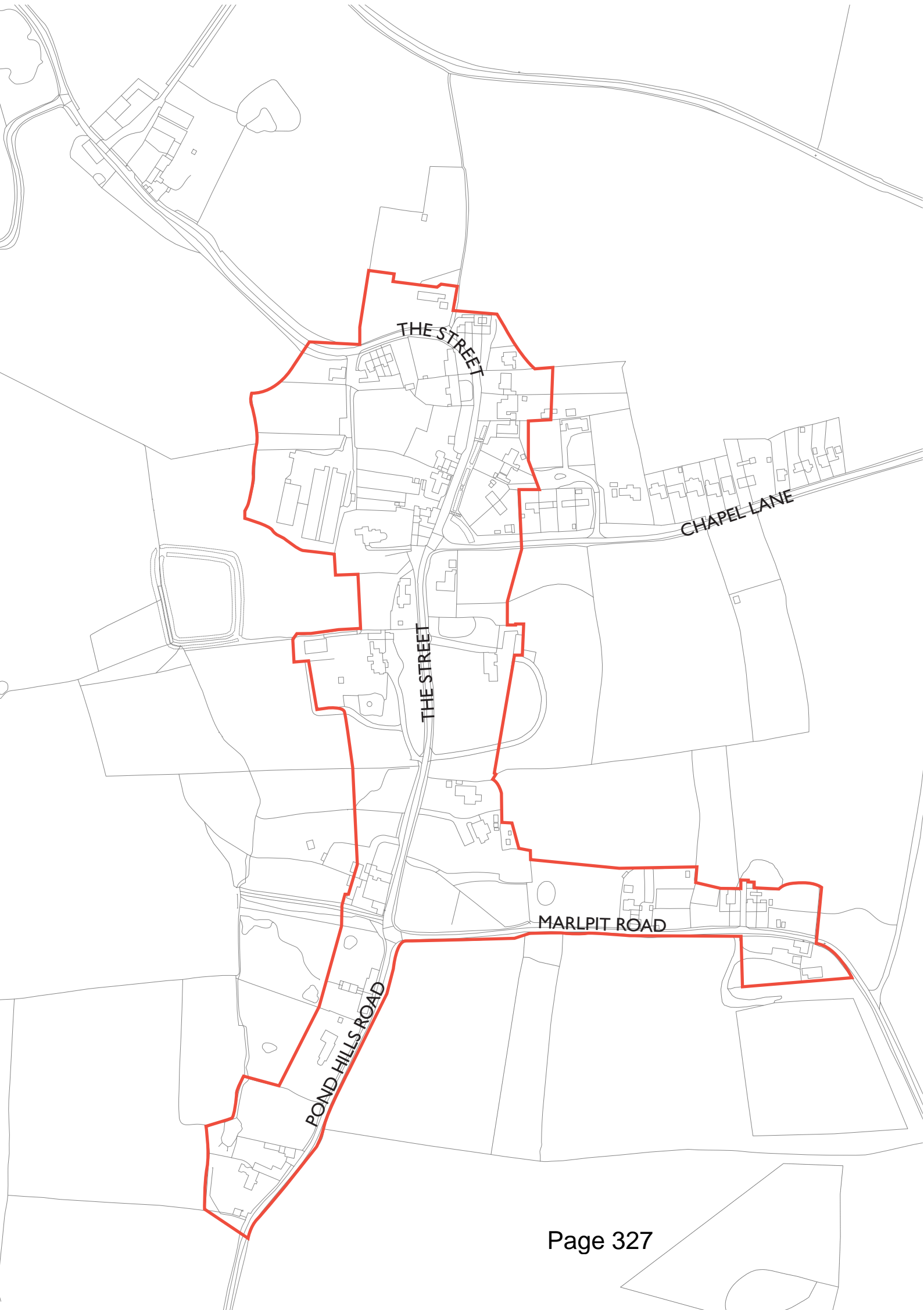
Appendix D

Full Size Plans



Full Size Plans: How to Use This Layered PDF

Click on the layers button  on the left of this window to show different elements of the Conservation Area analysis. If necessary, refer to page 3 of this document for further instruction.



KEY

CONTACT US



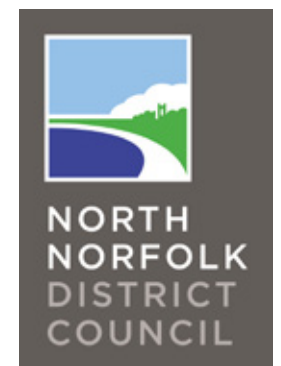
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Holt

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How to Use This Document

For ease of use this document has been produced to be read on-screen as a PDF. It contains a series of features that make it easier to use and navigate between the sections.

Contents

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3.1 Early History
3.2 Medieval Heyday



3.1 EARLY HISTORY

Artefacts, such as flint axe heads and pottery, from as early as the Mesolithic period (10000-4001 BC) have been found around Blakeney. Bronze Age (c2350-701 BC) and early Saxon (410-1065 AD) barrows (burial mounds) are located on the Blakeney Downs, and there was probably a small settlement in the parish in the Roman period (43-409 AD).⁰⁵

Navigation

The buttons along the bottom of each page allow you to jump to a specific section. Once you've clicked on a section, it will turn bold so you know which section you are in.



You can also use the buttons in the top right hand corner to jump to the contents, appendices, or back to the page you were previously on.



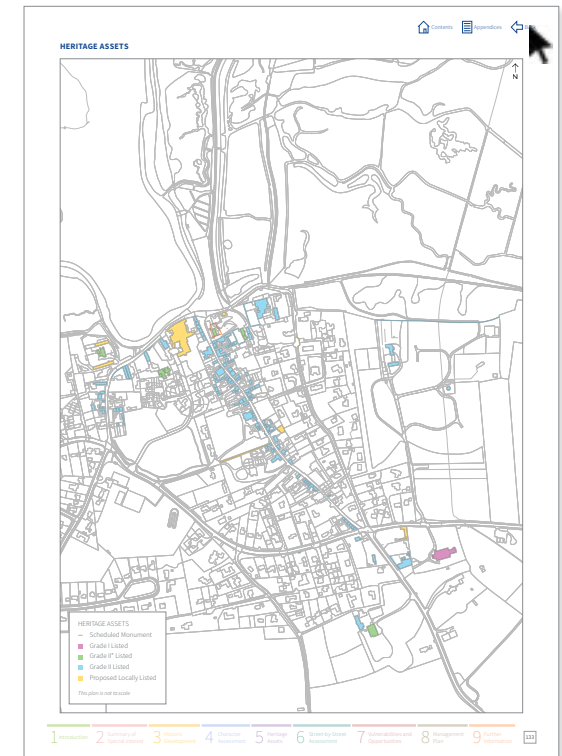
- Advertisements and other commercial signage may be subject to additional controls and/or require planning permission.
- Changing the use of a building (e.g. from residential to commercial) will require planning permission.

Plans



When you see this icon, click to see a full-sized version of the plan (located in [Appendix D](#)).

To return to the page you were previously on from the full-sized plan, click the back button in the top right hand corner of the page.



How to Use the Layered PDF in Appendix D


The PDF showing the full size plans is interactive. By switching the layers on and off you can view different elements of the conservation area analysis in context with each other. If your software does not have this capability, please view the separate PDF file of individual maps on the conservation area pages of North Norfolk District Council's website.

Opening the Layers Panel

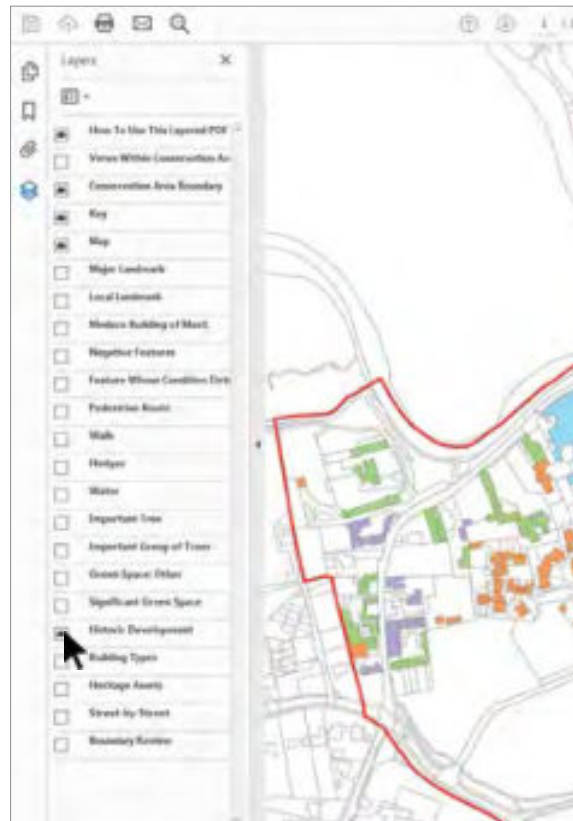
Click on the layers icon  to open the layers panel. This will bring up options for the different mapping elements that are available to view.



Viewing Different Layers

The map will initially show just the conservation area boundary. Click on your desired layer from the options listed. A small eye icon  will appear to indicate which layers you have switched on. You may need to switch some layers off to view others which sit underneath.

Switching on a layer to view that part of the map



Switching layers on and off as desired



Frequently Asked Questions

Conservation Areas

- What is a Conservation Area?
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- What is the current boundary of the Conservation Area?
See [Boundary Map](#)
- Has the boundary of the Conservation Area been changed as part of this review?
See [Section 8.3.11](#)
- What is a Conservation Area Appraisal and Management Plan?
See [Section 1.3](#)
- How does the Conservation Area designation affect changes permitted to my property?
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See [Section 1.4](#) and [Section 8.3.1](#)

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- How does the natural environment contribute to the special interest of the Conservation Area?
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- What are the problems facing the Conservation Area?
See [Section 7](#)
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See [Section 7](#)
- How can I understand my property better?
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- Is there an overall vision for the conservation management of the Conservation Area?
See [Section 8.2](#)
- What characteristics do I need to consider when planning changes or development?
See [Section 4](#), [Section 6](#) and [Section 8](#)
- Does the Council have a design guide for new development?
See [Section 1.2](#)
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See [Section 8.3.1](#)
- Can I replace my windows and doors?
See [Section 8.3.2](#)
- What alterations and extensions are appropriate to my property?
See [Section 8.3.2](#) and [Section 8.3.3](#)
- What characteristics should new development have within the Conservation Area?
See [Section 8.3.4](#), [Section 8.3.5](#) and [Section 8.3.6](#)
- How can I get advice about making changes to my property?
See [Section 1.5](#) and [Section 9](#)

Section 1

Introduction

This section gives an overview of the Holt Conservation Area, provides information about what conservation area designation means and its implications for development, as well as outlines the consultation process that has been undertaken to prepare this Appraisal and Management Plan.

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- [1.2 What is a Conservation Area?](#)
- [1.3 The Purpose and Scope of the Conservation Area Appraisal and Management Plan](#)
- [1.4 What Does Designation Mean for Me?](#)
- [1.5 Pre-Application Advice](#)
- [1.6 Who Have We Consulted While Preparing this Plan?](#)
- [1.7 What Do These Terms Mean?](#)

1.1 HOLT CONSERVATION AREA

The Holt Conservation Area was originally designated in December 1974. The designation covers the historic town centre of Holt, early-mid Victorian housing to the north and green spaces bordering the town on the east and west sides. The town was already established with a market in 1086 at the time of the Domesday survey but much of the built development dates from the eighteenth century following a fire in 1708 which destroyed much of the town. During the twentieth century, Holt's role as a market town diminished, and the market closed in 1960. The town is now a minor service centre for its residents and the surrounding villages. Holt's economy is bolstered by the substantial numbers of tourists which it attracts each summer.

This Appraisal updates an existing Appraisal document, which was first produced in 1999 then updated in 2008-10.

1.2 WHAT IS A CONSERVATION AREA?

Definition of a Conservation Area

A conservation area is defined as an 'area of special architectural or historic interest the character of which is it desirable to preserve or enhance'.⁰¹

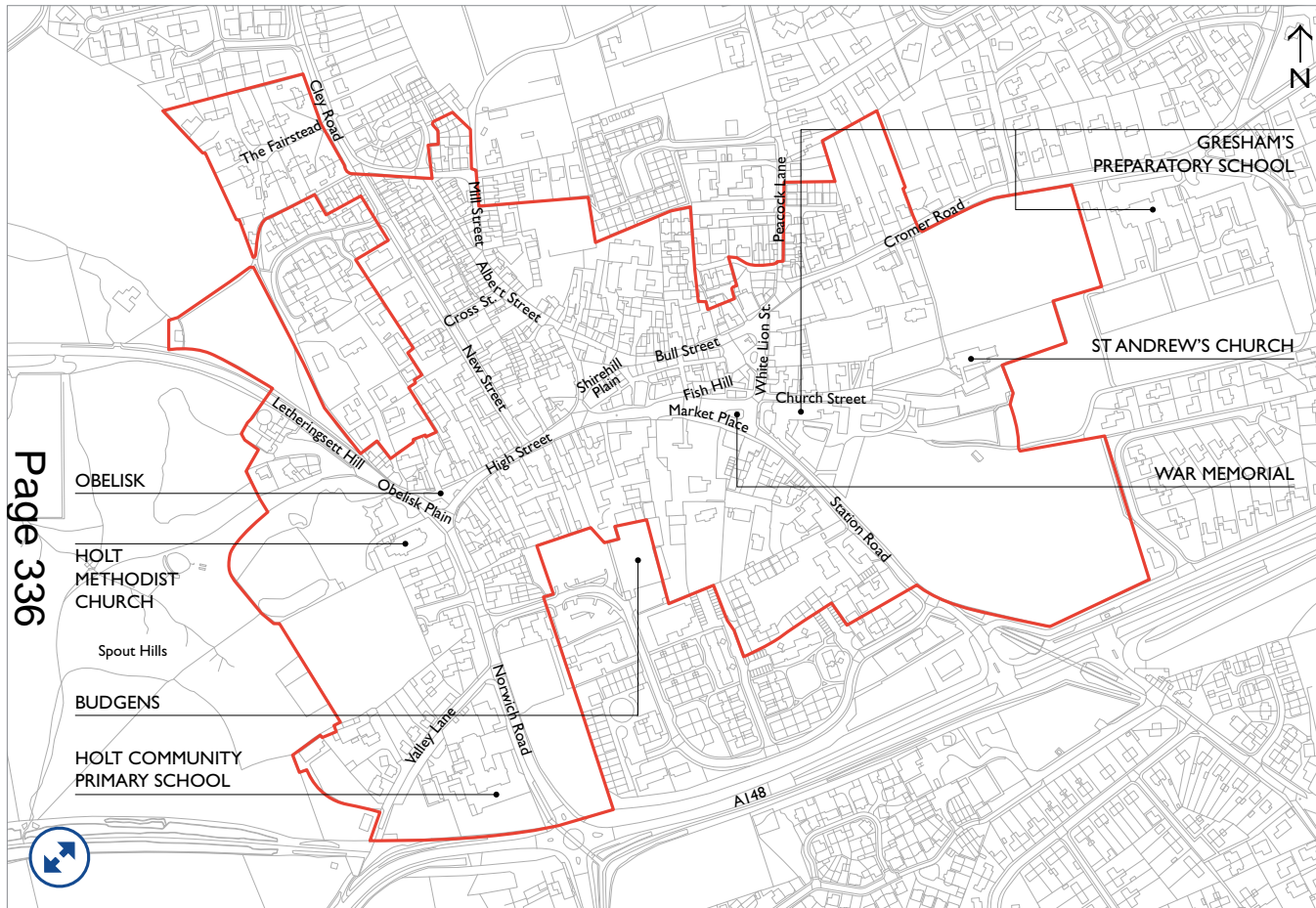
Designation of a conservation area recognises the unique quality of an area as a whole. It is the contribution of individual buildings and monuments as well as other features including (but not limited to) topography, materials, spatial relationships, thoroughfares, street furniture, open spaces and landscaping. These all contribute to the character and appearance of an area, resulting in a distinctive local identity.

The extent to which a building or group of buildings/ structures, positively shape the character of a conservation area comes from their street-facing elevations, the integrity of their historic fabric, overall scale and massing, detailing, and materials. Rear and side elevations can also be important, as can side views from alleys and yards or views down unto buildings in valleys or low-lying topographies.

If the significant qualities of a conservation area are retained and inappropriate alterations prevented, the benefits will be enjoyed by owners, occupiers and visitors to the place, including the ability to experience interesting and important heritage structures and places. It is therefore in the public interest to preserve the area for cultural appreciation.

Conservation Areas are governed under the *Planning (Listed Buildings and Conservation Areas) Act 1990* and the *National Planning Policy Framework* (NPPF, 2019) sets out the overarching requirement for local planning authorities to identify and protect areas of special interest. North Norfolk District Council's (NNDC) Local Development Framework (LDF, adopted 2008) sets out the council's policies for guiding development within the district. See this link for the latest heritage related policy: <https://www.north-norfolk.gov.uk/section/planning/planning-policy/>.

In addition to the policies contained within the LDF, NNDC has produced a Design Guide which includes guidance on appropriate alterations to historic buildings and within conservation areas. This guidance should be referenced when considering development within the Holt Conservation Area and can be viewed here: https://www.north-norfolk.gov.uk/media/1268/north_norfolk_design_guide_adopted_2008_-web.pdf.



Holt Conservation Area Boundary Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.

1.3 THE PURPOSE AND SCOPE OF THE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

Understanding the character and significance of conservation areas is essential for managing change within them. It is therefore a requirement under the Planning (Listed Buildings and Conservation Areas) Act 1990 that all local planning authorities ‘*formulate and publish proposals for the preservation and enhancement*’ of conservations areas within their jurisdiction, and that these proposals are periodically reviewed.⁰² The proposals are normally presented in the form of a Conservation Area Appraisal and Management Plan, which defines and records the special interest of a conservation area, as well as setting out a plan of action for its on-going protection and enhancement.

Conservation areas may be affected by direct physical change by changes in their setting or in the uses of buildings or areas within them. A clear definition of those elements which contribute to the special architectural or historic interest of a place will enable the development of a robust policy framework for the future management of that area, against which applications can be considered.



Over time, conservation areas evolve and the characteristics which underpin their special interest may decrease in their integrity because of gradual alteration. It is therefore important to review and take stock of the character of a conservation area at intervals to ensure designation is still suitable and that the proper management of change is in place.

Often, conservation area boundaries have historically been drawn too tightly or include peripheral areas which do not contribute to an understanding of its character. Consequently, it is important to review the boundary and include/exclude buildings and spaces which do/not meet conservation area designation criteria.

This Conservation Area Appraisal and Management Plan therefore seeks to:

- ***Record and analyse the special interest of Holt Conservation Area;***
- ***Recognise the designated and non-designated heritage assets which comprise the Conservation Area;***
- ***Identify issues relating to condition and pressures for change;***
- ***Identify opportunities for the enhancement of the Conservation Area;***
- ***Provide guidance and recommendations for the positive management, preservation and enhancement of the Conservation Area; and***
- ***Set out any proposals for changes to the Conservation Area boundary.***

Although this document is intended to be comprehensive, the omission of any building, structure, feature or space does not imply that the element is not significant or does not positively contribute to the character and special interest of the Conservation Area. The protocols and guidance provided in [Section 8 \(Management Plan\)](#) are applicable in every instance.

The assessments which provide the baseline information for this Conservation Area Appraisal and Management Plan have been carried out utilising publicly available resources and through on-site analysis from the public thoroughfares within the Conservation Area.

Definition of a Heritage Asset

The NPPF defines a heritage asset as: *A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).*



1.4 WHAT DOES DESIGNATION MEAN FOR ME?

To protect and enhance the Conservation Area, any changes that take place must positively conserve the character and special interest that make it significant. Statutory control measures are intended to prevent development that may have a negative or cumulative effect on this significance.

- Planning permission will be required to totally or substantially demolish buildings or structures (including walls, gate piers and chimneys). This will also need a heritage statement (sometimes called a heritage impact assessment) as part of the application.

The extent of permitted development (i.e. changes that are allowed without requiring consent from the local authority) may be restricted; for example, replacement windows, alterations to cladding or the installation of satellite dishes. Additional control may be sought through Article 4 Directions, which specifically remove permitted development rights.

- Trees with a diameter of 75mm or greater, measured at 1.5m from soil level, are protected. Any work proposed to these trees require permission from the local authority by means of a planning application. This allows the authority to determine whether a Tree Preservation Order (TPO) is necessary.

- Advertisements and other commercial signage may be subject to additional controls and/or require planning permission.
- Changing the use of a building (e.g. from residential to commercial) will require planning permission.

If you wish to carry out work within the Holt Conservation Area your proposals will be assessed against Policy EN8 of the Local Development Framework and the NNDC Design Guide.

1.5 PRE-APPLICATION ADVICE

If you require tailored planning advice or need assistance regarding a specific development proposal, North Norfolk District Council offers a pre-application advice service.

Whatever the scale of development proposed, applying to the Council for pre-application advice will add value to the design quality of your scheme and it will help reduce potential uncertainty and delays by identifying any issues at an early stage.

Meaningful public consultation is also a critical part of this process and whilst responsibility for this lies with the applicant, the Council strongly encourages you to undertake consultation with the local community and stakeholders.

For further information regarding pre-application advice, please visit our website: <https://www.north-norfolk.gov.uk/tasks/development-management/pre-application-service/>.

1.6 WHO HAVE WE CONSULTED WHILE PREPARING THIS PLAN?

It is a statutory requirement under the *Planning (Listed Buildings and Conservation Areas) Act 1990* for conservation area guidance produced by local authorities to be subject to public review, including a public meeting, and for the local authority to have regard to any views expressed by consultees.⁰³

The Draft Holt Conservation Area Appraisal and Management Plan was made available for public consultation across a period between 1 February and 12 March 2021. This included the publication of the draft document on North Norfolk District Council's website with summaries of key information.



Other means of consultation carried out include:

- NNDC and Purcell met with the Friends of North Norfolk in March 2018 to discuss with them the content, scope and aims of the Appraisals.

Comments on the Conservation Areas were invited through NNDC's website during 2020 and an email address provided to send comments.

- Local NNDC Members and Councillors were contacted to inform them of the Appraisal process and to invite comments on the Conservation Areas.

1.7 WHAT DO THESE TERMS MEAN?

There are words and phrases used in relation to the conservation of the historic environment that have a specific meaning in this context. An explanation of some of the most used terms can be found in the Glossary in [Appendix B](#).

Section 2

Summary of Special Interest

This section provides a summary of what is significant about the Holt Conservation Area in terms of its history, architecture and setting.

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2 Summary of Special Interest



The special interest of Holt is primarily derived from its history as a market town, which was a commercial hub for the surrounding villages, and for its predominately Georgian character which emerged during the rebuilding of the town after a fire of 1708; this more refined style contrasts with the vernacular buildings in the locality.

The Conservation Area has a clear core consisting of the commercial centre, which is important in demonstrating the historic and continuing retail use of the High Street, Market Place and immediate surrounding streets. The streets radiating away from the centre of the town are more residential in nature and also show the historic development of the town, with later buildings, such as Victorian cottages, located further away from the Georgian centre. Historic yards and alleyways have in recent years become an important part of the character of Holt, with additional retail and residential uses provided on intimate, enclosed lanes and often demarcated by metal arched entrances.

As well as retail and residential uses, education is another key use within the Conservation Area, with the Old School House of Gresham's School, rebuilt 1858, a key building on the Market Place; the school had been founded in 1555 by Sir John Gresham who left it to the Worshipful Company of Fishmongers.

The early-twentieth century Holt Community Primary School is located on Norwich Road and its predecessor (now a house) is on New Street. There are several large churches and chapels in the town, reflecting both Anglican and non-conformist beliefs. St. Andrew's Church at the east of the Conservation Area demonstrates an example of a typical Norfolk church, made of flint with stone dressings, and dating from the fourteenth century, with restorations in the 1860s by William Butterfield. The 1862 Methodist Church on Obelisk Plain is more unusual in appearance for the area, with polychrome brickwork in a Gothic Revival style. The imposing Wesleyan Chapel on New Street, 1838, now converted into residential use, in a Classical style, is another key ecclesiastical building.

Though most of the character of the town is Georgian, there is evidence of earlier buildings: Nos 3-5 Chapel yard have cores dating back to c1550, though Byfords (Nos. 1-5 Shirehall Plain) is the most visible, with its flint and brick façade and seventeenth century brick mullioned windows. Many of the Georgian buildings may also have earlier material still embedded within them and the street and plot pattern are likely to have been heavily influenced by the medieval layout, as people rebuilt on pre-existing ownership plots following the fire.

Over 100 of the historic buildings within the Conservation Area are nationally Listed at either Grade II or II*, reflecting the importance of this collection of buildings. Several are also Locally Listed, reflecting buildings important for their contribution to local history and character.

Buildings within the Conservation Area are grander two to three storey houses and shops in the commercial core and smaller buildings with more vernacular influences in their design on the radiating streets. Red and gault brick, with some render and painted brick, are prevalent materials, though flint is still used to a lesser degree than in the surrounding rural villages. Subtle or historic tones are typically used on painted facades and joinery. Symmetrical compositions with sash windows and panelled doors with Classical architraves, typical of the Georgian style, bring an elegance to facades. Red clay and black glazed pantiles bring an element of the local vernacular to the buildings.

The retail use of many of the buildings in the Conservation Area, often independent brands, is a key part of its character. There are many good historic or replica shop fronts, with timber window frames, canvas awnings and good signage. Some of these feature Classical details, such as pilasters and pediments.



Retail use also generates activity on the streets, with a bustling and lively atmosphere. The quality of shop fronts and signage has improved since the last Appraisal was carried out in 2010, though there are still some which have inappropriate or garish plastic signage which could be improved to better contribute to the character of the Conservation Area.

The public realm in the Conservation Area is generally uninspiring, with basic surfaces, utilitarian lighting and pedestrian crossings, and much parking on the sides of streets creating a car dominated feel. Traffic and parking are particular issues within Holt, especially in the tourist season. There are some good quality public realm features, such as the War Memorial, Obelisk and historic fountain which are all focal points on the Market Place and High Street, but these are often let down by their settings amongst parking areas and busy roads. The public realm would benefit from a higher quality and better co-ordinated scheme, making better connections between places and relocating parking away from the town centre streets wherever possible.

Though much of the Conservation Area is built up, there are some key green spaces that enhance the area. The churchyard and surrounding playing fields of Gresham's School to the eastern end of the Conservation Area provide a green buffer between the town centre and later development to the east, as well as allowing key views across fields to the church tower and mature trees adding a green backdrop behind the Old School House and along Station Road and Cromer Road. To the west the Horn Pits is a pleasant area of green space and trees within the Conservation Area boundary and the fields and woods of Spout Hills outside the western border of the area provide a green setting and good amenity space for locals and visitors, which has a historic connection to the town as its source of water for many years.

Section 3

Historic Development

This section describes the history of Holt and discusses how the settlement pattern has developed over time.

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3.1 INTRODUCTORY SUMMARY

Holt was recorded in the Domesday Book of 1086 as a relatively large settlement comprising 38 households, five watermills, a market and its own port. The importance of the medieval market is reflected by the rebuilding of the town, following a fire of 1708, around the Market Place. The historic core of Holt dates to the Georgian and early Victorian periods, centred around Market Place and High Street. The town is surrounded on its north, east and west sides by twentieth century, largely residential, development.

3.2 EARLY HISTORY

The name Holt derives from the word ‘wood’ or ‘thicket’ in Old English or Old Norse, most likely referencing woodland around the original settlement.⁰⁴

Human settlement at Holt may date from the Neolithic period, with evidence of human activity illustrated by flint axeheads. The area bears some evidence of settlement during the Bronze Age through a round barrow, visible on the heathland in Holt Country Park; other Bronze Age finds such as a copper alloy palstave, a rapier and pottery fragments also show signs of human settlement. Whilst no Roman structural remains have been found, various pottery fragments, coins and brooches of that date have been unearthed. The north of the parish had an Early Saxon inhumation cemetery, evidenced by a number of brooches, suggesting there was a Saxon settlement in the area.

Holt had 38.3 recorded households in Domesday, under King William, making it a large settlement at the time.⁰⁵ It had five watermills, owing to the long river boundary of the parish; one of these was Hempstead Mill (in the parish of Holt) which lay to the south of the town. It also had a market of its own and a port, probably at Cley⁰⁶. Blakeney, Bale, Hempstead and parts of Briston and Sharrington were also attached to Holt. Domesday does not mention a church at Holt. However, as the centre of the manor and an active market town, the possibility that there was a church is high.

3.3 MEDIEVAL AND POST MEDIEVAL

From the late-eleventh century, the de Vaux family were the Lords of the Manor at Holt. The medieval manor was probably in the setting of the present Holt Hall, to the north of the Conservation Area boundary.⁰⁷

The medieval marketplace was in place by the twelfth century. The town was built around an open space with the church and manor house, now the location of the Old School House, on the east. A toll house would have been the only building on this open space. Weekly market stalls would have been erected nearby, which would later have been replaced by buildings in brick and stone. The church was first mentioned in 1288, under the patronage of Lord of the Manor, Sir John de Vaux. The fabric of St Andrew’s Church dates back to the fourteenth century; although, whilst the interior core contains fourteenth century arcades with

octagonal piers and a piscina in the south aisle, the building was largely rebuilt after the fire of 1708 (and again by William Butterfield in 1864).

In the fifteenth century, there were four small manors at Holt: Nerford’s Manor, Ros’ Manor, Perers’ Manor and Hales’ Manor.⁰⁸

Buildings pre-dating the fire of 1708 are relatively rare. The buildings with the oldest origins in Holt are Nos. 3 to 6 Chapel Yard; whilst these four cottages have nineteenth century exteriors, their core structures date back to c.1550.⁰⁹ These buildings are particularly important as a rare pre-fire survival. Byfords (Nos. 1, 3 and 5 Shirehall Plain) is also an early building, dating back to the seventeenth century with an earlier core (the cellar dates to the fifteenth century).



Nos. 3-6 Chapel Yard today. C.1550 cores with nineteenth century exteriors



The School House was founded as a Free Grammar School by Sir John Gresham in 1555 in Holt's (Hales') Manor House, owned by the Gresham family. John Gresham, alongside his brother Sir Richard Gresham, was a successful merchant, courtier and financier to Henry VIII and other significant figures such as Cardinal Wolsey. Gresham, as mayor of London, forged close ties to the Worshipful Company of Fishmongers, and left the school to their management upon his death. The Elizabethan building took an 'E-shaped' plan; it was damaged in the 1708 fire and rebuilt in 1858. Metal plates survive bearing the Coats of Arms of the Fishmongers Company and the Gresham's family; for preservation these have been taken down and facsimiles take their place in the recess above the main door of the original school building.

A doorhouse was built in Holt in 1599, probably on Spouts Hill near the former Gas Works. This no longer remains.



Facsimiles of sixteenth century Coats of Arms of the Fishmongers Company and the Gresham's family on the Old School House

3.4 EIGHTEENTH CENTURY

In 1708 a fire, which started in the market, destroyed or damaged much of Holt. Buildings affected included St Andrew's Church (which had a thatch roof at the time), the Quakers' Meeting House on the north side of Bull Street, the White Lion, Wansbeck House, as well as the whole of the market block. The rebuilding was orientated around the Market Place, rather than the church, which had been the centre of town before the fire. The largescale rebuilding was supported by public donations, encouraged by a royal brief. The church was restored in 1727.

Therefore, many of the central buildings around the Market Place, the High Street and Bull Street date to the eighteenth century (some of these earlier or with earlier structures) and were constructed in the Georgian style. The spread of Classically influenced architectural styles and motifs to provincial town such as Holt would have been encouraged by the new houses being built in centres such as Norwich and perhaps also through local builders working on country houses for the gentry. The eighteenth century also saw the publication of numerous pattern-books which would have been available to provincial buildings, giving designs for house fronts and architectural details.

The difficulties of building in a formal Classically-fronted house in Holt must have been considerable.

After the fire, the owners of land would not have wished to lose their plots, so rebuilding often took place on the footprints of earlier, often smaller buildings. In addition, a sense of economy encouraged the incorporation of any walls which had survived the fire and the continued use of flint cobbles in construction. Some of the older houses were enlarged or refronted, such as High Silver on Obelisk Plain, or had new features added, such as the sash windows introduced on the west side of Shirehall Plain (Byfords).

The Shirehall was built on the marketplace in the eighteenth century on the position of the medieval corn market and toll house; it was used as a magistrate's court until the 1970s. A number of the houses, which feature grander proportions or minor decorative architectural features (such as ornamental porches), date to the eighteenth century including Hanworth House on Bull Street, Nelson House and Janaway House on White Lion Street, and the rebuilt Wansbeck House on White Lion Street. The Manor House on the south side of the High Street is an impressive Georgian building. The grand façade of Hill House also dates to the eighteenth century, over an earlier double pile core. Commercial buildings dating to the eighteenth century include White Lion Public House and the Feathers Hotel on Market Place., the latter probably one of the earliest buildings to be reconstructed after the fire.

A windmill was built at the corner of Mill Street and New Street in the late eighteenth century; this mill, which continued in use until about 1920, ground wheat and barley. The sails were removed in the 1920s and the rest of the building was demolished in 1973.

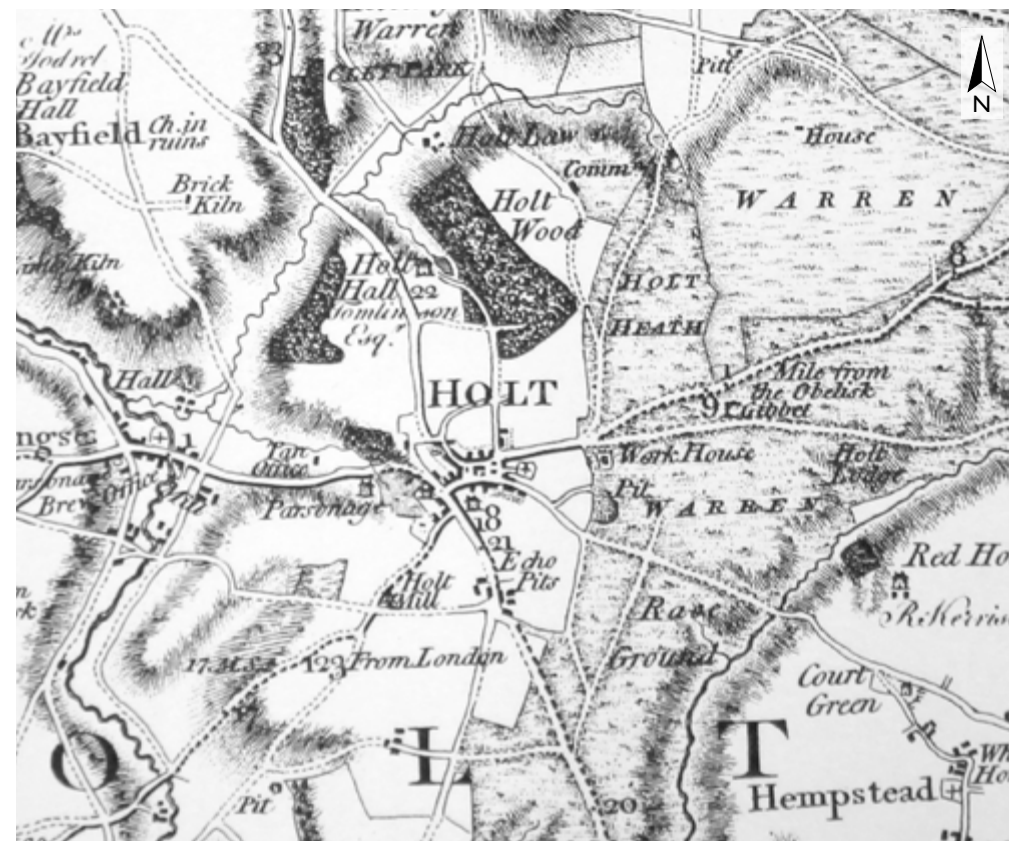
One of the earliest maps of Norfolk by William Faden, dating to 1797, shows Holt as a relatively large settlement on the route between Erpingham and Cley. Significant buildings picked out by the map annotations include Holt Mill (just to the south of Conservation Area), the parsonage and the workhouse. The church is also clearly discernible to the east of the Central Market Place, a large open space with a few central buildings. Houses lined the surrounding Market Place and Bull Street. To the north of the Conservation Area boundary, the first Holt Hall is shown, to the west of the lake on the location of the present Hall cottages. These were known as ‘The Old Hall’ and were recorded as such in nineteenth century census returns; they may contain fabric of the earlier manor.¹⁰ The Hall Cottages at the site of the Old Hall were demolished in the mid-nineteenth century and the ponds were enlarged into the present lake.

Various trades would have been located in the town. A former forge was demolished at the entrance to Chapel yard to create a wider access. A courtyard behind

the former Carpenters' Arms pub on Norwich Road is thought to have been home to the town carpenters. There were also butchers, bakers and clock makers. The Baker family, still trading in the town as Bakers and Larners, started as ironmongers in 1782. There were at one time also 10 inns in the town, which would have offered accommodation for those travelling by coach. A coach between London and Dereham once stopped in the town three times a week. The Feathers is an outstanding example of a traditional inn which was also home to an excise office. Petty Sessions were held there and it even held a post office for a time.

There were a surprising number of nonconformist chapels of churches within Holt. The first Presbyterian minister was licensed in Holt in 1672 and Quakers are listed

in the parish register from 1700. Some chapels such as Oddfellows Hall (now No. 35 Albert Street) and Lion House in the High Street have obscure origins; the first is thought to have started life as a Calvinist Chapel and the second may have had a brief use as a Wesleyan Chapel around 1850.



Faden's Map of Norfolk, 1797 (Norwich Heritage Centre)

3.5 NINETEENTH CENTURY

In 1810, the open fields and commons were divided and allotted under the Holt and Letheringsett Inclosure Award, as indicated by the enclosure map of 1810.

This map shows the landowners in the parish of Holt, of which there were a number owing to the size of the settlement. These included the Worshipful Company of Fishmongers, who managed the school and owned other land, and Thomas Fisher who owned land at the town centre and at the peripheries. The marketplace had grown with a number of additional buildings added since the late eighteenth century.



Plan of the Parish of Holt with part of Letheringsett in the County of Norfolk, 1810 (Norfolk Record Office: C/Sca2/165)



The town grew significantly in the first half of the nineteenth century with many houses built for civic improvement and a number of other institutions established. A new workhouse was erected in Workhouse Lane in the early nineteenth century and the guardians of the old poorhouse sold it off in 1839.

Methodism was present in Holt from the late eighteenth century; William Hardy of Letheringsett Hall established a Wesleyan Society in 1813 and funded the building of a chapel, long known as the Chancery buildings, now two houses Nos. 18 and 20 Albert Street. A larger Wesleyan Chapel was built in New Street in 1838 (restored in 1893 as indicated in the date stone), today converted into a house. The associated burial ground was converted by the town council into a public garden opposite Chapel Yard in 1992. A faction in the church led to the establishment of a Methodist Free Society, for whom a church at the top of Letheringsett Hill was built, designed by Thomas Jekyll, an important Norwich architect, in 1862. The patron was William Cozens-Hardy, a notable local Methodist who lived at Letheringsett Hall. By the end of the century this had become a United Methodist Church. There was also a Primitive Methodist Chapel off Bull Street.



Wesleyan Chapel on New Street built 1838



The Tithe Map of Holt, which dates to 1839, shows New Street, running north-west from the High Street, had been laid out in the early-nineteenth century. The Shirehall, built in the eighteenth century, sat at the crux of the town centre (now called Shirehall Plain) as an island building to the north of the other market buildings. The Market Place had become more crowded, or the area more accurately detailed. Further detail to the houses on the streets bounding the Market Place shows their narrow frontages and relatively close grain. The streets on the peripheries, such as New Street, featured more capacious plots, many of which were undeveloped. Many of the houses and buildings shown on the Tithe Map of 1839 still remain. A mill is shown on the Tithe Map to the south-east of Holt on the Hempstead Road, with a mill pond adjacent. The now known as Hempstead Mill. The mill and its associated Mill House were built in 1830 by Richard John Gurney and was at the time known as Holt Mill.¹¹



Tithe Map, Parish of Holt, 1839 (Norfolk Record Office: DN/TA 494)



Holt Hall was built for Walter Hamilton Pemberton in the mid-nineteenth century, to the north of the Conservation Area. A waterworks opened in 1855. In the same year, the police station on Station Road (then Hempstead Road) was built; the building contained two cells as well as quarters for the inspector and one constable. It closed in the 1960s when a new station was built on Norwich Road. It is now a private house.

Gresham's School was rebuilt in 1858 by Mr Suter, architect to the Fishmongers. The new building, in red and black brick, adopted the Elizabethan style of the original building. A Board School had also been established on New Street in 1851, which was in use until 1928 when the new primary school building was opened on Norwich Road.

In the early 1860s, the church underwent external and internal alterations. Rector, Reverend E. Brummell, put in new pews and removed the gallery from the west end. William Butterfield was the architect responsible for drawing up the plans in 1864 (he also, later, restored the nearby church at Letheringsett). The churchyard was enlarged at this point.

Following the arrival of the first railway in Norfolk in 1844, the line from Melton Constable to Holt was begun in 1883 and opened in 1884. The first pavilion-like station was opened at Holt in November 1886 (this was lost to a fire in 1926).

The photograph below shows Obelisk Plain with the famed mid-eighteenth-century Holt Obelisk. The former gate pier from Melton Constable (dating to the mid-eighteenth century) still remains at the south-western side of the town. The dirt road has long gone but the buildings, mostly listed, either side are recognisable, for example the narrow, gabled front elevation of No. 33 High Street in the background on the right. The water pump has also gone and the lamppost replaced with a cast iron fountain surmounted with a gas lamp in 1887, commemorating Queen Victoria's Jubilee. This was originally located on the site of the Ware memorial in the Market Place but was moved to its current location in 1920. The lamp gained the nickname 'Blind Sam' as the intermittent gas supply meant it was not often lit.¹²



The former Police Station on Station Road



The new Grammar School at Holt as rebuilt in 1858 (Norfolk Record Office: MC 2043/1/6)



Obelisk Plain in the 1880s (Norfolk Record Office: MC 2043/1/7)



From 1885, Holt's water supply was pumped from Spout Hills to a water tower on Shirehall Plain. Spout Hills was thought to have once been a quarry but from the 1890s it was referred to as the Pleasure Ground. The tower was a landmark site and held 150,000 gallons of water. It was demolished in 1957 when the water supply system was upgraded and a tower was built at Baconsthorpe.

The 1881-1887 OS map provides the first geographically accurate illustration of Holt. The map demonstrates Holt's size and status as a prosperous market town with important local industries. The recently arrived railway line lay to the south of the town and was important in widening Holt's market and disseminating goods further afield. The settlement was still orientated around the Market Place with the Grammar School to the east and the church further to the east. The Old Rectory was the other side of town, at the western end of Spout Common (outside the Conservation Area boundary). The town centre incorporated the three Methodist chapels built in that century (Wesleyan, Primitive and Free), a number of inns (including the eighteenth-century White Lion Inn and the King's Head Inn) and a concert hall. The police station was marked on what was then Hempstead Road, near Holt Station. Several farms occupied the land just to the south of the town such as Valley Farm and White House Farm. Industries at the western peripheries of the town included a brewery and a gas works on Spout Common, and to the south of the town, a brick works.



1881-1887 1: 2,500 OS map © Crown Copyright 2020. All rights reserved. Licence number 100020449.



3.6 EARLY TWENTIETH CENTURY

The following images depicting the main streets of Holt are mostly undated, but most likely show the town at the turn of the twentieth century, indicated by the presence of dirt cobbled roads and horses and carts. The photographs capture elegant houses, institutional buildings such as the Methodist Free Chapel and attractive Victorian shopfronts with canvas awnings, reflecting the prosperity and development of Holt during the nineteenth century.



The High street in Holt (the grand gabled building no longer remains), undated (Norfolk Heritage Centre: HOL NOR: QA)



The same view of the High Street in 2020



The marketplace in Holt, undated (Norfolk Heritage Centre: C HOL NOR: QA)



The same view in 2020



The marketplace, Holt; an ornamental lamp sits in the position of the future war memorial, 1910 (Norfolk Heritage Centre: C HOL NML/ NFR)



The same view of the Market Place in 2020



Methodist Free Church, Holt, undated (Norfolk Heritage Centre: C HOL NOR: QA)



A similar view of the Methodist Free Church in 2020

Gresham's school, which had somewhat lost its direction by 1900, was revived by a new head in that year. It was made a public school and became a nationally known and respected school.¹³ The school has international acclaim today with alumni including Benjamin Britten, the composer, and W.H. Auden and Stephen Spender, the poets. The school's former building still stands in the Market Place, now in use as the pre-prep and nursery for the school. The preparatory school itself moved out to the Cromer Road in 1904 into the Big School, with a boarding house, both built between 1900 and 1903. These lie just outside the eastern boundary of the Conservation Area. A number of other school buildings were added in the early twentieth century. The school chapel, for example, was built in 1912 by Maxwell Ayrton and the Library was built by Alan Munby in 1931.

The early-twentieth century OS map shows minimal change in Holt with the exception of the school house paired terrace to the east of the grammar school and terraced housing at the junction of New Street and Mill Street.



1905-1906 1: 2,500 OS map © Crown Copyright 2020. All rights reserved. Licence number 100020449.

In the early stages of the First World War, several bombs meant for Humber fell around Holt. A battalion of the Sussex Regiment set up camp in fields around the town where training took place, known as Holt Camp. The War Memorial at Holt was unveiled in 1921. The following image shows a large gathering in the village, probably the unveiling, in 1921.

A new station building of a similar design to the former was built in 1926 following a fire. The building lasted until the closure of the line in 1965.

The Regal Cinema was built in 1937 and was pivotal to the public entertainment of Holt for the first half of the twentieth century. However, as cinema audiences declined in the 1960s it was closed and the site was redeveloped for flats now known as Regal Court.



Unveiling of the War Memorial, 1921 (Norfolk Heritage Centre: C/HOL 3463)



3.7 MID TO LATE TWENTIETH CENTURY AND TWENTY FIRST CENTURY

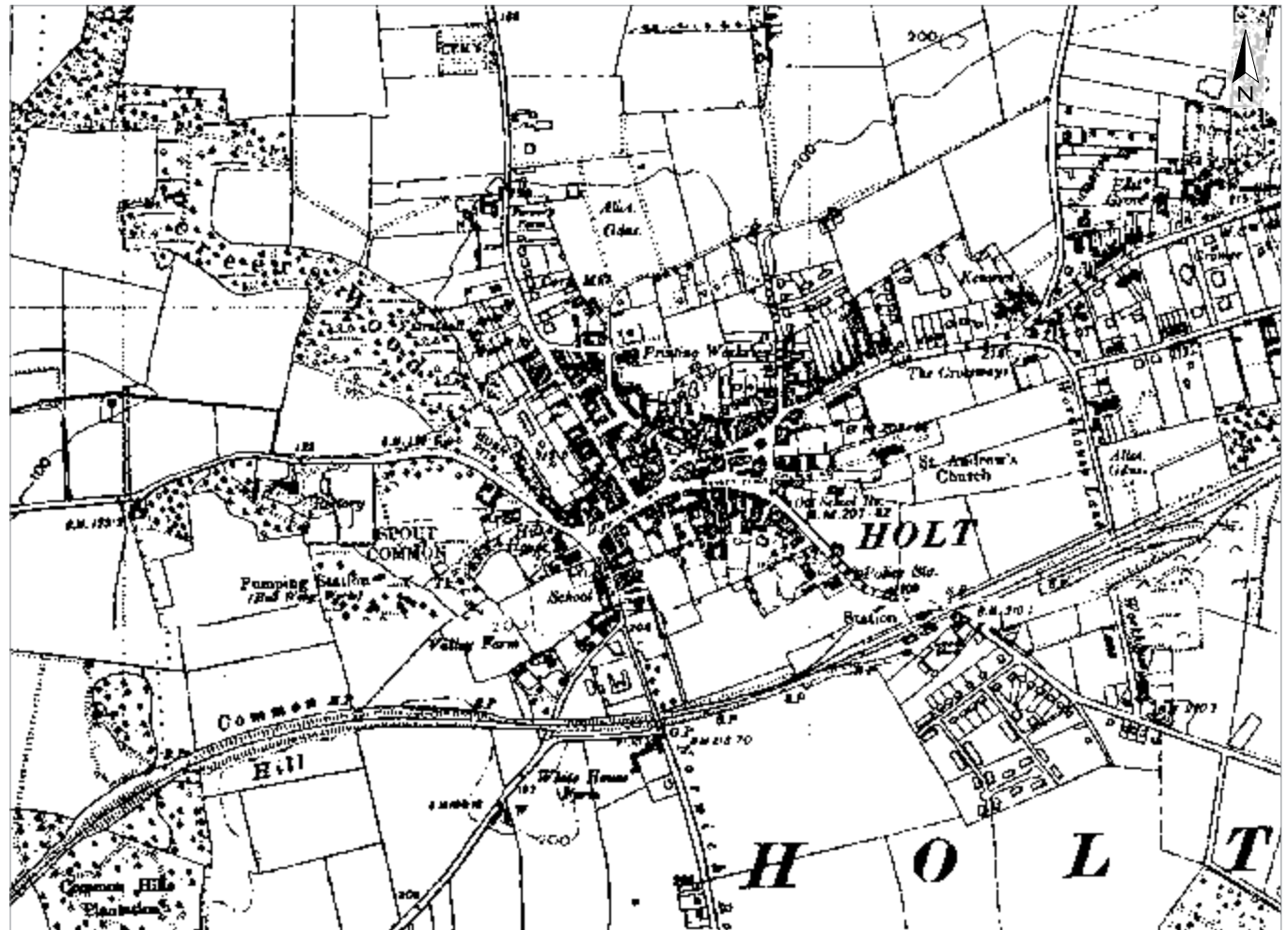
During the Second World War, Holt was under threat owing to its military importance; its role as a strategic centre for coastal defenses against the threat of a German invasion meant it became a garrison town during the War. Rural tranquility was ruptured for the duration of the War.

The railway in Holt was closed in 1963 owing to the Beeching report (a plan by Richard Beeching in the 1960s to restructure Britain's rail network); this closure changed the industry in Holt from market trade to small businesses, light industry and residential housing. The weekly cattle market was a victim of the railway closure, which meant trading ceased. Holt Society was established in 1965, set up to preserve the Georgian town centre of Holt.

The mid-twentieth century OS map shows there had been expansion around the outskirts of Holt with further residential accommodation built on the edge of the town including 'Fairstead', a cul-de-sac developed to the north-east of the Market Place (now locally listed). To the north-west of the church (outside the Conservation Area) a number of houses had been built along Cromer Road. New Street also featured new semi-detached and detached housing. A small enclave of semi-detached buildings had been built just

to the south of the station. The map also shows Holt Primary School, opened in 1928 and built in the triangle between the railway line, Valley Lane and Norwich

Road. Despite early-twentieth century changes, the historic core of Holt, developed in the eighteenth and nineteenth centuries, still remained legible.



1938-1952 1:10,000 © Crown Copyright 2020. All rights reserved. Licence number 100020449.



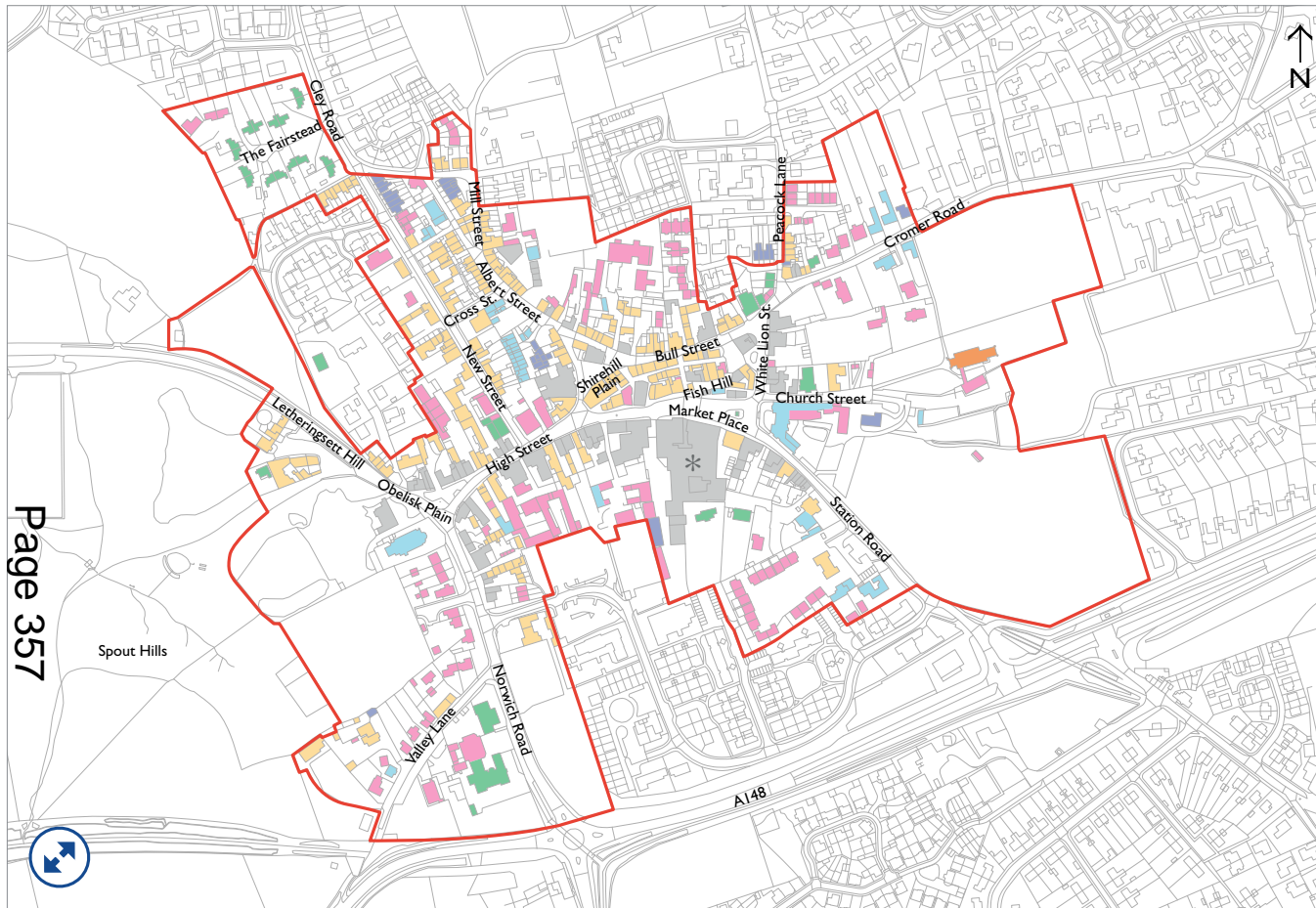
The Quaker Meeting House was taken down in the 1920s to make way for a Post Office with the stipulation that the burial ground, where people had been interred in the eighteenth century, should not be built upon.

From the mid-twentieth century to the present, Holt has expanded around the peripheries, particularly along Valley Lane, Cromer Road and Norwich Road. New enclaves of semi-detached and terraced houses have been built off New Street (Town Close) and off Station Road (The Beeches). A few modern buildings have been added into the centre of the town, for example Barclays at a prominent corner between New Street and High Street, and the neighbouring Nos. 12 and 14 High Street. The opening of Budgen's and a large car park in 1985, to the south of the High Street, altered the character of the Conservation Area by erasing historic plot patterns. In the 1990s, the A148 was built along the line of the former railway line, to reduce traffic through Holt. This new infrastructure triggered the development of a substantial housing suburb to the south of Holt.

Holt was one of the first Conservation Areas designated by the County Council, in December 1974.

In 2012, the church was extended to the south and the Meeting Room was consecrated by the Bishop of Norwich in 2013. During the works, several graves were excavated including those of Rebecca, a woollen draper's wife, who was found with a gold ring and a mourning ring.

Today Holt is no longer a market town but it does still serve as a service centre for the surrounding villages and is a key shopping centre. The town's shops are increasingly catering for affluent visitors, drawn here by Gresham's School, or tourists during the summer months.



Historic Development Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.

KEY

- Conservation Area Boundary
- 14th Century Church Fabric
- 16th to 19th Century
- Pre-1839 Fabric
- 1839 to 1881/87
- 1881/87 to 1905/06
- 1905/06 to 1938/52
- Mid-20th Century to Present
- * Much Rebuilt 1970s

This plan indicates the age of the existing built fabric of the main buildings and structures in Holt. It is mostly based on a comparison of historic maps with limited verification through viewing of the existing building from the street. Some buildings may have been constructed in phases but generally only the main phase is shown here. Some buildings may have been partially rebuilt or substantially repaired since they were first built but their footprint was unchanged and so the change is not obvious in map comparisons. Where this is the case, generally the building is coloured for the earliest date that it appears on the map.

Section 4

Character Assessment

This section describes the elements of the Holt Conservation Area that contribute to its setting, architecture form, street pattern and townscape character.

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4.1 LOCATION AND TOPOGRAPHY

Holt is a former market town sited three miles (five kilometres) south of the coast. The town is well served by roads linking it to surrounding villages and to the larger settlements of Fakenham, Cromer and Norwich, which lies approximately 23 miles to the south-east.

The Conservation Area boundary covers the town centre, with close-knit streets, lanes and alleys lined with shops and cafes. At the east end is St. Andrew's Church and graveyard, as well as the Old School House, now the pre-prep and nursery for Gresham's School, and the school's open playing fields. Station Road and Cromer Road leave the town to the east. To the north and south-west of the town centre are more residential areas, with Norwich Road leading out of the town to the south, Letheringsett Road to the north-west and Cley Road leading north. Buildings generally get later in date the further from the town centre they are located.

The south side of Holt is separated from the centre by the A148 road, which follows the line of the former railway. This allows traffic to bypass the centre of the town, but also separates it from the woods to the south and an important local amenity, Holt Country Park.


At the north-east of the town is the current railway terminus, managed by the North Norfolk Railway who run trips on historic trains up to Sheringham. To the west of the town is Spout Hills, the location of springs formerly used to supply the town with water. The surrounding landscape of Holt is discussed in more detail below.

Holt is located just outside the North Norfolk Coast Area of Outstanding Natural Beauty (AONB), the boundary of which wraps around the northern edge of the town. Policies for the management of the AONB are contained within the AONB Management Plan, prepared by the Norfolk Coast Partnership. It includes objectives and policies relating to the built and historic environment, which should be referenced when planning change in the area: <http://www.norfolkcoastaonb.org.uk/partnership/aonb-management-plan/377>. In addition, it is close to the area known as the North Norfolk Heritage Coast and the marshland coast to the north forms part of the North Norfolk Coast Site of Special Scientific Interest (SSSI), which constitutes one of the largest undeveloped coastal habitats of its type in Europe.¹⁴


The Holt Lowes SSSI, located to the south of the town, is an area of dry sandy heathland on slopes along the valley of the River Glaven. The area is rich in flora and fauna, some of which is only found in this location in East Anglia, such as Wood Horsetail and the Keeled Skimmer dragonfly.¹⁵

The topography of the landscape within the town centre itself is relatively flat. To the west the land slopes down in the Spout Hills area and to the south, within Holt Country Park, the land slopes down to form the river valley of the River Glaven. The road leading in from the north-west from Letheringsett therefore curves and slopes up as you enter the town. Holt lies at the western end of the Cromer Ridge, a glacial moraine of sandy soil. To the north, the Ridge slopes down towards the coastal villages at the edge of the saltmarsh; Cley-next-the-Sea, Kelling and Salhouse.

**KEY**

 Norfolk Coast Area of Outstanding Natural Beauty

 North Norfolk Coast Site of Special Scientific Interest

 Holt Lowes Site of Special Scientific Interest



4.2 SETTING AND VIEWS

Definition of Setting

The setting of a conservation area provides its physical context, reflecting the landscape character around it. Setting is made up of several elements beyond just topographical or natural parameters; it is also made up of sounds, smells, environmental atmosphere and the way people move around it and experience. It can contribute both positively and negatively to the significance of a site and can provide evidence of the historic context of a place. Views also form part of the contribution to the setting of conservation areas. They may include views from, to, within or across an area, taking into consideration the area's surroundings, local topography, natural and built features, and relationships between buildings and spaces.

The Importance of Views

The assessment of views within the setting of heritage assets is an important part of establishing its heritage value. A view may be significant for a number of reasons: it may clearly show a key building or group of buildings, it may show the relationship of one heritage asset to another or to the natural landscape, it may illustrate the unplanned beauty of a village-scape, it may tell the narrative of how a place has evolved over time, or it may show how a view has been deliberately designed. Views can be static or may change as a viewer moves through a place. They may be short or long range, or look across, through, to or from a heritage asset.

The setting of Holt is described below, together with a discussion of views of the Conservation Area. The view photographs included in this Appraisal are a representative selection. The omission of any view imagery here does not mean that they have no value.

4.2.1 Surrounding Landscape

Holt enjoys a particularly attractive rural setting. Some early visitors paid more attention to Holt's setting than to the town itself. Visiting the town in 1821, William Cobbett observed "*From Holt you look to the distance of seven or eight miles, over a very fine valley*". Presumably this refers to the Glaven Valley, which lies to the south and west sides of Holt. This is very significant landscape area in North Norfolk, which has history of milling on the river for over 1000 years. This key industry fed trade on the coast and provided food and jobs for local people for hundreds of years. The river has its source at Baconsthorpe to the east of Holt. It then flows to the south of Holt down to Hunworth where it turns northwards and flows out to sea at Cley. The River Glaven provides an attractive river valley landscape rich with ecological interest.

Agricultural landscape also surrounds Holt, with large fields on the top of rolling hills and smaller fields closer to the river valley. There is also a good deal of woodland around Holt, particularly on the south side where Holt Country Park is located. This includes areas of older woodland and more recent plantations of pine trees, which make use of areas of poor acidic soil. The plantations on the east side are broken up by Gresham's School and Kelling Hospital; both have large grounds. There are smaller areas of woodland to the north, where the Cromer Ridge slopes down towards the coast.



Spout Hills is located to the west of the town, where several springs flow to ponds and previously supplied Holt with water. Now the area is an attractive place for people to walk in the fields and small woods. The site supports a variety of wildlife habitats.

The Conservation Area boundary itself is focused on the town centre. Surrounding this, particularly to the north, east and south, are more recent residential areas which are not of special interest. Some of this housing is located to the south of the A148, as well as small industrial estates off Hempstead Road.



The valley of the River Glaven in the wider setting of Holt



Woodland and heathland at Holt Country Park to the south of Holt



Pond at Spout Hills to the west of Holt



Spout Hills



Agricultural land to the south-west of Holt



Modern housing to the south of the Conservation Area boundary



4.2.2 Views into and within Conservation Area

There are several different types of views within Holt:

- General views of streets/shops;
- Views of focal spaces/landmark buildings;
- Views over playing fields;
- Glimpsed views down alleys/into yards;
- Leafy views on Letheringsett Road; and
- Views out to the west.

Some representative view photographs are provided below.

Within the centre, the streets are densely lined with houses and, so wide views are limited but general views along streets show the bustling retail centre of the town. These include views along the High Street, Market Place, White Lion Street, Bull Street and the residential streets of New Street and Albert Street to the north (Views 1-7). Some streets are wider giving slightly more open views, while other streets are narrow giving an enclosed feeling.

There are a few focal spaces and landmark buildings within the town centre that provide wider views of key features (Views 8-10). These are around Obelisk Plain to the west, where the obelisk, fountain/lamppost and Methodist Church feature in wider views of this more open junction. The views are negatively impacted by traffic, parking and some basic public realm features. The Market Place is a wider street, designed to accommodate market stalls historically. The space therefore provides more open views of the surrounding buildings, with the War Memorial and the Old School House as focal features.

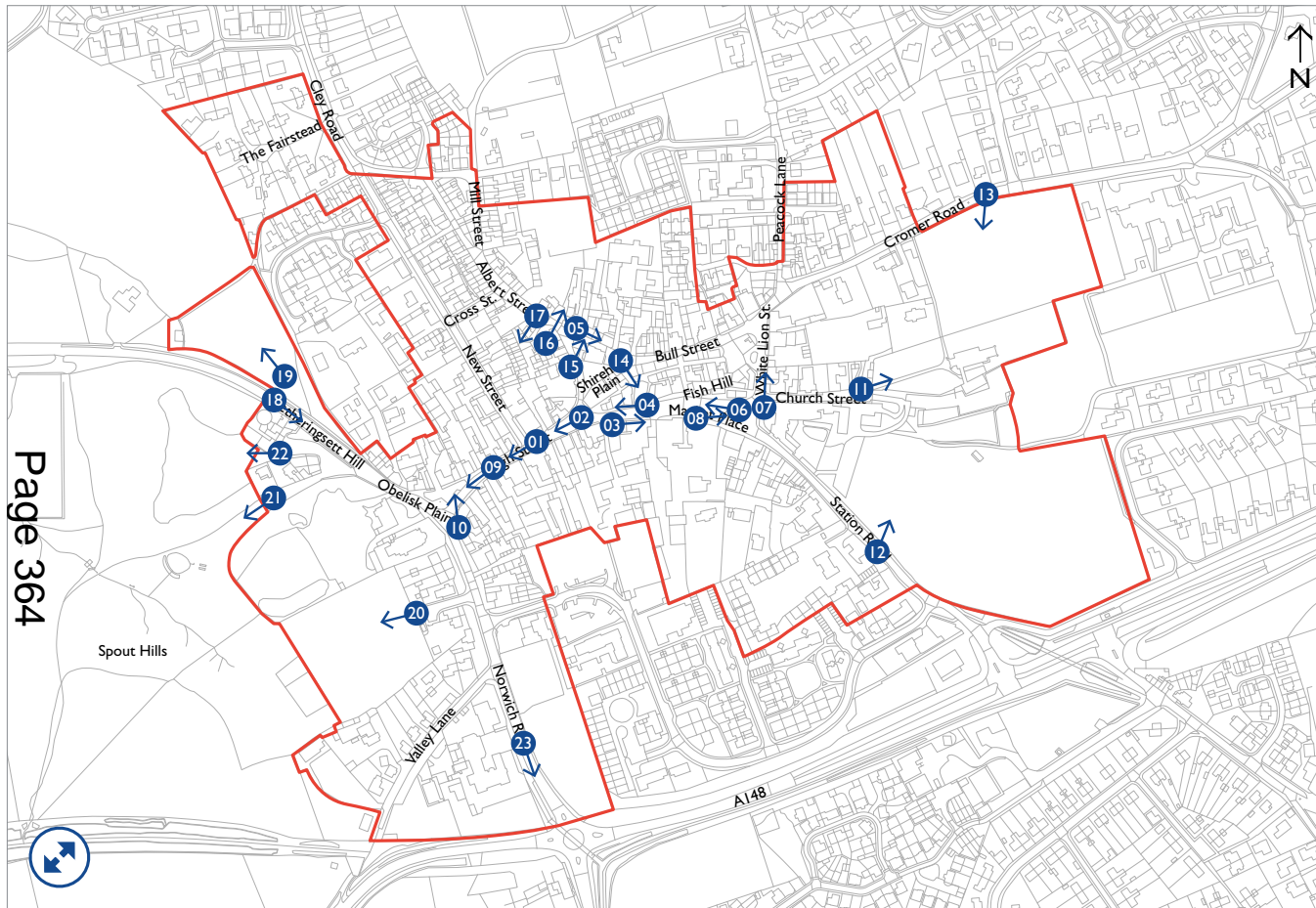
In a more contained setting is St. Andrew's Church, the tower of which is a dramatic feature in short range views in the churchyard, as well as being an interesting feature in views across the school playing fields to the north and south (Views 11-13). The fields provide a well-tended and pleasant green space in views from Station Road.

There are several small alleys and yards leading off the main streets in the centre of Holt (Views 14-17). The entrances to these come as a pleasant surprise to viewers walking through the town, often with attractive metal arches over and providing enticing glimpses of buildings, shops and businesses within.

In contrast to the busy shopping streets of the centre, Letheringsett Road provides an enclosed leafy view, particularly for those entering the town from the north, before opening up to the space around Obelisk Plain (View 18). There are also green views of the small area of woodland, called Little Hills or Horn Pits, on the north side of Letheringsett Road (View 19).

The town centre is fairly self-contained with little direct visual connection to the surrounding landscape. To the west of the town there are, however, some opportunities to see out to the green spaces beyond. From the small close to the south of the Methodist Church, off the west side of Norwich Road, there are views over fields which slope down to the Spout Hills area, with trees lining boundaries and forming small plantations (View 20). From the area around the former gas works off Letheringsett Road, there are also views across to Spout Hills, including trees, open fields and ponds (Views 21-22).

There are limited views looking away from the town to the south are less positive. Station Road and Norwich Road both connect with the A148 by-pass, with views across the by-pass to a modern housing estate, and in the case of Norwich Road, a roundabout and some indifferently maintained buildings (View 23).



Views Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.



View 01

View looking west on the High Street, giving a general impression of the retail streetscape.



View 02

View looking west on the High Street, giving a general impression of the retail streetscape.



View 03

View looking east along the Market Place, giving a general impression of the retail streetscape.



View 04

View looking west along the High Street, giving a general impression of the retail streetscape.





View 05

View looking along Gun Hill, showing one of the narrower retail streets in the centre of Holt.



View 06

View looking west over the open Market Place.



View 08

View of the open Market Place, with the War Memorial and Old School House as focal points.



View 07

View looking north along White Lion Street, giving a general impression of the retail streetscape.





View 09

View of Obelisk Pan with the Methodist Church as a focal point.



View 10

View of Obelisk Plain looking north, where the streetscape is more open and the obelisk and fountain/lamppost provide focal points.



View 11

View of the tower of St. Andrew's Church through the churchyard.



View 12

View looking north over playing fields to St. Andrew's Church.





View 13

View looking south over playing fields to St. Andrew's Church.



View 14

View looking along the narrow lane of Gun Hill between Shirehall Plain and the Market Place.



View 15

View looking into Hooper's Yard.



View 16

View looking into Franklyn's Yard.





View 17

Glimpsed view to cottages on Weston Square.



View 18

View south on Letheringsett Road, entering the town with a leafy enclosed feeling.



View 19

View of the wooded area on the north side of Letheringsett Road.



View 20

View looking over fields from the close off the west side of Norwich Road.





View 21

View west to ponds at Spout Hills.



View 22

View west over fields to the Spout Hills area.



View 23

Unattractive view looking southwards out of the Conservation Area to the roundabout and pedestrian tunnel where the A148 meets the B1149.





4.3 TOWNSCAPE, SPATIAL ANALYSIS AND GREENERY

4.3.1 Street/Plot Patterns and Interrelationship of Spaces

The original village was centred round the parish church. After the fire of 1708, the focus for rebuilding became the Market Place. The new centre was a rectangular area created by Market Place, Bull Street, White Lion Street and Shirehall Plain; there was also some linear development, following the High Street away to the west. The market was moved at some point from this location to an area behind the Feathers Hotel but is still remembered in its old location by road names such as Fish Hill and Bull Street. Today the Market Place is reduced in size, as houses/shops were built on the north side (Fish Hill area), probably on the site of former market stalls, which would account for the irregular arrangement of buildings. The east end of the Market Place is a key junction and is now the site of the town's war memorial, which creates a focal point in a wider area of the streetscape. Just as Market Place begins the main thoroughfare through the town at the west end, Obelisk Plain closes it at the west end.

Like Market Place, Obelisk Plain has no specialised role, but its importance as one of the gateways to the town centre is marked by two historic features, the cast iron fountain/street lamp 'Blind Sam' (so called by locals as it did not work well and therefore was not often lit), and a milestone believed to be a seventeenth century

gatepost from Melton Constable Hall. There is a small open area where Market Place and High Street meet; it serves no particular purpose but is a pleasant space which punctuates and adds variety to the main street of the town. To the north of this is the open area of Shirehall Plain, with Byfords (Nos. 1-3), a particularly attractive row of houses on the west side.

During the early to mid-Victorian periods, development was primarily linear, following the line of roads leading to the centre, particularly New Street and Albert Street. Twentieth century housing has occupied the spaces left by the Victorians, infilling the areas between the roads, and expanding into the fields to the south and south-east. This has resulted in the town having a rectilinear 'L' shaped plan.

For most its history the growth of Holt was gradual and its historic architecture was retained and re-used, rather than being threatened by any large scale development. As a consequence, the general character of the centre remains very much that of a late-Georgian market town with two and occasionally three-storey buildings. Most buildings are on narrow plots leading back from the street.

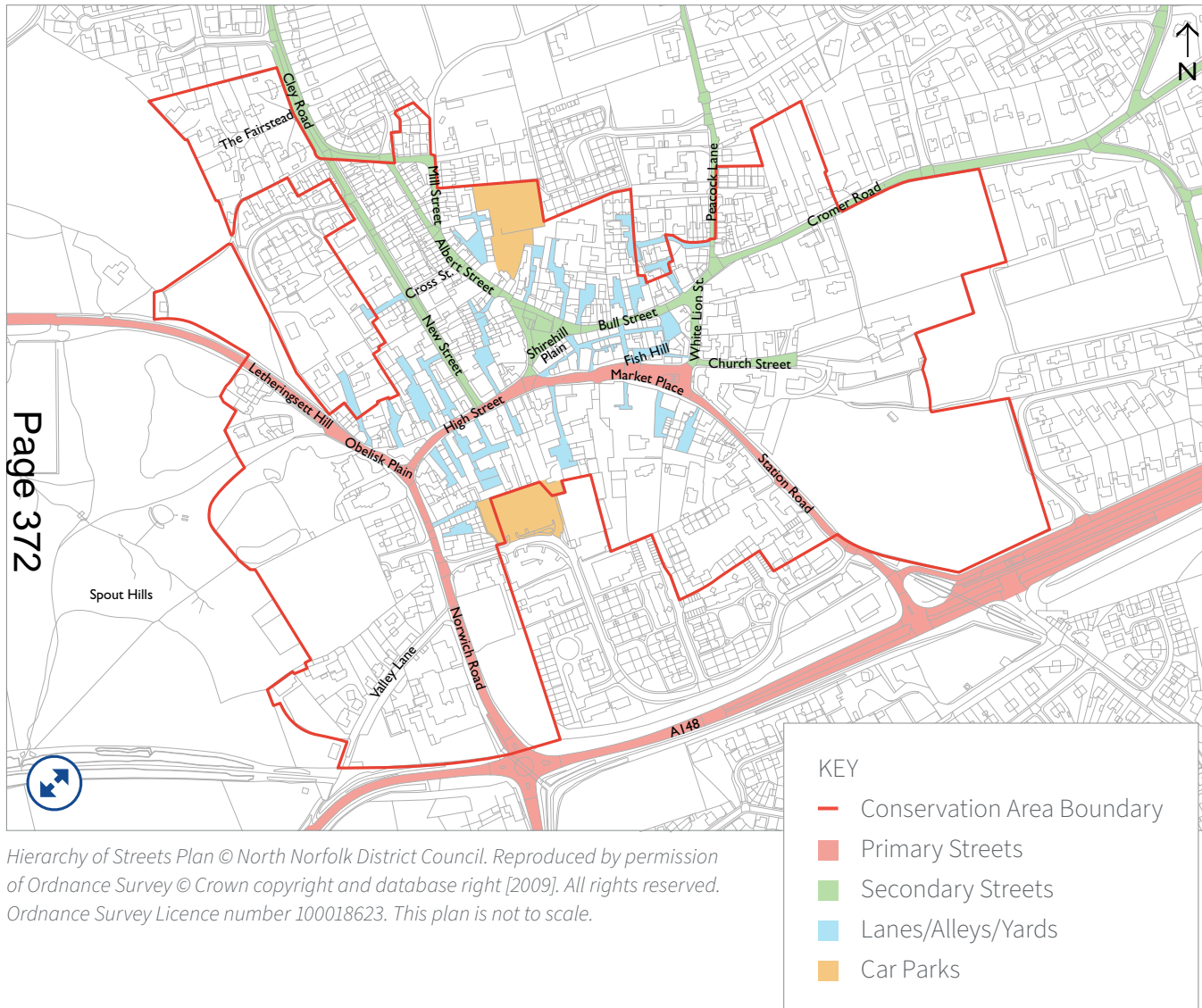
One of the most significant changes to the centre has been the construction of a large Budgens store and car park on the south side of High Street/Market Place. This is a visual intrusion into what is otherwise a small-scale

and relatively homogeneous town centre. The other car park in the town is located off Albert Street beside Chapel Yard.

One key feature of the street pattern in Holt is the numerous small lanes, alleys and yards leading off the main streets. These narrow lanes have a feeling of enclosure which contrasts with the wide open spaces of the Market Place or Obelisk Plain. Some of the alleys and yards have historic or modern rows or groups of cottages on them, while others have been converted into small shopping arcades. Several of these have been done well and are pleasant enclaves within the town centre. Chapel Yard is more open than most of these alleys/yards, with a roughly triangular shape and open space to the south and east for the Albert Street car park. Lees yard to the east of this also opens up into a wide yard area.

Between the Market Place and Bull Street, there are several very narrow alleys which allow small, enclosed glimpses through to other buildings. Bull Court to the west end and Fish Hill to the east are relatively well established, while other alleys have the rear of buildings facing them and can feel like unattractive back yard areas.

There are wider open green spaces within the town, which are discussed in [Section 4.3.4](#).



Pleasant enclosed character of Hooper's Yard



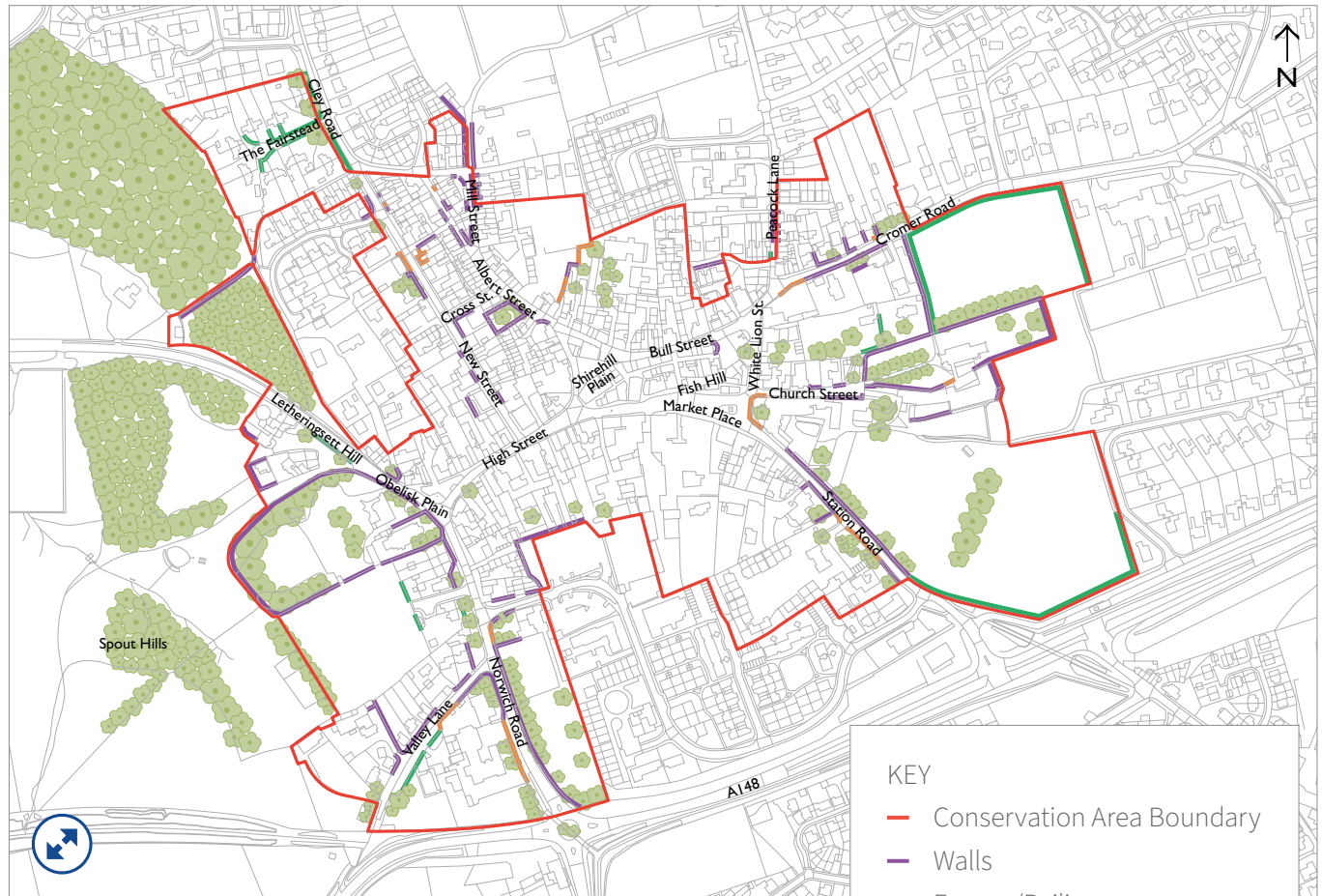
More open character of Chapel Yard



4.3.2 Boundary Treatments

As buildings are positioned close together and up against the pavements on the main commercial streets in the town centre, there are few boundary treatments present. On the roads branching out from the centre, however, there are boundary walls and some hedges. Walls are either low to mid-height where they are located around front gardens, while others are a tall height. Most are either red brick, flint or a combination of the two. Occasionally gault brick is used, such as at the former Wesleyan Chapel, and at the Methodist Church bricks are used in a polychrome pattern in the boundary wall. Some of the walls are quite substantial and run for long lengths around historic properties, such as the large house at No. 3 Obelisk Plain.

There are several low walls which are topped with decorative metal railings. Post holes in stones to the south of the Old School House also indicate there were formerly railings enclosing small areas here, though the railings have been lost. Hedges are more prevalent to the east around playing fields. Trees also help to define boundaries in some places, sitting in rows behind walls.



Boundary Treatments Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.

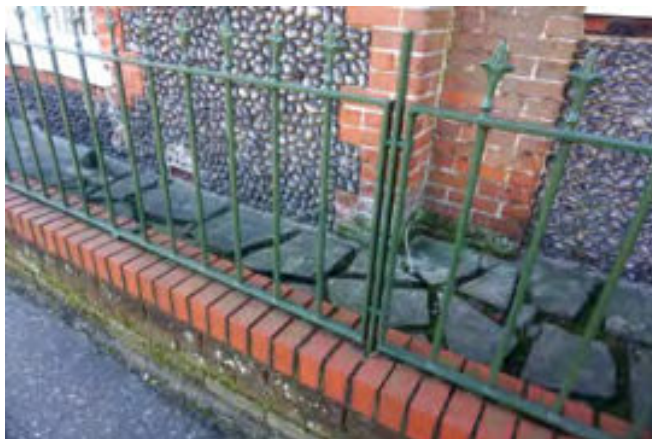
KEY

- Conservation Area Boundary
- Walls
- Fences/Railings
- Hedges
- Trees

Note: See Green Spaces, Trees and Vegetation plan for trees.



Boundary Treatments







4.3.3 Public Realm

Surfaces and Road Markings

All the roads within the Conservation Area are tarmac. At the junctions around Obelisk Plain, White Lion Street/Bull Street, and at the Market Place this does lead to some large expanse of utilitarian tarmac. Road markings are standard yellow and white lines which again are municipal in character. Parking is provided at the sides of many roads, which intrudes on the character of the spaces.

Pavements are also often tarmac, particularly on the roads leading away from the town centre. On the High Street and Market Place the pavements are typically concrete paving slabs. Some have Victorian granite kerb stones, such as on New Street, Bull Street, Shirehall Plain, Church Lane, around the Old School House, Cromer Road and on the south side of Obelisk Plain. Several of the narrower roads or those on the periphery of the town centre, such as Bull Street and Albert Road, have no pavements. Road markings are sometimes used to mark out pedestrian walkways, albeit in a utilitarian manner.

Alleys and yards have brickweave or granite sett surfaces or are gravelled which gives a softer appearance. Occasionally, bound gravel is used. There are flint cobbles used to edge roads in some places or along pavements to create visual interest.



Granite kerb stones, granite setts and brick pavers on New Road, with double yellow lines



Yellow lines denoting pedestrian walkways where there are no pavements



Gravel to a yard



Bound gravel to Hooper's Yard



Bricksetts to Appleyard



Cobbled areas to the pavements on Norwich Road



Large expanses of tarmac with road markings at the Market Place



Large areas of tarmac and cobbled areas on White Lion Street

Signage

There are a few different types of signage within the Conservation Area: modern road signs, street signage, traditional style finger post signs, interpretation boards and some decorative signage.

Modern metal road signs are used throughout the town, particularly at junctions. They are generally not too large but are often placed where they intrude on views on heritage features, such as the fountain/lamppost on Obelisk Plain, or are cluttered. Street signs are either metal plaques affixed to the side of buildings or modern signs set between two black posts.

A few finger post signs are used for pedestrian orientation. They are traditional in style, in cast iron painted black and gold. They are a pleasant feature of the streetscape.

There are a small number of interpretation boards in the town. One in Appleyard is relatively recent and of good quality. It has been produced by the Holt Society and gives information in a subtle green and white colour scheme on the history of Holt. On Shirehall Plain there is a timber signboard, erected in 2008, with information on the Great Fire of Holt. The timber frame is in relatively good condition but the information board itself is faded and difficult to read.

The town sign sits outside Barclays Bank on the High Street. It features a carved timber name with an owl perched on top of a tree. The sign also gives some history of the town, telling the legend of the Holt Owl who was captured by local men and later escaped from the Town Pound where it had been placed.

An historic metal signpost sits outside the Old School House. It is cast iron, painted in black and white, with a crossbar at the top, though no signs hang from this at present.



The Holt town sign



Road signs at the junction of the High Street and Norwich Road



Good quality Holt Society interpretation sign in Appleyard



Black and white metal street sign affixed to a building



Street sign between two posts



Modern road signage obscuring the Victorian fountain/lamppost



Traditional style finger post sign



Street sign affixed to a wall



Interpretation board on Shirehall Plain



Metal signpost outside the Old School House



Archways to Yards

Decorative metal archways have become an attractive feature at the entrances to the retail yards that have been established around the town. These often feature the name of the yard in the arch and some have lamps attached to the top of the piers.

Examples of archways to yards





Street Furniture

Street furniture is varied across the Conservation Area. Some is of reasonable quality. However, there is a general ad-hoc feeling to the public realm features and they are somewhat uninspiring.

Pedestrian crossings on Norwich Road and the High Street have standard traffic lights, road markings and utilitarian stainless steel railings.

There are a few different designs of bollards. The best are traditional in style and in metal painted black and with gold detailing. There are some plastic examples on Albert Street which are quite utilitarian and some concrete examples of Fish Hill are unattractive, with peeling paint.



Traffic lights and basic metal railings on Norwich Road



Traffic lights and basic metal railings on the High Street



Metal bollards in a traditional style



Unattractive concrete bollards on Fish Hill



Public bins are generally in black and gold and a Victoriana style. This is presumably meant to blend in with the other traditional style public realm features but because they are made out of plastic they are less successful in their design and feel quite municipal.

There are several large plant pots positioned at various points throughout the town centre, such as outside Barclays Bank or on White Lion Street. There are various different designs, some in metal but most in terracotta coloured plastic. While they introduce some welcome greenery and flowers into the streetscape, the planters themselves are not co-ordinated in their designs and are somewhat bland.

Additional post boxes are located in the Conservation Area, providing an attractive historic feature in the traditional bright red, which livens streetscapes.



Benches, planters and bins on White Lion Street



Plastic planter, bin and cluttered signage



Post box on New Street



Post box on the High Street



There are various benches throughout the town centre, of varying designs. Most are timber in a traditional style. A more unusual metal bench is located in the Methodist Memorial Garden, which has soldiers and red painted poppies, commemorating the First World War. There are more basic post and plank benches in the Horn Pits area of woodland to the west of the town centre. Generally, there is a lack of co-ordination in the bench designs in the town centre, adding to a lack of cohesion in the streetscape.

The main bus shelter in Holt is located outside the Old School House. This brick structure is well built and has a feature clock turret. It was built to commemorate the Millennium. The only downside to the structure is that it is fairly large and blocks the view of the Old School House somewhat.



Holt Town Bus Shelter built to commemorate the Millennium



Simple timber bench in the Horn Pits area



Bench in the Market Place



Bench in the churchyard



Benches in the Methodist Memorial Garden



Hard Landscaped Areas

Today there is no definitive public open space within the town centre of Holt. The Market Place, no longer in use, is now a wide area of road. There are small pockets of hard landscaped area around the town centre but these do not have a particularly distinctive character.

The War Memorial and Obelisk Plane are the most distinctive townscape areas. The War Memorial sits in an area of flint cobbled surfacing, with a flagpole in front of it. However, it is marooned in the centre of the surrounding roads. The landscaping around the fountain/lamppost and milestone on Obelisk Plane is also fairly basic, with brickweave, modern metal planters, timber and metal benches and a plastic bin. There are also modern road signs and again this area is surrounded by roads and a utilitarian car park.

Outside the Barclays bank on the High Street, on the west side of White Lion Street and on Gunn Hill are small areas where some effort has been made to create public space with the addition of benches and planters. These do add some interest but are rather lacklustre. Overall there is no clearly defined and attractive area of public realm within the town centre.



Benches and planters outside Barclays on the High Street



Hard landscaped area on Obelisk Plane



Bench and planters on Gun Hill



Lighting

Generally, the street lighting in Holt consists of fairly basic stainless steel modern lampposts, sometimes painted black, which are utilitarian and spoil the setting of the Conservation Area and adjacent listed buildings/features. There are a few examples of modern lampposts in a traditional style, made of cast iron, in Appleyard, which make a positive contribution to the setting. At the churchyard there is one historic lamp sited on the southern gate pier, which is an attractive features.



Traditional style lampposts in Appleyard



Historic lamp on the gate pier to the churchyard



Modern lamppost on the High Street



Telegraph poles

Telegraph poles are located on some streets in the Conservation Area. The High Street and Market Place are free of them but on some side streets there are poles with a proliferation of wires which does impact to a degree on the setting of the neighbouring historic buildings.

Public Monuments and Art

There are a few pieces of public art or monuments within the Conservation Area which add interest to it and provide focal points. The War Memorial and fountain/lamppost and obelisk on Obelisk Plane are the key features, providing markers which define either end of the principal commercial streets of Holt.

Additionally, the town sign is located on the High Street, outside Barclays, which is a timber carved sign depicting the Holt Owl. A ceramic tiled plaque commemorating the Great Fire of Holt in 1708, made by Holt Primary School for Norfolk Country Cottages and Holiday Services, depicts buildings in the town and the market place, on the outside of their offices on Albert Street. The Holt Domesday Slate, originally carved for an exhibition in Cley churchyard in 2014 and containing details of the town from the Domesday Book of 1086, was purchased after a fundraising campaign by the Holt Society and was placed in the Memorial Gardens in 2016.

A reclining lion statue on a front wall outside No. 33 High Street is an interesting addition outside this building, which itself has a slightly eccentric character.

The Holt Owl Trail, a walking route around the town taking in a tour of notable buildings and features, is marked with plaques set in the pavements depicting an owl and noting the location. These add some interest to the streetscape.



Great Fire of Holt ceramic plaque on Albert Street



Example of a Holt Owl Trail plaque



The War Memorial



The Obelisk and fountain/lamppost on Obelisk Plane



4.3.4 Green spaces, Trees and Vegetation

Two green spaces within the town centre which might serve as informal meeting places in which to rest and socialise are the churchyard or the Methodist Memorial Garden on Albert Street. While these are peaceful and attractive areas, they are also set well away from the commercial heart of Holt. The former is a small walled garden, with grass, planted areas and a few small trees. There are several memorial benches and the Holt Domesday Slate. Old gravestones are placed around the edge of the garden. The churchyard is a pleasant leafy space, with several large trees and grass between the historic gravestones. Spring bulbs also enliven the area.

To the east and west sides of the town are green open spaces which have a primarily recreational use. The grass playing fields on the east side are private, belonging to Gresham's school. They provide an open and attractive setting for those entering the town from this side, as well as providing an attractive open setting and views to St. Andrew's Church.

To the west, Little Hills, or Horn Pits, on the east side of the Letheringsett Hill road is a small woodland area included within the Conservation Area. It is open to the public and part of it is given over to recreational uses, with a cleared area including seats at the north end and footpaths running through the trees. Like the open spaces to the east, it creates an attractive entranceway to the town.

Within the centre of the town the density of building means that there are no green spaces. However, on the peripheries on the Conservation Area, private front gardens, though usually small, do make a contribution of greenery to the area. These are often bound by low walls, fences or hedges, with shrubs or small trees within the gardens. On The Fairhaven, gardens are more generous, with lawns surrounded by hedges. On Norwich Road the modern houses on the west side also have wide grass verges in front to create a more open setting.

Trees make a significant contribution on the outskirts of the town. On Norwich Road and Letheringsett Hill there are many large, mature trees lining both sides of the street. Cromer Road also have a few larger trees and Station Road has several on both sides, with a substantial hedge bounding much of the playing field adjacent. There are a few scattered trees in the town centre, such as one on White Lion Street and some in Appleyard and Lees Yard.

Trees within the Conservation Area are protected and prior notice is required for any works to them.



Methodist Memorial Garden



The churchyard



Playing fields of Gresham's School



Horn Pits adjacent to Letheringsett Road



Mature trees on Norwich Road



Mature tree in Appleyard

**KEY**

— Conservation Area Boundary

— Hedges

● Trees

■ Green Space



4.4 ARCHITECTURE

4.4.1 Materials

Holt differs from other towns in the vicinity in having been almost completely rebuilt in the eighteenth century. Therefore, while the typical North Norfolk combination of flint with red brick dressings is wide spread, there is also a greater use of other materials than in the vernacular local villages. Red brick, and to a slightly lesser extent gault brick, are often used over whole facades. Shaped red bricks are sometimes used for architectural details such as string courses and hood moulds, for example on the Old School House. Brick is also used to create decorative details, such as dentilled cornices.

Render buildings tend to have a brick frontage, using better quality brick, with flint or poorer quality brick in rougher courses to the sides and rear. A few of the grandest buildings were entirely of brick, such as Hanworth House or Hill House. Brickwork from this period uses Flemish bond.

Where brick and flint are used it is often neater and more formal in appearance than is typical in the local area, with more carefully laid rows of smaller flint pebbles. Sometimes red brick is used as a material to create patterns within the flint walls, such as providing a date or diamond patterns.

There are several rendered buildings, particularly on the High Street and Market Place. This may have been done historically to hide less desirable materials, such as flint cobbles, to give a fashionable smooth stone-like appearance. Usually render is painted in neutral colours but there are some slightly brighter examples, such as blue or yellow, though none which are overly garish.

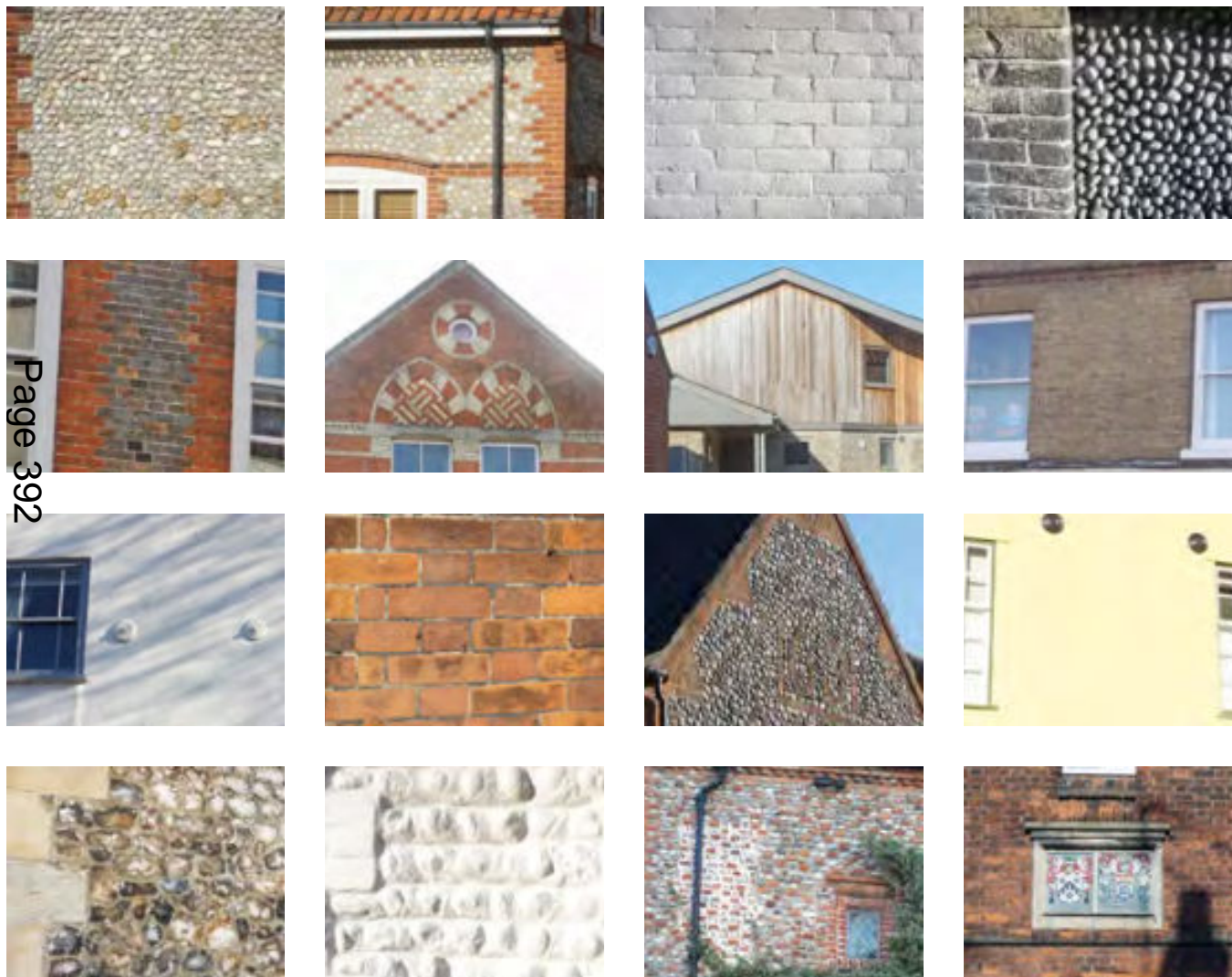
There are a small number of buildings or structures which use some stone. These are on buildings which are higher in status, such as St. Andrew's Church or the War Memorial, which reflects the higher status of these buildings through the use of an expensive non-local building material. The flintwork on the church is also unusual in the town in being knapped, again reflecting a more labour-intensive building process for this higher status building.

There are a few other unusual building materials in the town. Hung tiles are used on a small number of houses on Cromer Road which date from the early twentieth century; this reflects the Edwardian style popular at the time. Timber framing is used on a handful of buildings, such as No.15 Market Place and the rear of No.8 Fish Hill. Timber cladding has been used on a small number of twenty-first century houses, such as Morston House on Jacob's Place. This introduces an unusual material for the Conservation Area but one which has so far only been used sensitively in discreet locations.

A number of buildings within the Conservation Area have plaques with house/building names and dates inscribed in them. These are an interesting historical record and add interest to facades. These are often in stone.

Clay pantiles are the typical roofing material, with many glazed in black. Slate is also used, though to a lesser extent as it was more expensive. There are a small number of examples where slates are shaped to create a fish-scale pattern. The roof of St. Andrew's Church is mainly lead with a red tile channel.

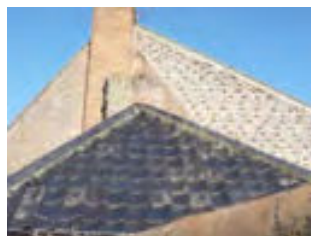
Walls Palette



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Roofs Palette



Plaques



4.4.2 Building Types and design

The two main types of building in Holt are commercial buildings and residential buildings. The heart of the town is comprised of the latter, which include shops, estate agents', banks, cafes, public houses, and fast food outlets. They include purpose built shops on the main streets, with converted outbuildings or new builds on lanes to the rear of the main streets.

Residential buildings are located on the surrounding streets, with houses ranging from quite large and up-market to small cottages. There are a few buildings which started life as one use and have been converted into residential use, such as chapels, stables and a school.

Other uses within the Conservation Area include Gresham's School and the local primary school, St. Andrew's Church and the Methodist Church, and a few unique uses such as the library or church hall.

Building uses are shown on the plan adjacent and described in more detail below.

KEY

Conservation Area Boundary

Commercial

Café/Public House/Restaurant/Takeaway

Residential

Residential: Converted

Place of Worship

School

Other

Vacant

01 Public WC

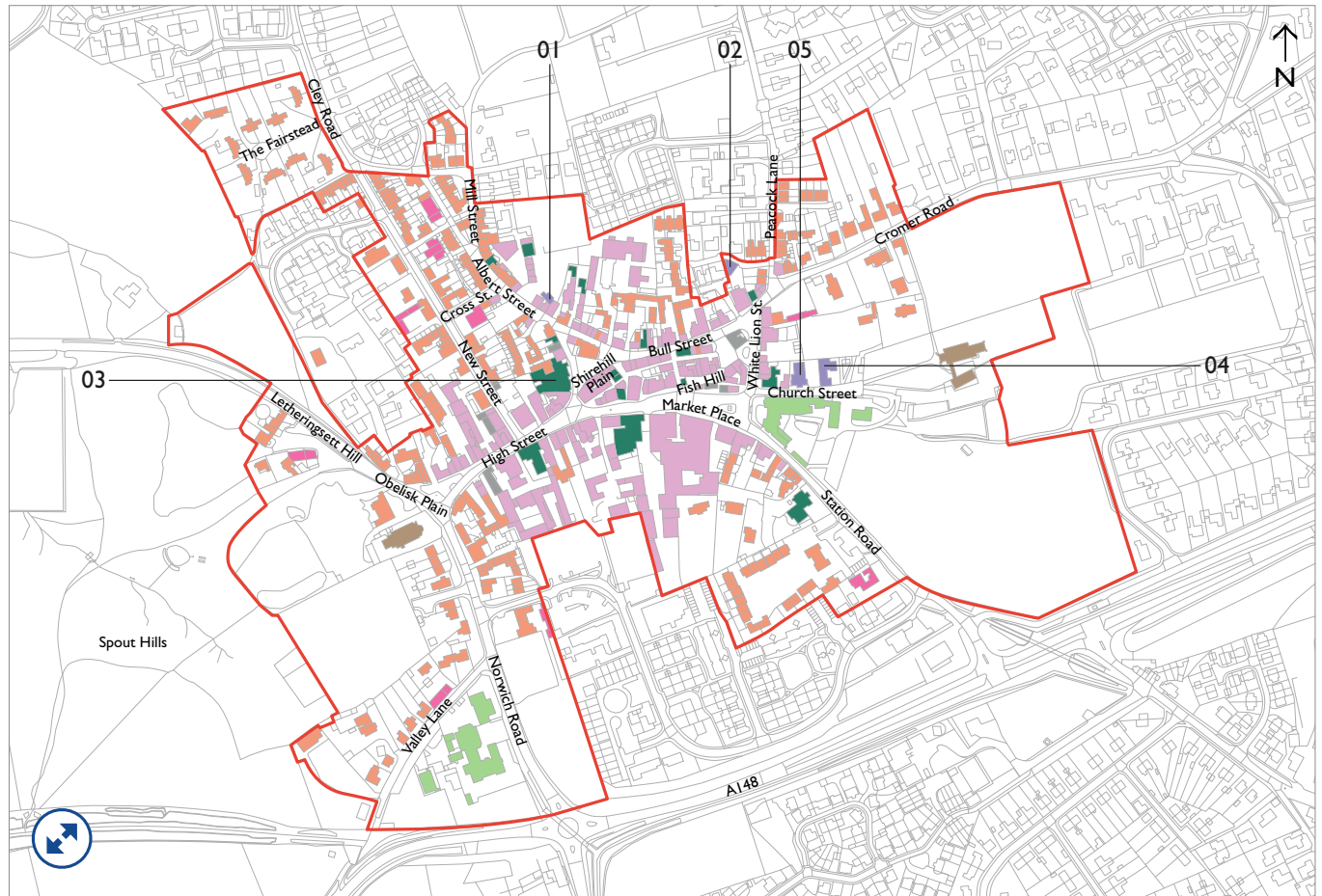
02 Post Office Despatch Building

03 Hotel as well as Café/Deli

04 Library

05 Church Hall

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Plan showing types of buildings in the Holt Conservation Area © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.



Commercial: Main Streets

Shops and businesses are located on the central streets of Holt: the High Street, Market Place, White Lion Street, Bull Street, Shirehall Plane and on numerous lanes and alleys off these. On the main streets buildings with businesses in them are usually two storeys, though some have attics denoted by dormer windows and there are a few three storey buildings. Shops are located on the ground floor, with the rooms on the upper floors either used as ancillary spaces for the shops, offices or residential use. There are a good mix of businesses, from gift shops, food shops, cafes, banks, estate agents', public houses and a few offices for firms such as solicitors.

There are few architectural references pre-1708 in the Conservation Area. Cottages in Chapel Yard and Nos. 1, 3 and 5 Shirehall Plain (now Byfords) are thought to have survived and the 1708 fire and may date from around 1550, though the Chapel yard buildings were refaced in the Victorian period so no earlier detail is visible externally. The façade of Byfords is flint with alternate red brick headers, creating a chequer pattern; a walling technique more common on buildings earlier than the Georgian period. The original windows would have been casements but most of these have been replaced with Georgian sashes. However, two small leaded windows survive with brick surrounds that date to the sixteenth century. One has a small triangular pediment above which shows an early influence of the Classical style.



Flint and brick chequer pattern and small sixteenth century window on Byfords, Shirehall Plain



The Georgian style is prevalent on the main streets, reflected in elegant proportions to facades and sash windows. In general, these buildings have a simple traditional outline and, where space permitted, a symmetrical arrangement of the sash windows and door derived from polite architecture. The Georgian style made the entrance a focal point, though the later addition of shop fronts has eroded this feature on many buildings.

Buildings have gable end or hipped roofs with either red clay or black glazed pantiles to the roofs. Most roofs have shallow eaves but there are a few that are deeper and have dentilled or bracketed detailing. There are some black chimneys remaining but many have been lost.

Walls are either red or gault brick, or rendered and painted in subtle shades of different colours. Most render is smooth but there are a small number which have rough or pebbledash render. Occasionally brickwork has been painted. Even less frequently, flint is used, sometimes on side walls with front elevations in more polite brick, though Byfords on Shirehall Plane has a brick and flint front elevation. Detail is used sparingly but gracefully, with brick used to create string courses, quoins cornices and gauged brick lintels.



Red and brown brick to a Georgian building on the High Street, with sash windows, Classical doorcase and later inserted shop front. This building is likely to be amongst the earlier buildings to be reconstructed after the 1708 fire



Georgian building on the High Street, with painted brick and large ground floor windows instead of shop fronts



Shops on the High Street set in an elegant Georgian building



Shops in the Market Place



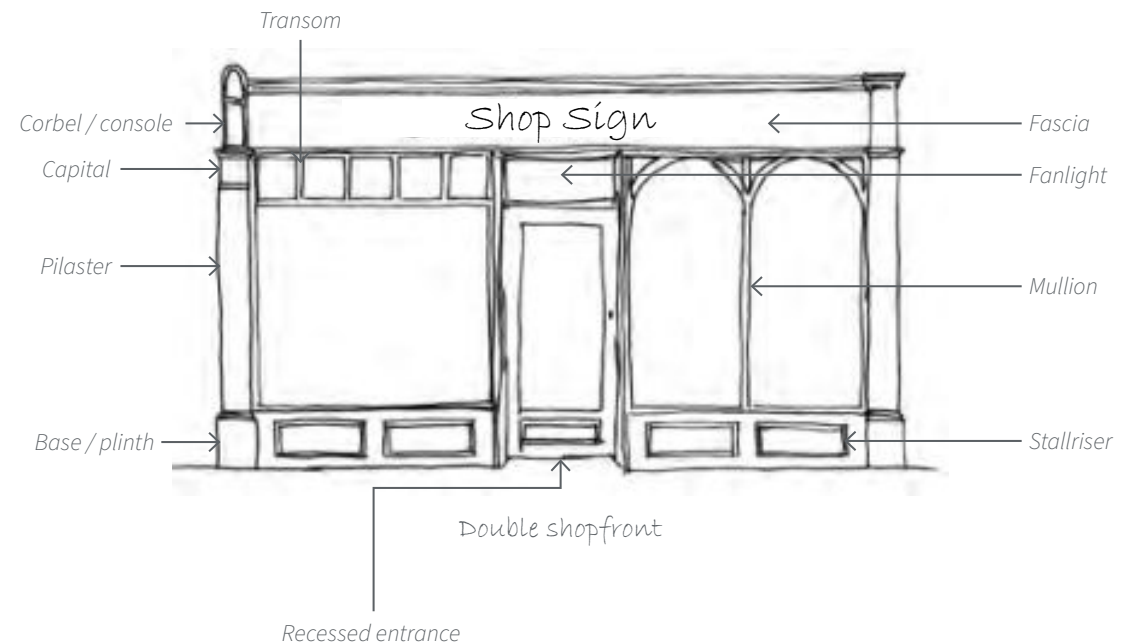
Windows are regularly spaced and mainly found on the upper floors (the ground floors being taken up by shop fronts) and are typically six-over-six or eight-over-eight timber sash windows painted white. Where not incorporated into shop fronts, doors are often centrally placed, with surrounds featuring Classical details such as pilasters and pediments. The doors themselves are solid timber with panels and a fanlight over.

Most shop fronts are likely to have been added from the nineteenth century onwards. These are generally good quality historic or modern reproductions of traditional

shop fronts. They are built with timber frames, with either central doors or doors set to one side on smaller buildings, often set back in a recessed porch. Shop doors usually have glazing set in timber frames.

The glazing is typically surrounded by pilasters on either side, with a fascia above containing the shop sign and a stall riser below the window. Some of these can be elaborate, like the Ionic columns to Gun Hill (Nos. 11-13 Market Place), which are probably from around the 1830s (or possibly later as fashionable styles may have

taken longer to reach provincial towns like Holt). On larger shop fronts the glazing is broken up with timber mullions. Some have elegant decorative mullions creating patterned glazing. A few have elegant bay windows set either side of the door. These, plus those whose shop windows have small panes of glazing, can usually be identified as earlier examples of shop fronts from the late-eighteenth/early-nineteenth century, while those with larger panes of glazing and shop front surrounds and fascias are typically later in date. Shop fronts are painted in a variety of colours in subtle shades.





Some businesses, such as estate agents, or public houses do not have shop fronts but instead have larger ground floor windows or, in the case of the King's Head, a curved double bay window to draw attention to the services within the building.

There are some examples of poor shop fronts and signage which are discussed in more detail in section 7.4.

Shop signage is generally provided within the fascia boards above the shop window. Most signage within the Conservation Area is good quality (though poor quality examples are also discussed in section 7.4).

Printed lettering is the most traditional form, though

individually applied lettering is also appropriate. Both methods have also been used successfully when there are no shop fronts and lettering is painted or applied directly onto the wall of the building, such as the painted lettering for the King's Head and the applied lettering for Hayes & Storr Solicitors. The brass name plate of the solicitors firm who formerly occupied No.15 Market Place is a unique feature in the Conservation Area and a fine addition to the façade. The fascia of No.3 Market Place has an unusual pediment above the door which contains a barometer, a reminder that, historically, poor weather would have affected crops and therefore the local economy. The clock on the wall above is also an interesting historic feature.



Brass name plate for solicitors' firm who used to occupy No. 15 Market Place



Canopies are used above some shop fronts. Retractable canvas (not a PVC type material) canopies that are flat in appearance when open and which can be rolled back so they are not visible when not in use are the most appropriate. These can be seen in some of the historic photographs in section 3. Curved Dutch canopies are less appropriate as they are not historically accurate and typically still visible when retracted.

Hanging shop signs are not common in Holt but there are a few examples set on metal brackets. These are typically quite discreet and a good alternative when there is no shop front where a fascia can be used to advertise the business. One notable example that is highly decorative is the sign for the former White Lion which has an elaborate wrought iron bracket and a painted metal sign depicting a white lion on a red shield.



Georgian Shop front with elegant bay windows. Applied lettering to the frontage is a good alternative when a fascia is not available



White Lion pub sign



The King's Head with painted lettering and hanging sign



Richard Scott Antiques on the High Street



There are a few exceptions to the typical characteristics for commercial buildings on the main streets of the town centre. No. 33 High Street has an unusual gable end facing the street which uses patterned red and gault brick to form arches and a roundel window. It also features small pinnacles (though two of these are broken). Richard Scott Antiques, dating from the eighteenth/early-nineteenth century, is also on the High Street. It is only one and a half storeys, with a pedimented front elevation. The shop is an example of an early form of shop front where domestic style windows were used before the development of the shop front as we know it today.

No. 15 Market Place is late-Victorian or Edwardian, contrasting with the surrounding Georgian style. It is a narrow building with stone to the ground floor, forming the shop window, and half-timbering to the upper floor with a central gable. It was originally designed as a bank and similar bank buildings can be found in Cromer and Sheringham.

The former post office on the corner of Bull Street and Cromer Road dates from the Inter-War period, probably designed by the Architect's Department, Ministry of Works, and is single storey with Flemish gables at either end of the pitched roof. The windows are sashes (though with an element of adaptation over time) and the door not original) is set in a stone architrave.

One of the Bakers and Larners shops on the south side of the Market Place appears to have been rebuilt, or part rebuilt, in 1977 according to a date stone. The date '1631' picked out in brick and flint on the side of the building is the date of the wall, which supposedly survived the 1708 fire but appears much rebuilt. It is well done in a traditional style, in brick with sash windows and a traditional timber shop front.

There are a few unsympathetic buildings from the mid-late-twentieth century which detract from the character of the Conservation Area. These are typically bland and boxy in design with little reference to their historic context. Barclays Bank is the key example. Starlings is also modern, with the upper storey rather bland, though the shop front on the ground floor is a successful modern recreation of a traditional design. There are also two single storey shops on White Lion Street/Cromer Road which are out-of-character in terms of their scale. See Section 7.3 for more details.

Some of the historic shops have extensions to the rear. In some cases, such as behind Bakers and Larners, these are quite large and have eroded the historic grain of the small lanes and alleys behind buildings. However, these extensions are generally not visible from the main streets so are not visually intrusive.



No. 33 High Street with unusual patterned brickwork



No. 15 Market Place



Barclays Bank, an unsympathetic building in the Conservation Area



Starlings, a modern building with bland upper floor but good quality reproduction shop front on the ground floor



Section of Bakers and Larners on the Market Place, rebuilt in 1977



The former post office

Shop Fronts



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Shop Fronts (cont.)





Shop Fronts (cont.)



Commercial: Lanes and Alleys

On the lanes between the Market Place and Gunn Hill (e.g. Fish Hill), as well as on Shirehall Plane leading onto Albert street, there are more shops. These have similar characteristics as those on the main streets but are typically smaller in scale.

However, on the yards leading off the main streets, retail spaces have been created within existing outbuildings, which are again smaller in scale than the commercial buildings on the main streets. Chapel Yard and Hooper's Yard are two examples. In both vernacular buildings, such as stores and outbuildings have been converted with the sensitive addition of doors and windows. Typically, these do not have traditional shop fronts, though a few are used in Chapel Yard. These buildings are constructed in red brick and flint.

Alternatively, such as in the case of Appleyard or Franklyn's Yard, new buildings have been constructed for retail use. Usually these are traditional in design, utilising red brick and flint, with some render, to reflect the typical materials of the historic buildings to the rear of the main streets.



Small shops on Gunn Hill



Historic buildings converted into shops on Chapel Yard



Converted outbuildings on Hooper's Yard



Modern shops on Appleyard



Modern shops on Franklyn's Yard

Residential

Houses (including those converted to holiday lets) are mainly located on the streets leading out of the town centre. There is the very occasional residence set between shops on the main streets but these are few and far between. Houses closer to the town centre were constructed as part of the eighteenth century rebuild of the town after the 1708 fire, so are Georgian in style, while further out there are some Victorian and Edwardian houses, as well as some modern houses.

Most of the Georgian houses share similar characteristics to the commercial buildings in the town centre, except without added shop fronts: they are typically two storey, sometimes with attic dormers, with pitched or hipped pantile roofs, in brick or render, with sash windows and Classical doorcases. Usually they are set in short terraces, with few being fully detached. Most are around three bays wide, though there are some smaller examples and some larger. One of the largest is Hill House on Letheringsett Hill, which is a detached house set behind a high flint and brick wall. The red brick building is five bays wide and has larger proportions than most houses in the town.

Larger Georgian Houses





Larger Georgian Houses (cont.)



There are smaller eighteenth century houses located on side streets and yards behind the main streets. These are either converted historic buildings or small modern housing developments. They have similar architectural details but are smaller in proportion and have a more vernacular character, for example using flint instead of brick and having casement windows instead of sashes. There are a small number of cases where interesting metal framed window with Gothic tracery are used on these cottages, such as on Station Road.

Nos. 5-19 Albert Street are a slightly unusual example of a coherently designed terrace of early-nineteenth century houses, with neat small flint pebbles used as the main wall material. They have a regular rhythm of blind and sash windows, with timber doors with the upper third glazed (though some of these have been replaced). Another apparently planned terrace of houses, possible built as almshouses, are located off New Street. The houses feature unusual and attractive ogee shaped architraves.





Smaller Georgian Houses





A few Victorian cottages can be found towards the edges of the Conservation Area and on Weston Square, an in-fill development off Albert Street. These are generally small in scale, sometimes set in short terraced rows. They are red brick or a mixture of red brick and flint. They also had sash or casement windows, though often have been replaced with uPVC. Victorian sash windows typically had fewer glazing bars than the multi-paned Georgian sash windows, so one-over-one or two-over-two panes were usual.



Victorian cottages from 1882 on Weston Square



Victorian cottages on New Street



Victorian cottages on Cromer Road



There are also a small number of Edwardian buildings in the Conservation Area. These demonstrate some characteristics of the Arts and Crafts style, with asymmetrical facades, hung tiles and bay windows, though Georgian/Victorian features also still remain such as sash windows and timber panelled doors. The Fairstead is an unusual example of a small planned estate in the town, dating from c1921. These are a series of semi-detached houses in brick and flint, with sweeping pantile roofs. Diamond and zig-zag details are picked out in brick amongst the flintwork. The houses have a main range with recessed side wings. They are set on a cul-de-sac with generous front and rear gardens, which reflect the principles of the Garden City movement.



Edwardian houses off Peacock Lane



Houses on The Fairstead



Edwardian house on Cromer Road



Modern housing from the mid-late twentieth century and the twenty-first century have been constructed on gap or in-fill sites within the Conservation Area. There are several on Norwich Road and Valley Lane, Jacob's Place, Norman Cockaday Court, the Beeches and a few individual or small groups of houses interspersed throughout the town.

Small housing developments from the twentieth century are traditional in design, replicating Georgian or Victorian features, such as Classical doorcases or casement windows, to help blend in with the townscape. Often though the designs lack the interesting detailing of the original historic buildings in the town. Nonetheless these buildings are inoffensive and do not harm the character of the Conservation Area. Newer housing is more modern in style, with relatively sleek lines. Traditional materials are used, such as flint and brick, but these are combined with other materials such as timber cladding, glazing and grey framed windows to complement the character of the Conservation Area but also contribute to the varied detailing and evolution of styles within the town.



Twentieth century housing on Norwich Road



Twentieth century housing on Norman Cockaday Court



Morston House on Jacob's Place



Residential Conversions

There are a few buildings which have been converted from their original use to become houses. On Valley Lane is a converted barn; evidence of the rural activities which took place on the peripheries of the town in the past. The barn is a typical two storey structure of flint with red brick dressings. It features a central opening, now filled in with rather heavy handed glazing, which once formed the large door opening to the threshing floor within. Brick ventilation panels either side are evidence of the air circulation needed to keep grain well ventilated. The house still retains its agricultural appearance and is an un-

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common building within Holt. There are a few examples of outbuildings or stables that have been converted into residential use, such as behind the former White Lion public house and behind Nos. 41-43 Norwich Road. These are marked on the Building Types plan, though there may be more which were not publicly visible during the survey. These buildings have the same agricultural feel as the barn above, retaining their smaller scale and vernacular design. Windows and doors have generally been inserted sensitively, sometimes using stable style doors.

On Station Road is the former police station. It is a red brick building, part rendered on the side elevation, and domestic in character so very suitable for adaptation to residential use. There are two simple arched doorways and several sash windows on the south façade.

On Albert Street is the former Corn Hall; in fact, until the early-twentieth century Albert Street was known as Corn Hall Street. Before this, the building had been called Oddfellows' Hall and may have started life as a Calvinist Chapel. As a corn hall it would have been a place for merchants to trade grain. No.33 Albert Street appears to have been the entrance to the hall, though was converted to residential use earlier than the hall itself, which until recently was an antiques warehouse. The south end of No. 33 has an impressive frontage with a gabled end and patterned red and gault brick. Six arched openings form elegant windows and a central entrance. The hall behind is simpler in design, with a taller height and tall windows to light the space. This part of the building uses flint with gault brick dressings. A domestic door and porch have been added to the east façade.



Converted barn on Valley Lane



Converted outbuildings/stables off New Street



Converted outbuilding on Lees Yard



Converted Police Station on Station Road

Places of Worship

St. Andrew's Church is the principle place of worship in the town. It dates from the fourteenth century, though much restored in the 1860s, it displays typical characteristics of medieval churches. The square town is buttressed, with pointed arched main door and traceried windows. The side aisles, clerestory and east end also feature traceried, stained glass windows. The church uses the local material of flint but this is embellished with limestone dressings. The church is a landmark building within the town.

To the south is a modern meeting room extension, built in 2013 and used for events exhibitions and school/ community groups. The structure is connected to the church with a glazed walkway. The main part of the

extension has a dramatic sweeping curve to the roof which is an interesting feature in views from the south. The use of flint and stone for the construction material complements the materiality of the church, as does the grey metal clad roof which mirrors the colouring of the lead roof of the church.

Holt Methodist Church is another landmark building in the town, set at the west end of the High Street as a prominent focal point on Obelisk Plain. The church was built in 1862 by Thomas Jekyll of Norwich in the Gothic Revival style. The eastern apse faces the road, with a distinctive hexagonal design and hexagonal turret beyond. The building uses knapped flint, with extensive gault and red brick decorative details, with stone for window tracery, to create a lively polychrome appearance.

On New Street the former Wesleyan Chapel, dating from 1838, has been sensitively converted into a house. The solid looking building takes the form of a large hall rather than a church with nave, aisles and chancel. It is two storeys, in gault brick with flint to the side and rear elevations. The Georgian style is utilised, with pilasters flanking the main elevation and a grand Classical doorcase. Brick is used to create details such as hood moulds and string courses. Two plaques on the front elevation state: 'Wesleyan Chapel 1838' and 'Built 1838 Restored 1893'. The windows on the main façade are arched and feature leaded stained glass.



Converted Corn Hall on Albert Street



Another former chapel, now converted to shops, sits on Albert Street, at the entrance to Chapel Yard. Its façade facing the street has a gable end with two tall windows, though part filled in, and a shop front inserted where the door used to be. Its polychrome brickwork is similar to other chapels/halls of the period in Holt (i.e. the Methodist Church and Oddfellows Hall).



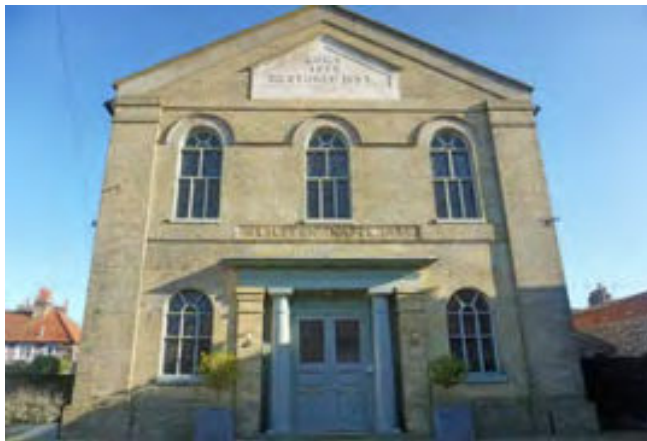
St. Andrew's Church



Extension to St. Andrew's Church



Methodist Church



Converted Wesleyan Chapel on New Street



Former chapel converted to shops on Albert Street



Schools

There are two schools currently functioning in Holt. Gresham's School was historically located in what is now known as the Old School House at the east end of the Market Place. The main school has now moved out to other buildings on Cromer Road but the Old School House now houses the preparatory school and nursery. The building was constructed in 1858 by Suter. The design is a mock-Elizabethan style, reflecting the sixteenth century manor house formerly on the site. It is in brick with a strong red colour, with moulded brick to pick out details such as hood moulds. The building is H-shaped in plan, with projecting gable ends flanking the central range facing the Market Place. Tall chimneys are a feature of the roofline. There are timber casement windows and a large stone door in a Gothic style on the south elevation. The building is a prominent one in the town and forms a landmark focal point at the end of the Market Place.

The Primary School on Norwich Road was built in 1928. The red brick building is typical in design for local school buildings of the period. It is single storey, though the storey height is tall, with tall windows. The main façade to the south features four gables, two of which contain buff terracotta date stones. The main entrance on the east side has a large double timber door with a carved stone surround, with scrolled pediment.

Until 1928 the primary school was located on New Road. This building has since been converted into a house but is still recognisable as a school. The building is single storey but now with the roof converted for use. There is a projecting range to the west with tall windows and French doors, denoting where the hall was located. The roof also features a small cupola and bellcote.



The Old School House



Holt Primary School



Former Country Primary School on New Road



Other

There are a few buildings with unique uses within the Conservation Area.

The library is located on Church Street, housed in the former stables of Wansbeck House on White Lion Street, built c.1800. It is a rare example in Holt of a building with an Italianate influence in the design. This is one and a half storeys, with the upper floor being denoted by semi-circular windows and blind semi-circular recesses. There is also a first floor door on the south side, indicating a taking-in door for hay. The ground floor has some rectangular windows and some with arched heads, as well as an arched central doorway. The principal elevations to the north, south and east are in neat flint pebbles with gault brick dressings, indicating a building of some status despite its ancillary use, while the rear (west) elevation is a more basic red brick and flint construction.



Holt Library



The Church Hall



Sorting Office

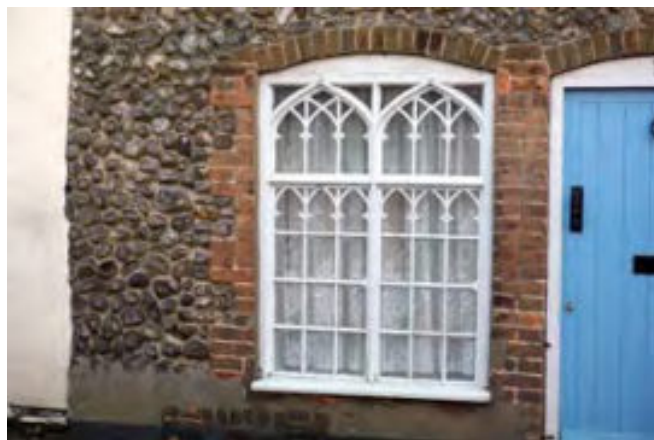
The Church Hall is adjacent to the library and dates from the early-twentieth century. It has a red brick single storey element adjacent to the road with a parapet that curves to step down at either end. The hall behind is visible as a gable end with large semi-circular window.

Behind the former post office is a Sorting Office, built in the Inter-War period. It has a pared back design with metal framed multi-paned windows and a curved north elevation. Though plain, it is one of the few Inter-War buildings in the town.

Windows



Windows (cont.)





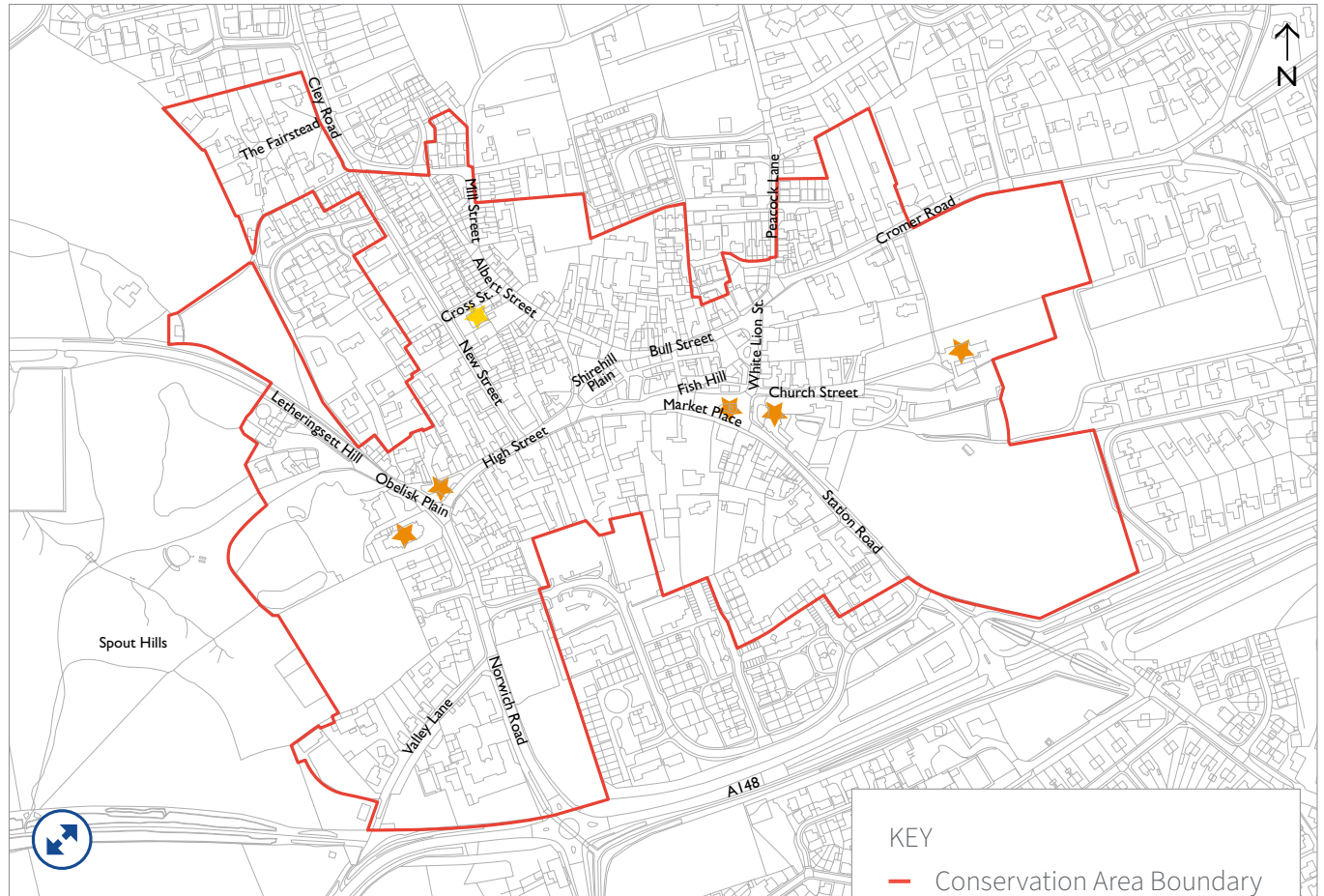
Doors



Doors (cont.)



Doors (cont.)



Landmark Buildings Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.

Section 5

Heritage Assets

This section provides details of those buildings or structures that are nationally designated, as well as information regarding buildings adopted on the Local List. It also gives details of archaeological potential within the conservation area.

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[5.1 Introduction](#)[5.2 Listed Buildings](#)[5.3 Locally Listed Buildings](#)[5.4 Heritage Assets Plan](#)[5.5 Archaeology Summary](#)

5.1 INTRODUCTION

The Holt Conservation Area, a heritage asset in its own right, contains other individual heritage assets, including both designated and proposed non-designated buildings.

This section of the Character Area Appraisal outlines the heritage assets within the conservation area, and is accompanied by a detailed gazetteer in [Appendix C](#). This identifies the individual heritage assets and their special interest.

The audit has been carried out by means of visual examination from public thoroughfares. The principal intention is to identify these heritage assets, not to provide a fully comprehensive and detailed assessment of each individual building. It should not be assumed that the omission of any information is intended as an indication that a feature or building is not significant. A detailed assessment of significance specific to a building or site within the Conservation Area should be carried out prior to proposing any change.

Also included in this section are details of known archaeological finds in the Conservation Area. The potential presence of archaeology will be a factor in determining the appropriateness of development, as it is a heritage feature which warrants protection.

5.2 LISTED BUILDINGS

Listed Buildings are designated under the *Planning (Listed Buildings and Conservation Areas) Act 1990* for their special architectural or historic interest. Listing gives them protection as alterations, additions or demolitions are controlled by listed building consent, which is required by local planning authorities when change is proposed. Listing ranges from Grade I (the highest level of protection) through to II* and II.

There are many listed buildings within the Conservation Area. The listed buildings are comprised almost entirely of Grade II listings, including houses, shops, hotels and public houses. The only Grade II* listed building is that of St Andrew's Church.

Outbuildings associated with Listed Buildings are likely to be within their 'curtilage'. That is, a building or structure which is associated with a Listed Building and has been since before July 1948. This could be, for example, a wall attached to a Listed Building or a barn within a farmyard where the farmhouse is listed. In case of curtilage listing, the curtilage listed structure has the same level of protection as the main Listed Building and will be subject to the same Listed Building Consent procedures.

The location of Listed Buildings is shown on page 97 and listed in detail in the heritage asset audit at [Appendix C](#).



5.3 LOCALLY LISTED BUILDINGS

A Locally Listed Building is one that has been identified as having a degree of significance meriting consideration in planning decisions, but which are not formally designated.¹⁶ The maintenance of a Local List allows a community and local planning authority to identify heritage assets that are valued as distinctive elements of the local historic environment and provide clarity on what makes them significant. This in turn helps to ensure that strategic local planning can adequately manage their conservation.

Historic England gives advice regarding the assessment criteria for Locally Listed Buildings in *Local Heritage Listing* (2016). Locally Listed Buildings usually have qualities such as being a landmark building, being designed by a named architect, being associated with an historic event or being associated with a designed landscape, having aesthetic value, group value or communal value. NNDC also have their own adopted criteria for locally listed buildings, which include, age, rarity, landmark quality, group value, archaeological interest and social value. These criteria can be found on the planning pages of the Council's website.

The designation does not affect a property's permitted development rights. However, when planning applications for changes outside of these permitted rights are submitted to NNDC this designation will be a material consideration in the planning process, to ensure that the special interest of the buildings and their setting within the Conservation Area is preserved.

There are already several Locally Listed Buildings within Holt:

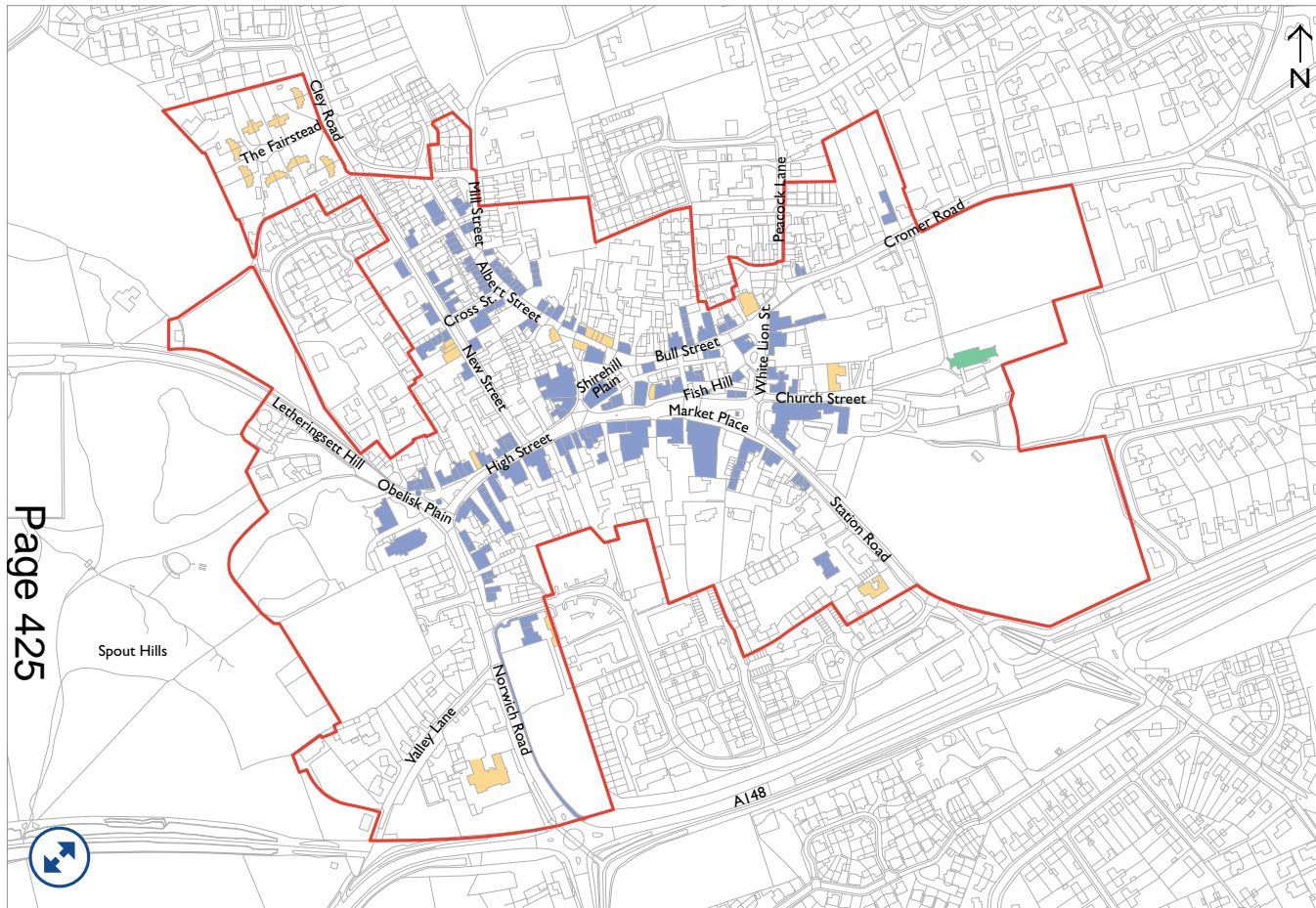
- 5-11 Albert Street;
- 13 Albert Street;
- Post Office, corner of Cromer Road and Bull Road;
- Eight houses on The Fairstead, off New Street;
- 30 High Street (Richard Scott Antiques);
- 15 Market Place;
- 13-15 New Street;
- Old Stables at 41-43 Norwich Road;
- Shire House; and
- Holt Community Primary School.

The old Police Station on Station Road has been newly locally listed as part of this review of the Conservation Area.

Further buildings within Holt have been examined against NNDC's criteria. The existing Locally Listed Buildings and newly adopted Locally Listed Building are identified in the Street-by-Street Assessment at [Section 6](#) and in the audit of heritage assets in [Appendix C](#).

5.4 HERITAGE ASSETS PLAN

The following plan highlights the spread of non-designated heritage assets and Listed Buildings within the Conservation Area. This accompanies the gazetteer in [Appendix C](#). Omission of a specific feature should not lead to the presumption that such a feature is insignificant, and proposed alterations within the Conservation Area should be subject to individual assessment of significance.

**KEY**

— Conservation Area Boundary

■ Grade II*

■ Grade II

■ Locally Listed

Note: The buildings indicated are approximate only. Additional structures attached to listed buildings, such as boundary walls and outbuildings, may also be curtilage listed.



5.5 ARCHAEOLOGY SUMMARY

The details in this section have been summarised from the Parish Summary on the Norfolk Heritage Environment Record. [17](#)

The large parish of Holt is situated south of the coastal parishes of Salhouse and Kelling. The name derives from the Old English or Old Norse for a wood or thicket. The settlement was well established long before the Norman Conquest in 1066, with land ownership and productive resources recorded in the Domesday Book of 1086.

The earliest evidence of human activity recorded within the parish dates to the Neolithic period with flint axeheads (NHER 6194 and 6222), some of which are polished (NHER 6482, 24786 and 40766). A Bronze Age round barrow (NHER 6843) can be seen on heathland in Holt Country Park. This was excavated in 1934 but no finds or features were recorded. It measures seven metres in diameter and is about 60cm high. Ring ditches (NHER 6194 and 18103) have also been identified through aerial photography of the area. Finds dating to the Bronze Age include a copper alloy palstave (NHER 6484), a rapier (NHER 32037) and pottery fragments (NHER 11155).

Roman activity has been evidenced by pottery fragments (NHER 11933, 15024), coins (NHER 15024, 18103, 31352, 32037) and brooches (NHER 18103, 28638, 28656), though no structural remains have ever been found.

Metal detecting recovered a number of Saxon brooches within the north of the parish, revealing the site of an Early Saxon inhumation cemetery (NHER 31172). Roman coins, medieval and post-medieval finds have also been found on the site. Other Saxon finds include a harness mount (NHER 18103), brooches (NHER 28656 and 32037) and a strap fitting (NHER 32037).

Buildings dating to the medieval period include St. Andrew's Church (NHER 6488), which was mostly rebuilt in the nineteenth century though retains its medieval core, and the old medieval manor house at the site of Hall Cottages (NHER 6488). Further medieval finds include pottery and coins.

The earliest post-medieval buildings can be found in Chapel Yard, Nos. 3 – 6 (NHER 15150). These cottages, now shops have nineteenth century exteriors but restoration work revealed an original basic structure of about 1550. The cottages are thought to be the oldest surviving structures within the town, much of which was destroyed by fire in the eighteenth century.

Section 6

Street-by-Street Assessment

This section identifies the key features, both positive and negative, which define the character of each street in Holt.

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- [15 Chapel Yard](#)

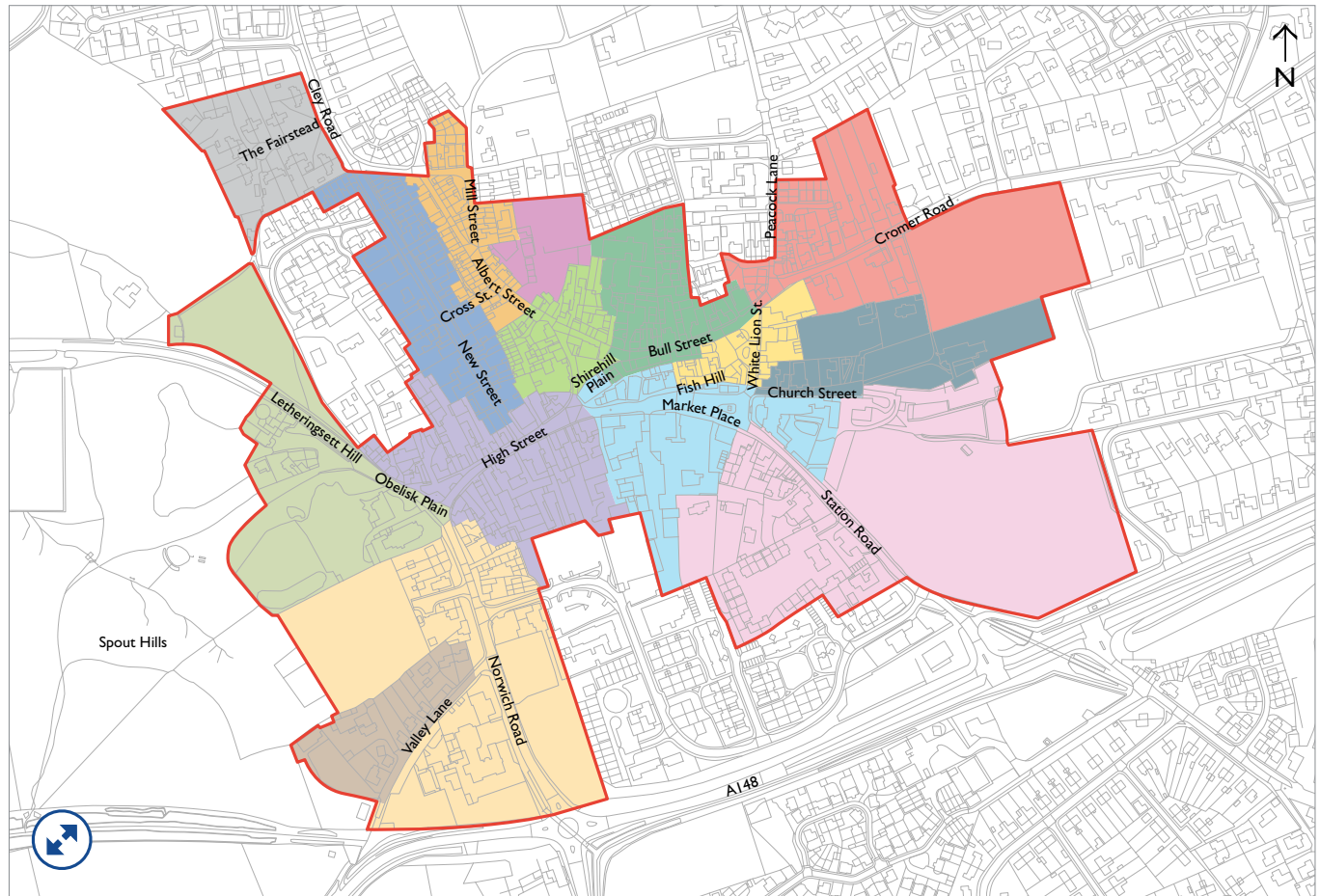
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6 Street-by-Street Assessment

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Each of Holt's streets and open spaces have different characteristics. This assessment, prepared on an approximately street by street basis, provides more details on the issues, opportunities for enhancement and recommendations specific to different areas of the Conservation Area. More details on the Listed and Locally Listed Buildings can be found in the Audit of Heritage Assets in [Appendix C](#).

Note, the building names given in the Listed Buildings sections are those given in their listing entries. These names and uses may have changed since the entry was written. Please refer to the [Heritage Assets Plan](#) in [Section 5](#) for listed building locations and to the Audit of Heritage Assets in [Appendix C](#) for further details.



Street by Street Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.

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KEY

- | | |
|--|---------------------------------|
| — Conservation Area Boundary | ■ Church Street |
| ■ High Street | ■ Station Road |
| ■ Market Place | ■ Norwich Road |
| ■ Shirehall Plain, Chapel Yard and Weston Square | ■ Valley Lane |
| ■ Bull Street | ■ Letheringsett Hill |
| ■ White Lion Street and Fish Hill | ■ New Street |
| ■ Cromer Road and Peacock Lane | ■ The Fairstead |
| | ■ Albert Street and Mill Street |
| | ■ Chapel Yard |

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1. HIGH STREET

Traditional High Street lined with shops and the King's Head public house, with road widening at either end to the Market Place and Obelisk Plain. Most built in the eighteenth century in the Georgian style.



Defining Features

- Shop lined street
- Buildings predominantly in the Georgian style
- Street narrows in the centre but widens at the east and west ends for the Market Place and Obelisk Plain
- The obelisk and fountain/lamppost, plus the Methodist Church as key focal points at the west end of the street
- Mainly two to three storey buildings
- Buildings mainly red or gault brick or rendered
- Traditional style wooden shop fronts, some historic and some good quality modern replicas
- Good level of survival of historic timber sash windows and timber doors
- Yards/alleys lead off the street, which feature modern and historic houses and shops, the principal ones being: the modern Appleyard and Feather's Yard to the south and Lion House Court to the north for shops; Jacob's Place for good quality modern housing and historic buildings adapted for residential. There are also other smaller yards.
- Holt Town sign outside Barclays Bank

Key Issues

- Intrusive building at No. 16 High Street (Barclays Bank) which is a poor example of late-twentieth century architecture
- Uninspiring public realm to the forecourt of Barclays Bank and on Obelisk Plain
- Predominance of car parking around Obelisk Plain
- Road signage and street lighting in utilitarian designs which often impact the setting of historic buildings and features
- Very busy and congested road, making the street unpleasant and potentially dangerous for pedestrians
- Large vehicles often block the roads or create blind spots
- Car parking on the side of the road enforces the car dominated appearance of the road
- Some examples of timber windows having been replaced with inappropriate uPVC
- Bland building of No. 12-14 High Street (Starlings), though the replica shop front is good quality



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1. HIGH STREET (CONT.)

- Poor quality shop front to Nos. 40-42 High Street (Kings & Barnhams) with inappropriate printed fascia sign and overly large windows
- Unsympathetic printed fascia panel to No. 28 High Street (Bakers and Larners Home Furnishing Centre). The modern ground floor shop front is also uninspiring.
- Unsympathetic printed fascia panel to No.7 High Street, though shop front is otherwise good quality.
- Boundary wall between Nos. 33 and 37 is in poor condition

- High-quality, co-ordinated public realm schemes at Obelisk Plain and outside Barclays Bank would improve the streetscape.
- When streetlamps come to the end of their useful life, replacement with ones in a more traditional design would be beneficial to the visual appearance of the streetscape.
- No. 16 High Street (Barclays Bank) could be replaced with a high-quality building that better responds to the historic context in which it sits.
- Seek solutions to car parking within the town to reduce the dependency of on street parking and the need for cars to enter the town centre to find places to park.
- Repair boundary wall between Nos. 33 and 37 using appropriate conservation materials and techniques.

improve the appearance of the shop front.

Listed Buildings

Grade II

- | | |
|-----------------------------|--|
| • 52 High Street | • 2 and 4 High Street |
| • 50 High Street | • Lloyds Bank (1, 3 and 5) High Street |
| • 48 High Street | • 7, 9 and 11 High Street |
| • 46 High Street | • Signpost |
| • Milestone | • 13 and 15 High Street |
| • 38, 40 and 42 High Street | • Kings Head Public House |
| • 34 and 36 High Street | • 21 and 23 High Street |
| • 26 and 28 High Street | • 27 and 29 High Street |
| • 24 High Street | • 33 High Street |
| • 20 and 22 High Street | • High Silver |
| • 18 High Street | • 39 High Street |
| • 6 and 8 High Street | |

Locally Listed Buildings

- 30 High Street (Richard Scott Antiques)

Recommendations and Opportunities for Enhancement

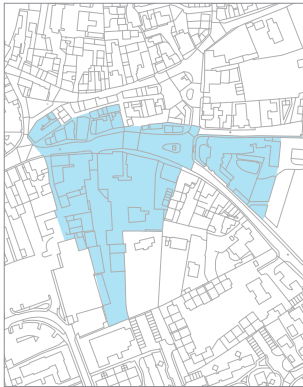
Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- When uPVC windows are at the end of their lives and require replacement, it is preferable that this should be done with painted timber windows. If this is impossible, any new uPVC window should be of high quality, closely imitate timber windows and which, where the requisite information is available, has been designed to match the window that existed historically in that particular location in that specific building.
- Better quality signage for the shops at Nos. 40-42 and No. 28, such as painted or individually applied lettering, would improve the appearance of the shop fronts. Alternatively, the shop fronts could be replaced with ones of a more sympathetic design.
- Better quality signage for No. 7 High Street, such as painted or individually applied lettering, would



2. MARKET PLACE

Former market place, in the form of a wide, triangular space lined with shops on all sides, with most buildings dating from the eighteenth century rebuilding of the town. Old School House and War Memorial at the eastern end are focal features.



Defining Features

- Wide, open central market space
- Open feel
- Shops set back from roadside on the north side, with several lanes and alleys leading off to Fish Hill and Gun Hill
- Yards off the south side of the street, such as Custance Court and Baker's Yard, generally of lesser quality than those elsewhere in the Conservation Area
- Prominent War Memorial at the east end
- Old School House is a focal building in the streetscape
- Mix of red brick, painted brick and render
- Red clay and black glazed pantile roofs
- Georgian influence in most buildings
- Traditional style wooden shop fronts, some historic and some good quality modern replicas

Key Issues

- Uninspiring public realm features
- Road signage and street lighting in utilitarian designs which often impact the setting of historic buildings and features
- War Memorial rather marooned on a traffic island
- Busy and congested road, making the street unpleasant and potentially dangerous for pedestrians
- Car parking on both the sides of the road enforces the car dominated appearance of the road
- Some examples of timber windows having been replaced with inappropriate uPVC, plus uncomfortably tall added dormers on Nos. 16-22 and conservatory style entrance into Bakers and Larners from Custance Court
- Poor quality shop fronts, signage or printed fascia panels to:
 - No. 17, Siddalls
 - No. 25, Nelson Fires 4 U (shop front also inappropriate)



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2. MARKET PLACE (CONT.)

- No. 35, Digital Phone Company
- No. 18, vacant (shop front also inappropriate)
- No. 20, Tilley & Grace
- No. 31, vacant (shop front also inappropriate)
- Some examples of unsympathetic Dutch canopies, such as at No. 27 which are situated in ungainly timber boxings

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No. 31 was vacant at the time of survey in 2020. This is a poorly altered building which has lost almost all of its historic character, except for the pantile roof

- No. 18 was vacant at the time of survey
- No. 33 was also vacant at the time of survey but appeared to be undergoing renovation

Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- When uPVC windows are at the end of their lives and require replacement, it is preferable that this should be done with painted timber windows. If this is impossible, any new uPVC window should be of high quality, closely imitate timber windows and which, where the requisite information is available, has been designed to match the window that existed historically in that particular location in that specific building.
- High-quality, co-ordinated public realm schemes throughout the town centre would improve the streetscape.
- When streetlamps come to the end of their useful life, replacement with ones in a more traditional design would be beneficial to the visual appearance of the streetscape.
- Seek solutions to car parking within the town to reduce the dependency of on street parking and the need for cars to enter the town centre to find places to park.
- Better quality signage for the shops with poor fascias and signs, such as painted or individually applied lettering, would improve the appearance of the shop fronts. Where shop fronts themselves are inappropriate the shop fronts could be replaced with ones of a more sympathetic design.

- Dutch canopies could be replaced with retractable canvas canopies.

Listed Buildings

Grade II

- 1 Market Place
- 3 and 3a Market Place
- 5 Market Place
- 11 and 13 Market Place
- 17 Market Place
- 19 and 21 Market Place
- 23 Market Place
- 27 Market Place
- 31 and 33 Market Place
- 35 Market Place
- 2 Market Place
- 8 Market Place
- 10 Market Place
- 12 Market Place
- 14 Market Place
- Feather's Hotel
- The Schoolhouse
- Holt War Memorial
- Fighting Henry Public House (now No. 2 Station Road)

Locally Listed Buildings

- 15 Market Place



3. SHIREHALL PLAIN

Triangular road layout around central buildings, one of which was formerly the Shirehall. Shops and cafes located in the surrounding buildings. Franklyn's Yard leads off to the north while Weston Square is set behind Shirehall Plain to the west.



Defining Features

- Triangular road layout with central buildings
- Byfords delicatessen and tea rooms prominent. This is one of the only buildings which has visible remains of pre-1708 fabric, including the brick and flint walls and brick window surrounds
- Other buildings usually have Georgian influences, though some small buildings on the north side in particular have a more cottage-like appearance
- Some very good quality shop fronts, e.g. Byfords, No. 9 and No. 13
- Mix of red brick, flint and render
- Red clay and black glazed pantiles
- Some activity created in the street through the outdoor tables at Byfords and greenery supplied by the front gardens at No. 2
- Wider open feel to the south and east, with enclosed feel along the northern edge and into Albert Street

- Franklyn's Yard a small modern retail yard which is well-kept
- Weston Square a small enclosed square of flint and brick cottages dating from 1882, with cottage-like character

Key Issues

- Busy and congested road, making the street unpleasant and potentially dangerous for pedestrians
- Car parking detracts from the appearance of the square and enforces the car dominated appearance
- Uninspiring public realm features with interpretation sign board in poor condition and bench marooned amongst car parking area
- Some examples of timber windows having been replaced with inappropriate uPVC
- Unsympathetic printed fascia panels to No. 2, Baby O, No.11, Holt Fish Bar, and No. 5, Your Hospice Shop



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3. SHIREHALL PLAIN (CONT.)

- Unsympathetic shop front to the former Shirehall
- Unattractive rear elevation to the former Shirehall, with multiple downpipes
- No. 9 was vacant at the time of survey

Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area.

The general recommendations within the Management Plan also apply.

- When uPVC windows are at the end of their lives and require replacement, this should be done with painted timber windows. If this is impossible, any new uPVC window should be of high quality, closely imitate timber windows and which, where the requisite information is available, has been designed to match the window that existed historically in that particular location in that specific building.

- High-quality, co-ordinated public realm schemes throughout the town centre would improve the streetscape.
- When streetlamps come to the end of their useful life, replacement with ones in a more traditional design would be beneficial to the visual appearance of the streetscape.
- Seek solutions to car parking within the town to reduce the dependency of on street parking and the need for cars to enter the town centre to find places to park.
- Better quality signage for the shops with poor fascias and signs, such as painted or individually applied lettering, would improve the appearance of the shop fronts. Where shop fronts themselves are inappropriate the shop fronts could be replaced with ones of a more sympathetic design.

Listed Buildings

Grade II

- The Shirehall
- 1, 3 and 5 Shirehall Plain
- Osokozi
- 1 and 3 Albert Street
- 4 Albert Street
- Greenways (No. 1)
- 3 Bull Street

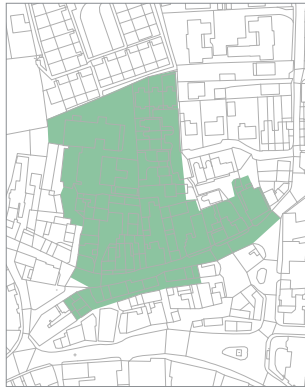
Locally Listed Buildings

- 5-11 Albert Street
- 13 Albert Street
- Shire House



4. BULL STREET

Narrow street lined with shops and buildings that face on to one another in very close quarters. A mixture of flint cottages, red brick and rendered buildings of varying size. Hooper's Yard, Lees Yard, Bull Close and Norman Cockaday Court lead off to the north.



Defining Features

- Narrow street lined with shops, residential, office and cafes/fast food outlets
- Enclosed feeling
- Views to Shirehall Plain to the west
- Varying styles of architecture, some Georgian in style and some more vernacular in appearance
- Two to three storeys, with generally a lower roof line than buildings on the Market Place and High Street
- Mixture of red brick, flint, render and painted brickwork/flint
- Red clay or black glazed pantile roofs
- Hooper's Yard a narrow enclosed courtyard, with buildings converted into shops and café, with good landscaping and planting
- Lees Yard is one of the larger yards in the town, with houses and converted outbuildings for shops and residences

- Bull Close has houses and outbuildings converted to residential use
- Norman Cockaday Court is a modern housing development using a traditional style and brick and flint materials
- Pleasant alley of Gun Hill leads off to the south

Key Issues

- Limited of pavement means space is tight for pedestrians when cars come down the street
- Car parking at the side of the street creates a congested feel and a car dominated visual appearance
- Basic tarmac surfacing and street markings
- Some examples of inappropriate replacement uPVC windows
- Some excessive temporary signage, such as flags and banners
- Walls of Praise Cottage in poor condition



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4. BULL STREET (CONT.)

- Some visible satellite dishes
- Projecting modern shop fronts at Nos. 31, Taste of India, and 33, Isobel's, are somewhat out-of-character
- Inappropriate Dutch canopies to No. 31, Taste of India
- Printed fascia panel and noticeboard at No. 8, P & S Butchers, are unsympathetic

- High-quality, co-ordinated public realm schemes throughout the town centre would improve the streetscape.
- Seek solutions to car parking within the town to reduce the dependency of on street parking and the need for cars to enter the town centre to find places to park.
- Temporary signage and banners should be avoided
- Better quality signage for the shops with poor fascias and signs, such as painted or individually applied lettering, would improve the appearance of the shop fronts.
- Satellite dishes should be located on elevations not visible from the public highway.

long term condition

Listed Buildings

Grade II

- 27 Bull Street
- 37 Bull Street
- 39 Bull Street
- 45 and 47 Bull Street
- 49 and 49a Bull Street
- 8 Bull Street
- Hanworth House
- Praze Cottage (No. 24)

Locally Listed Buildings

None

Recommendations and Opportunities for Enhancement

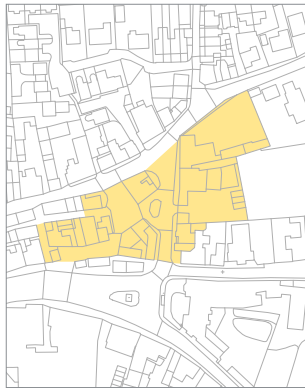
Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- When uPVC windows are at the end of their lives and require replacement, it is preferable that this should be done with painted timber windows. If this is impossible, any new uPVC window should be of high quality, closely imitate timber windows and which, where the requisite information is available, has been designed to match the window that existed historically in that particular location in that specific building.
- Dutch canopies could be replaced with retractable canvas canopies.
- Repairs and redecoration should be undertaken to Praze Cottage to improve its visual appearance and



5. WHITE LION STREET AND FISH HILL

White Lion Street is a wide road connecting Cromer Road with the Market Place. Bull Street and the lanes and car park of Fish Hill leading off to the west. The former post is also included in this area.



Defining Features

- Wide road of White Lion Street, with sweeping curve entering the town centre from Cromer Road
- Former White Lion Inn with historic hanging sign board is a key building on the east side
- Janaway and Nelson House are very well preserved and presented Georgian buildings on the east side
- No. 8 Fish Hill sits on its own between White Lion Street, Bull Street and Fish Hill
- Fish Hill forms a square to the east of No.8, with a lane leading off to the south-west which connects to the Market Place
- Tree on west side of White Lion Street makes some contribution
- Some good quality metal bollards, paving slabs and cobbled surfaces to pavements
- Buildings rendered, red brick or flint, with half-timbering to No.8
- The former Post Office is a good quality example of Inter-War architecture in the town

- Some good quality historic or replica shop fronts, particularly at Nelson House, Janaway House, Nos. 1, 3, 4, 7 and 9 Fish Hill
- Good quality Georgian town house at No. 13 Fish Hill, surrounded by a low brick and flint wall
- Back alleys behind properties on the Market Place, Fish Hill and Bull Street lead off to the west

Key Issues

- Busy through road on White Lion Street
- Uninspiring public realm to Fish Hill, with bench on the island feeling rather marooned amongst roads
- Car parking in the square at Fish Hill is unattractive and adds to the car dominated appearance of the town centre
- Unattractive concrete bollards with peeling paintwork to Fish Hill
- Some examples of inappropriate uPVC windows
- Inappropriate printed fascia panels to the three shops in Nelson House



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5. WHITE LION STREET AND FISH HILL (CONT.)

- Unsympathetic shop fronts and fascia panels to No. 6 Fish Hill, Holt Carpets and No. 1 White Lion Street, Sue Ryder
- Single storey No. 4 White Lion Street and No. 11 Fish Hill are out-of-character and the projecting canopy to No. 4 is particularly obtrusive. No. 11 was vacant and in poor condition at the time of survey, requiring propping
- No. 8 Fish Hill is rather marooned with roads surrounding it. The building was vacant at the time of survey. Its rear elevations present a rather confusing face to White Lion Street. There are inappropriate projecting windows added on the south and west sides.

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Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- When uPVC windows are at the end of their lives and require replacement, it is preferable that this should be done with painted timber windows. If this is impossible, any new uPVC window should be of high quality, closely imitate timber windows and

which, where the requisite information is available, has been designed to match the window that existed historically in that particular location in that specific building.

- High-quality, co-ordinated public realm schemes throughout the town centre would improve the streetscape.
- Seek solutions to car parking within the town to reduce the dependency of on street parking and the need for cars to enter the town centre to find places to park.
- Better quality signage for the shops with poor fascias and signs, such as painted or individually applied lettering, would improve the appearance of the shop fronts. Where shop fronts themselves are inappropriate the shop fronts could be replaced with ones of a more sympathetic design.
- No. 4 White Lion Street and No. 11 Fish Hill could be reworked or replaced with new buildings that better respond to their historic setting

Listed Buildings

Grade II

- Nelson House
- Wansbeck House
- White Lion Public House (now Adnams shop)
- Janaway House
- 1 Fish Hill
- 3 and 5 Fish Hill
- 4 Fish Hill
- 8 Fish Hill
- 13 Fish Hill

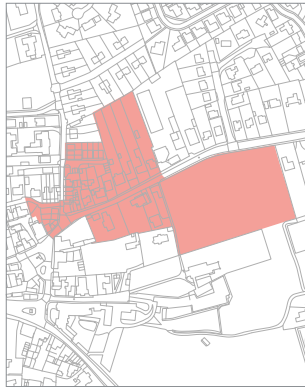
Locally Listed Buildings

- Former Post Office



6. CROMER ROAD AND PEACOCK LANE

Main road leading out of Holt to the north-east, with a more suburban character derived from detached houses set back from the street behind gardens. Narrow Peacock Lane leads off to the north, with Victorian cottages.



Defining Features

- Cromer Road is wide, with a pavement on the north side and houses set back from the road behind front gardens
- Larger detached houses on the north side of Cromer Road in a mix of styles, from a simple Victorian cottage to Arts and Crafts inspired early-twentieth century
- Detached house and a short terrace of three houses on south side of Cromer Road
- Greenery and trees in gardens contribute to the character of Cromer Road
- Playing field lined with a hedge on south side of Cromer Road also contributes to the greenery and provides an open setting and views for the church to the south
- Shop with good quality bow windows, door and signage to the corner of Peacock Lane (No. 9 Cromer Road)

- Narrow Peacock Lane with short terraces of Victorian cottages with small front gardens.
- Inter-War Royal Mail sorting office off the west side of Peacock Lane
- Mixture of red brick, flint, render and red clay pantiles

Key Issues

- Some examples of inappropriate uPVC windows and doors, particularly on Peacock Lane
- No. 3 Cromer Road, Sunny Chinese Take-Away, has lost most of its historic character through addition of rough render, uPVC windows and door, fascia and poor shop front.
- Single storey shops at No. 3 and 5 are somewhat out-of-character in terms of their scale but have been refurbished reasonably well.
- Open tarmac area of the car park to the rear of the former White Lion is unattractive



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6. CROMER ROAD AND PEACOCK LANE (CONT.)

- No. 17 Cromer Road is an odd example of mid-twentieth century architecture which has lost much of its character through addition of uPVC windows and the conversion of the front garden to hard standing
- Petrol station adjacent to the Conservation Area boundary on Cromer Road creates a poor setting

Recommendations and Opportunities for Enhancement

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Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- When uPVC windows and doors are at the end of their lives and require replacement, it is preferable that this should be done with painted timber windows/doors. If this is impossible, any new uPVC window or door should be of high quality, closely imitate timber windows/doors and which, where the requisite information is available, has been designed to match the window/door that existed historically in that particular location in that specific building.

- Better quality signage for the shops with poor fascias and signs, such as painted or individually applied lettering, would improve the appearance of the shop fronts. Where shop fronts themselves are inappropriate the shop fronts could be replaced with ones of a more sympathetic design.
- A hedge or planting would better screen the car park from view, improving the setting of the road
- Front gardens should not be fully converted into driveways and boundary walls/treatments should not be completely lost. Parking can be provided discreetly through softer surface treatments, such as gravel, and by retaining greenery and boundaries to reduce the visual impact of parked cars. Reinstatement of lost front gardens and front gardens would be beneficial.

Listed Buildings

Grade II

- 13 Cromer Road
- 29 Cromer Road

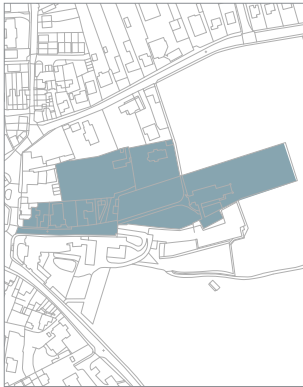
Locally Listed Buildings

None



7. CHURCH STREET

Quiet, narrow side street leading to St Andrew's Church and graveyard, with a picturesque view of the church at the eastern end. The side of the Old School House building dominates the south side of the road, with a few other buildings lining the north side of the road.



Defining Features

- Quiet, shady side road
- St Andrew's Church at the end forming a focal point
- High flint wall along north of street, enclosing Holt Library which is a converted former stable. This has distinctive, high-quality flintwork and is designed in an Italianate style, which is unusual for Holt
- The Old School House building lining the south of the street is tall and dominant. Built of dark red brick
- Red brick church hall on north side
- No. 3 a good quality, small cottage with shop that has a good quality shop front and signage
- Two twentieth century detached house sin large gardens to the north, which do not have a great deal of influence on their setting
- Mature trees and greenery, coupled with historic gravestones make the churchyard a pleasant place
- High-quality modern design of the church extension

Key Issues

- Poor quality extension to the library

Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- The extension to the library could be reworked or rebuilt to provide something of higher quality that better reflects the historic characteristics of the locally listed building.

Listed Buildings

Grade II*

- St Andrew's Church

Grade II

- Janaway House, 3 Church Street

Locally Listed Buildings

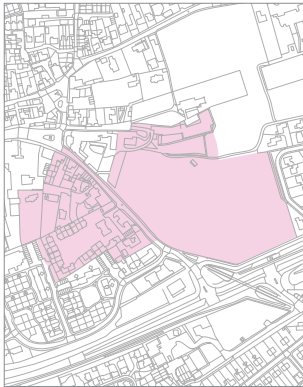
- Holt Library

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8. STATION ROAD

Road leading from Market Place to Holt bypass. Flint cottages and detached buildings line the west side, while the side of the Old School House and a substantial wall line the road to the east, which opens out to impressive views over the playing fields.



Defining Features

- Wide residential street narrowing on the approach to Market Place
- Substantial green setting to the east of the town centre provided by the playing fields
- Mature trees and well-kept front gardens contribute to a green feeling for the southern half of the street
- Flint and brick wall lining the edge of the playing fields and red brick wall on west side provide definition to the edge of the street
- Views north across the playing fields to St. Andrew's Church and the new extension
- Views north-west into the Market Place
- Substantial side elevation of the Old School House at the northern end of the street
- Former police station at No. 32a Station Road

- The Lawns public house on south side of the road
- Modern development of The Beeches behind the large Shrublands house
- Small cottages in short terraces at northern end, some with interesting metal framed Gothic style windows
- Mixture of red and gault brick, flint, render, pantiles and flat tiles

Key Issues

- Parking along road makes road narrower and parked cars are visually intrusive
- Some examples of inappropriate uPVC windows
- Unsympathetic printed signage and banners to The Lawns
- Unsympathetic printed fascia panels to No. 8 Station Road (Vintage Vogue and Vintage Sweets)



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8. STATION ROAD (CONT.)

Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- When uPVC windows are at the end of their lives and require replacement, it is preferable that this should be done with painted timber windows. If this is impossible, any new uPVC window should be of high quality, closely imitate timber windows and which, where the requisite information is available, has been designed to match the window that existed historically in that particular location in that specific building.
- Seek solutions to car parking within the town to reduce the dependency of on street parking and the need for cars to enter the town centre to find places to park.
- Better quality signage for the shops with poor fascias and signs, such as painted or individually applied lettering, would improve the appearance of the shop fronts.

Listed Buildings

Grade II

- 4 and 6 Station Road
- 8 Station Road
- 12-18 Station Road
- Shrublands

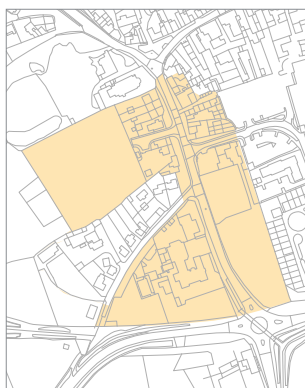
Adopted Locally Listed Buildings

- Former Police Station, No. 32a Station Road



9. NORWICH ROAD

Busy, wide main road with properties set back behind wide pavements. Tree lined in parts with grass verges and some modern properties interspersed with the older ones. Holt Community Primary School located at the south end.



Defining Features

- Wide road and pavements
- Properties on east side at north end front directly onto the street, which are a mixture of vernacular and Georgian character
- Carpenters Cottages on a narrow lane leading off to the east
- Large building of No. 41-43 set back behind elegant wall and fence, with historic stables behind
- Substantial red brick wall lining the edge of the east side of the road at the south end, enclosing a large garden/field
- Properties on west side set back from road
- Mix of new and old buildings
- Tree lined, with several grass verges
- Views north to Obelisk Plain and Holt Methodist Church

- Modern housing to the west on a drive which provides views to the adjacent field
- Field overlooking Spout Hills provides a green setting to the western edge of the Conservation Area
- Primary School at south end is a good quality example of local board school architecture of the early twentieth century, with good quality boundary wall and railings

Key Issues

- Very busy road with fast moving traffic
- Utilitarian traffic lights, crossing and railings
- Neo-Georgian style of modern housing is not entirely successful
- Setting of roundabout and pedestrian subway to the south is poor
- Some inappropriate uPVC windows
- Unsightly bin storage on lane for Carpenters Cottages



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9. NORWICH ROAD (CONT.)

Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- When uPVC windows and doors are at the end of their lives and require replacement, it is preferable that this should be done with painted timber windows/doors. If this is impossible, any new uPVC window should be of high quality, closely imitate timber windows and which, where the requisite information is available, has been designed to match the window that existed historically in that particular location in that specific building.
- High-quality, co-ordinated public realm schemes throughout the town centre would improve the streetscape.
- Seek alternative solutions to bin storage location if possible

Listed Buildings

Grade II

- Barn Cottage
- 3 Norwich Road
- 5 Norwich Road
- 27 and 29 Norwich Road
- 37 and 39 Norwich Road
- Bacon's House
- Garden wall fronting No. 41 Norwich Road

Locally Listed Buildings

- Old Stables at 41-43 Norwich Road
- Holt Community Primary School



10. VALLEY LANE

Valley Lane is a quiet residential side road with both modern and period properties. The Primary School is on the south side of the road.



Defining Features

- Quiet road with detached houses of a variety of dates, set back from the street behind small front gardens
- Low brick and flint walls often define boundaries
- Large converted barn set up against the road is reminder of the agricultural uses formerly located on the peripheries of the town
- Small, single storey cottage, No. 16, from 1850 is an unusual property
- Attractive red brick wall and metal fence surrounding the school wraps around to line the eastern end of the south side of the lane
- Mixture of red brick, flint and render, plus tile or pantile roofs, both glazed and unglazed
- Greenery in front gardens and trees in school site contribute to the character of the lane

Key Issues

- Some inappropriate uPVC windows and doors
- Rather heavy-handed glazing to the former door on the barn conversion

- Visible satellite dishes
- Unattractive metal gates and tubular steel railings to the rear of the primary school

Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- When uPVC windows and doors are at the end of their lives and require replacement, it is preferable that this should be done with painted timber windows/doors. If this is impossible, any new uPVC window or door should be of high quality, closely imitate timber windows/doors and which, where the requisite information is available, has been designed to match the window/door that existed historically in that particular location in that specific building.
- Satellite dishes should be located on elevations not visible from the public highway.
- Replace unsympathetic gates and railings to rear of Primary School with more sympathetic alternatives if possible.



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10. VALLEY LANE (CONT.)

Listed Buildings	Proposed Locally Listed Buildings
None	None



11. LETHERINGSETT HILL

Scenic winding road on a hill, leading to open countryside. Enclosed on both sides by woodland and hedges. Historic cottages next to the site of the former gasworks on the west side, with the large Hill House set in substantial grounds and the Holt Methodist Church next to Obelisk Plain.



Defining Features

- Sweeping curve upwards of the road leading into Holt.
- Tree lined road with substantial greenery lining the road
- Horn Pit to the north provides a pleasant wooded recreational area
- Large garden of Hill House also contributes greenery to this part of the Conservation Area
- Substantial brick and flint wall surrounding the garden of Hill House
- Substantial Georgian building of Hill House
- Flint cottages stepping up the hill, plus cottages and converted agricultural buildings to west
- Holt Methodist Church is a landmark building, particularly in views from the High Street
- Red brick and flint mainly, with polychrome brickwork to the Church

Key Issues

- Very busy road
- Traffic fast, frequently exceeding 30mph limit
- No pavements on west side or designated crossings making the road unsafe for pedestrians
- Some examples of inappropriate uPVC windows and doors
- Visible satellite dishes
- Unattractive shipping container at the gateway to Spout Hills
- Cluttered signage at the entrance to the footpath to Spout Hills

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11. LETHERINGSETT HILL (CONT.)

Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- Implement traffic calming measures at the entrance to the town to slow traffic and provide a safer crossing for pedestrians.
- When uPVC windows and doors are at the end of their lives and require replacement, it is preferable that this should be done with painted timber windows/doors. If this is impossible, any new uPVC window or door should be of high quality, closely imitate timber windows/doors and which, where the requisite information is available, has been designed to match the window/door that existed historically in that particular location in that specific building.

- Satellite dished should be located on elevations which are not visible from the public highway.
- Remove shipping container.
- Provide more co-coordinated high quality signage.

Listed Buildings

Grade II

- Hill House
- Holt Methodist Church

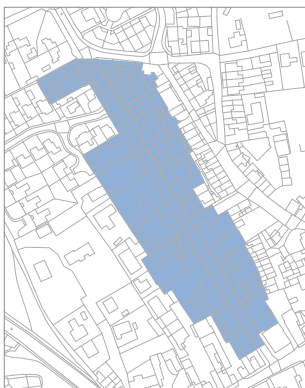
Locally Listed Buildings

None



12. NEW STREET

Long, straight road, set out in early-nineteenth century. Mainly residential with some shops at the High Street end. Buildings larger and more spaced out along here compared to other streets.



Defining Features

- Wide road
- Residential with a few shops at south end
- Buildings mainly set up against the street, though a few with front gardens, with a few trees which add character
- Red and gault brick and rendered buildings with some flint
- Two to three storeys
- Buildings larger and more spaced out compared to other streets
- Houses become more modern the further north one heads
- Georgian style prevails
- The Old Chapel, converted into a house, is a feature building, large in scale and an impressive Classical style, set behind brick and flint wall

- Former county primary school converted into a house
- Cross Street and an unnamed lane connect through to Albert Street

Key Issues

- Bland and bulky Barclays Bank on the corner with the High Street
- Unsightly car park/yard behind Barclays Bank
- No. 4 vacant and in poor condition, though retains many historic fittings
- Some examples of inappropriate uPVC windows and doors
- Unsightly garage door in an extension to No. 16, which is out-of-character with the Conservation Area
- Poor rear extension to Nos. 1-5



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12. NEW STREET (CONT.)

- Bland twentieth century buildings at Nos. 30, 30a and 30b, which do not respond well to the prevailing character of the surrounding buildings
- Some small front gardens converted to hardstanding with the loss of the boundary walls
- Busy street with on street parking which detracts from the visual appearance of the street

Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- When uPVC windows and doors are at the end of their lives and require replacement, it is preferable that this should be done with painted timber windows/doors. If this is impossible, any new uPVC window or door should be of high quality, closely imitate timber windows/doors and which, where the requisite information is available, has been designed to match the window/door that existed historically in that particular location in that specific building.

- No. 16 High Street (Barclays Bank) could be replaced with a high-quality building that better responds to the historic context in which it sits.
- Seek solutions to car parking within the town to reduce the dependency of on street parking and the need for cars to enter the town centre to find places to park.
- Bring No. 4 back into an appropriate use and make appropriate repairs.
- The rear extension to Nos. 1-5 could be remodelled to be more sympathetic to the character of the Conservation Area.
- Front gardens should not be fully converted into driveways and boundary walls/treatments should not be completely lost. In the cases of larger gardens, parking can be provided discreetly through softer surface treatments, such as gravel, and by retaining greenery and boundaries to reduce the visual impact of parked cars. Reinstatement of lost front gardens and front gardens would be beneficial.

Listed Buildings

Grade II

- 11 New Street
- 16 New Street
- 17-27 New Street
- 33 New Street
- 35 New Street
- 28 New Street
- 4 Cross Street
- St John Hall (now The Old Chapel)
- Cranmer House
- Pear Tree Cottage

Locally Listed Buildings

- Gallery House (Nos. 13-15)



13. THE FAIRSTEAD

Attractive cul-de-sac of Inter-War semi-detached flint and red brick houses, set in large gardens. Semi-rural feel down quiet lane. Gardens and trees to the rear give a green, open feel.



Defining Features

- Semi-detached houses built as part of one overall design
- Central block to each pair, with stepped back side ranges
- Arts and Crafts influence
- Quiet cul-de-sac with houses arranged around the edge and two pairs facing onto Cley Road
- Green and large gardens set back from road, showing influence of the Garden City movement
- Flint with red brick dressings and diaper patterns, red clay pantiles

Key Issues

- Some example of inappropriate uPVC windows and doors
- Surfacing of the cul-de-sac is in poor condition
- Some front gardens have lost their boundary treatments, which has started to erode the green character of the road

Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- When uPVC windows and doors are at the end of their lives and require replacement, it is preferable that this should be done with painted timber windows/doors. If this is impossible, any new uPVC window or door should be of high quality, closely imitate timber windows/doors and which, where the requisite information is available, has been designed to match the window/door that existed historically in that particular location in that specific building.
- Reinstate boundary hedges. Front gardens should not be covered with hardstanding or converted fully into driveways. Parking can be provided discreetly through softer surface treatments, such as gravel, and by retaining greenery and boundaries to reduce the visual impact of parked cars.
- Resurface the road.



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13. THE FAIRSTEAD

Listed Buildings

None

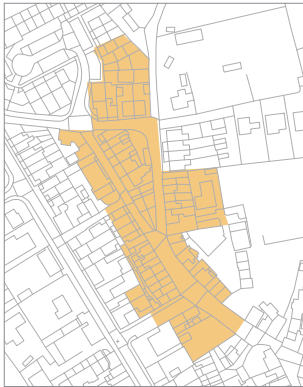
Locally Listed Buildings

- The Fairstead: Nos. 1-12 The Fairstead and Nos 1-7 (odd) Cley Road



14. ALBERT STREET AND MILL STREET

Curved, wide residential street lined with cottages and houses. Mill Street branches off to the north and turns to meet the top of Albert Street. Pleasant and quiet back street.



Defining Features

- Cottages and smaller houses with a more vernacular character than the main streets, though with some Georgian influences, such as sash windows, though casement windows are also common
- Mix of flint, red or gault brick, and render, with red clay or black glazed pantiles
- Row of flint cottages (Nos. 5-19) are a distinctive feature with good quality flintwork to the front façade
- Former Drill Hall with gable end on east side, converted to residential
- Former Calvinist Chapel/Corn Hall on west side, with distinctive polychrome brickwork to south façade, converted to residential
- Some small front gardens with trees and greenery add to the character of the street
- Cross Street and an unnamed lane connect through to New Street

Key Issues

- Some inappropriate cementitious render
- Some examples of inappropriate uPVC windows and doors
- Parking on the sides of the roads is visually intrusive
- Some front gardens have lost their boundary treatments and have been paved for car parking
- Small number of boundary walls that have been rebuilt using concrete/reconstituted stone blocks
- Visible satellite dishes



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14. ALBERT STREET AND MILL STREET (CONT.)

Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- When uPVC windows and doors are at the end of their lives and require replacement, it is preferable that this should be done with painted timber windows/doors. If this is impossible, any new uPVC window or door should be of high quality, closely imitate timber windows/doors and which, where the requisite information is available, has been designed to match the window/door that existed historically in that particular location in that specific building.
- Reinstate boundary treatments. Front gardens should not be covered with hardstanding or converted fully into driveways. Parking can be provided discreetly through softer surface treatments, such as gravel, and by retaining greenery and boundaries to reduce the visual impact of parked cars.
- Satellite dishes should be located on elevations which do not front the public highway.
- Seek solutions to car parking within the town to reduce the dependency of on street parking and the need for cars to enter the town centre to find places to park.
- Boundary walls should be in brick or flint.
- Cementitious render should not be used on historic buildings.

Listed Buildings

Grade II

- | | |
|---------------------------|---------------------------|
| • 1 and 3 Albert Street | • 8 Albert Street |
| • 5-19 Albert Street | • 12 Albert Street |
| • 23 Albert Street | • 14 Albert Street |
| • 25 and 27 Albert Street | • 16 Albert Street |
| • 29 Albert Street | • 18 and 20 Albert Street |
| • 33 Albert Street | • The Nook (24) |
| • Oddfellows Hall (35) | • 26 Albert Street |
| • 4 Albert Street | • 28 and 30 Albert Street |
| • 6 Albert Street | |

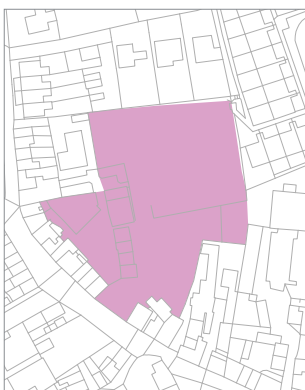
Locally Listed Buildings

None



15. CHAPEL YARD

Small gravel courtyard enclosed on three sides by flint cottages, most of which are now shops, with two converted barn style shops at the north end. Albert Street car park to the east.



Defining Features

- Enclosed feeling to an informal courtyard
- Flint and brick buildings or one to two storeys
- Good quality shop fronts to Nos. 17 Chapel Yard, Casa Blanca and No. 15 Chapel Yard (Owl Town)
- Gravel surface gives a more informal feeling
- Nos. 3-6 are some of the oldest buildings surviving in Holt, with pre-1708 fire fabric, though with later refacing/rebuilding

Key Issues

- Car park to the east is utilitarian in appearance with bland public WCs at south end, though both essential amenities for the town
- Overly large fascia panel to Casa Blanca and Mountain Warehouse

Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- Better quality signage for the shops with poor fascias and signs, such as painted or individually applied lettering, would improve the appearance of the shop fronts.

Listed Buildings

Grade II

- 3 Chapel Yard
- 4 Chapel Yard
- 5 and 6 Chapel Yard

Locally Listed Buildings

None



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Section 7

Vulnerabilities and Opportunities

This section describes the threats which face the significance of the conservation area and identifies any opportunities to remove or enhance these threats.

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7.1 CONDITION AND VACANCY

Generally, the condition of the conservation area is good with well-maintained buildings, shops and green spaces. It is important for buildings and structures individually and for the Conservation Area as a whole for built fabric to be maintained to a high standard. This maintains their aesthetic qualities, the integrity of the built fabric and prevents loss of historic fabric.

There are, however, a few examples of structures or features in poor condition. For example, Praise Cottage, noted in the 2010 Appraisal as needing attention, has paintwork that is cracked and peeling and appears damp at the base of the building. The surfacing of The Fairhaven is also in poor condition, with potholes appearing. Other individual walls or gutters around the Conservation Area have vegetation growth which indicates damp. Damp historic structures can cause long-term damage and the source of the water ingress should be explored and eliminated in order to prevent problems escalating.



Poor condition of paintwork



Poor surfacing of The Fairhaven



Wall with vegetation growth and patches of cement pointing, indicating damp and poor condition



Wall in poor condition on the High Street



Vacancy is a particular threat to historic buildings as it means maintenance issues tend not to be spotted or addressed quickly, leading to irreversible damage or loss which is costly to repair. There are a few buildings within the Holt Conservation Area which are vacant. Often these are shops, which leads to a neglected air and reduces vibrancy of the commercial streets. It also indicates a possible oversaturation of available shop units within the town centre. No.8 Fish Hill is an example of a vacant shop, which appears to suffer from an unusual location rather marooned at the east end of Fish Hill, as well as some poor modern alterations.



Vacant property on Fish Hill

One house is vacant and in poor condition: No.4 New Street. This is a Victorian terraced cottage and retains several historic features, such as timber doors and windows, with moulded lintels, which should all be retained. At the time of survey in 2020 the building has a 'Sold' sign on it, which indicates that it will be restored and brought back into use in the near future.



Vacant property on New Street

7.2 INAPPROPRIATE MATERIALS AND TECHNIQUES

The overwhelming majority of buildings and structures in Holt contribute positively or are neutral to the Conservation Area. However, there are some elements which detract from the town's character and which could be improved or avoided in future. The use of materials and construction techniques which are inappropriate for historic buildings is one key issue. Modern elements which are out of keeping with the Conservation Area are both visually intrusive and can harm the condition of historic buildings.

The replacement of historic or traditional doors and windows with inappropriate alternatives, such as those in uPVC, is a significant threat to individual historic buildings and to the Conservation Area as a whole. Changes to traditional fenestration causes the loss of historic fabric, can alter the appearance and aesthetic value of a building and can also affect the historic fabric of the remainder of the building by changing its breathability. Changing the method of opening, principally from traditional sash windows to top or side hung casements, can appear incongruous on historic buildings. New windows can be obtrusive if set too close to the front of the wall, losing the play of light and shadow which adds interest to later nineteenth century facades. The change of windows and doors appears to be particularly prevalent on roads leading out of the town centre and on some of the alleys, for example the small alleys leading off Fish Hill.



It is preferable to repair damaged windows and to undertake regular maintenance to ensure their enduring longevity. Well executed like-for-like replacement windows (i.e. same size and proportions of elements constructed using the same materials and finishes as the existing) maintain the aesthetic, though not the evidential value, of the historic windows. It can also be possible with some windows to incorporate slimline double-glazing to traditional style timber windows without affecting the appearance substantially. uPVC windows should not be used in historic buildings in a Conservation Area and are undesirable on modern buildings within the Conservation Area. If there is a compelling reason to use uPVC windows and it can be demonstrated that they will not cause long term damage to the fabric of the historic building, then the uPVC windows used should be of high quality, closely imitate timber windows/doors and closely match the window/door that existed historically in that specific location, where this information is available, or the most likely historic window as advised by the Conservation Officer if historically information on the specific building is unavailable. uPVC conservatories are also likely to be inappropriate, particularly where they are visible from the public highway.

The rendering of buildings which were traditionally exposed brick is not appropriate as this also traps moisture and reduces the breathability of buildings. Traditional lime mortar should be used for renders to historic buildings if they are deemed appropriate. The painting of brickwork is not normally good conservation

practice, as plastic paints also reduce breathability. However, there are some examples of buildings in Holt town centre that were originally brick and have since been painted which still appear attractive buildings. Breathable traditional paints are preferable to modern plastic paints.

The colours used on painted buildings in Holt are good, with generally subtle whites, creams, greens and greys creating an attractive palette. Bolder yellow and dark green have been used on Janaway House and Nelson House on White Lion Street. These, however, have soft historic tones and are therefore appropriate and add welcome interest to the street.

There are many buildings in the town centre, particularly on White Lion Street, the Market Place and the High Street which have lost their chimney stacks. This reduces the visual interest of the collective roof profiles of the town centre.

A small number of brick boundary walls to properties on streets radiating out from the town centre have been replaced with concrete blocks which are unattractive and out-of-character with the traditional materials palette of the Conservation Area. Satellite dishes are also an unwelcome modern visual intrusion.

The cumulative impact of changes such as those outlined above can result in a severe loss of historic



No. 31 Market Place has lost its historic character

character, which reduces the visual interest of individual buildings and the Conservation Area as a whole. An example is No. 31 Market Place, currently a vacant shop, which has been rendered, windows replaced and an unsympathetic shop front installed. Only the historic roof tiles remain to identify this as an historic building.

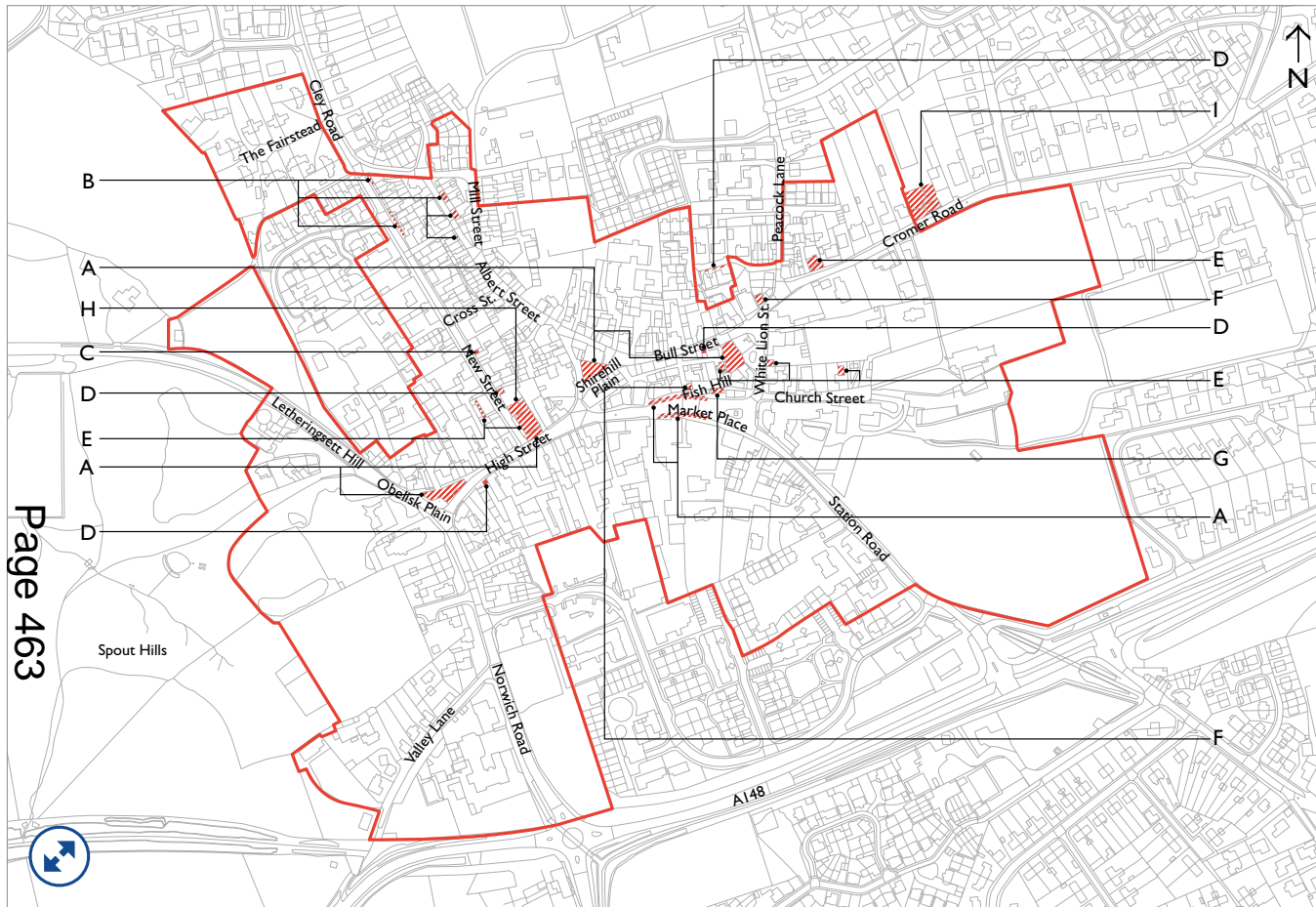


Inappropriate Windows and Doors



Inappropriate Windows and Doors (cont.)





KEY

- Conservation Area Boundary
- // Negative Feature
 - A Particularly poor areas of public realm/ car parking
 - B Front gardens converted into driveways
 - C Inappropriate garage extension
 - D Poor condition
 - E Inappropriate modern building or extension
 - F Particularly poor shop front/signage
 - G Building which has particularly suffered from loss of historic features
 - H Unattractive service yard
 - I Unattractive garage in the setting of the Conservation Area

Note: Not all examples of inappropriate materials, e.g. uPVC, and poor shop fronts have been shown on this map.

Negative Features Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.



7.3 MODERN BUILDINGS AND EXTENSIONS

There are some late-twentieth century buildings within the Conservation Area which are either indifferent pastiche designs or entirely inappropriate for the character of the Conservation Area. Of the latter, Barclays Bank at No.16 High Street is the worst. It is a prominent building on the corner of the High Street and New Street, which is bland and boxy in design, with a lack of architectural detail and poor quality windows and shop front. The service yard behind the bank is also unattractive, with commercial bins, fire escape and basic outbuildings. A remodelling or replacement with a building that better responds to the character of the Conservation Area could be possible here.

The single storey extension to the Library is also of poor quality and dated in design. The single storey shop at No. 4 White Lion Street, with oversized projecting canopy, is also out of character with the Conservation Area.

Rear extensions may not be visible from the principal public highways but can often be visible from lanes and yards. A particularly poor example is the boxy extension on the back of Nos. 1-5 Lees Terrace on New Street, which can be seen from Lion House Court.

Though smaller in scale, the garage extension to No. 16 New Street is incongruous in appearance compared to the adjacent historic (listed) building.

Late-twentieth and early-twenty first century housing developments infilling plots behind the main streets are generally of indifferent design quality. Some of these are pastiche in design, such as the Georgian style houses on the west side of Norwich Road. Others use a more vernacular style with panels of flint, though are generally of uninspired 'stock' designs that could be found in many places across the country.

There is therefore a need to improve the design quality of new buildings and extensions within the Conservation Area. There have been some good recent examples of buildings with a contemporary style, which reflect local materials and characteristics but which are not pastiche, such as Morston House on Jacob's Place.



Unsympathetic garage attached to a listed building



Inappropriate design of Barclays Bank on the High Street



Poor quality service yard to the rear of Barclays



Dated extension to the Library



Poor quality extension as seen from Lion House Court



Pastiche housing on Norwich Road



Uninspiring modern housing development



Good quality modern house which is both contemporary and reflects local materials



7.4 SHOP FRONTS AND SIGNAGE

Since the production of the last Appraisal in 2010 there appears to have been an enhancement of quality in shop fronts and signage in the Conservation Area. There are many historic shop fronts or modern replacements in traditional designs that have good timber shop fronts, well painted, with appropriate signage and companies. Painted lettering on fascia boards or applied lettering on the main walls of buildings or in fascias has often been adopted as sympathetic methods of signage.

However, there are still several shops which have unsympathetic shop fronts or signs. Printed fascia signs are sometimes used and inserted either within the existing fascia or applied to the main wall of a building. Their plastic appearance detracts from the character of the buildings. Some of these signs are oversized or garish and detract from the more subtle colour scheme of the buildings in the town centre. Temporary banner signage is also inappropriate in terms of materials and as they create a cluttered appearance.

Historic shop fronts were timber and were typically divided up into smaller panes of glass, with a stall riser at the base of the window and fascia above. Inappropriate replacements have large areas of glazing, sometimes down to the floor, and lack the interesting architectural detailing of historic shop fronts. Metal frames to windows are also inappropriate.

Flat canvas retractable canopies are historically appropriate. Curved Dutch canopies are inappropriate as they generally are still visible when retractable and are often made of plastic PVC type materials.

A continued improvement of shop fronts and shop signage over time will carry on the enhancement the appearance of the town centre.



Examples of Inappropriate Shop Fronts and Signage



Examples of Inappropriate Shop Fronts and Signage (cont.)





7.5 TRAFFIC AND PARKING

Traffic in Holt town centre and pressures on car parking have been issues in Holt for many years. The A148 Letheringsett Hill/Norwich Road is a busy road which connects Holt to Letheringsett to the west and to the town's southern bypass to the south. Cars can travel along this road at high speed, often above the 30mph speed limit. This not only creates an unpleasant setting for the historic buildings around it but is also unsafe for pedestrians. The lack of pavements and an appropriate crossing on Letheringsett Hill for pedestrians to reach the access into Spout Hills north of Hill House exacerbates this issue. There are no traffic calming measures on this stretch of road which could slow traffic to a safer speed.

Traffic is also heavy on the High Street and Market Place, with lorries needing access to shops for deliveries adding to the traffic levels. On narrower streets, such as Bull Street, cars take up much of the road when traveling along and this can leave little room for pedestrians.

Vehicles on these streets are often traveling to access to Albert Street Car Park or find parking spaces on roads around the town centre. The two main car parks, on Albert Street and at Budgens on Kerridge Way, are not usually adequate, especially in peak summer months.

Others want the convenience of parking closer to the shops on the Market Place, Fish Hill and Shirehall Plain. These ad-hoc small car parking areas are unattractive and create the impression of a car dominated street-scene. They also intrude on areas which could be utilised as attractive pedestrian-focused landscaping, such as on Shirehall Plain.

The pressure for parking in the town centre has also led to residents resorting to converting their front gardens into parking bays. This involves the loss of front boundary walls and the greenery which front gardens provide, as well as contributing to the car dominated appearance. Wherever possible this should be avoided and front boundaries reinstated. If deemed necessary to provide off-street parking then part of the boundary should be retained if possible and softer surfaces, such as gravel, used instead of solid paving to retain a more informal appearance characteristic of those side streets where front gardens are present.

More car parking needs to be provided away from the town centre, though close enough to be convenient and in locations which would not intrude on the setting of the Conservation Area.



Cars parked on a narrow lane



Parking on Shirehall Plain and Bull Street



7.6 PUBLIC REALM

The public realm within the Conservation Area is generally of indifferent quality and uninspiring. Other than pavements, there are a few more open areas where an attempt to has been made to create landscaped areas, particularly at Obelisk Plain, outside Barclays Bank, Shirehall Plain and on the west side of White Lion Street. These areas are, however, disjointed, lack coordination and are often blighted by parking or isolated in their location. The removal of parking from Shirehall Plain, Obelisk Plain, along the Market Place and Fish Hill would provide the opportunity to create better landscaped, safer and more attractive areas of public realm which were better coordinated throughout the whole Conservation Area. If the removal of all parking mentioned was not possible, better landscaping and shared surfaces for parking would contribute to an enhancement of character.

There has been some effort to enhance the streetscape with planters, which do bring some welcome flowers and greenery. However, these are mis-matched throughout the Conservation Area and have an off-the-peg feel. Benches too are mismatched throughout the area and situated adjacent to busy roads. Most are memorial benches with small plaques to loved ones, so have sentimental value attached to them.

There are some good metal bollards in an historic style but other concrete examples are unattractive and have peeling paint. The two pedestrian crossings, on the High Street and Norwich Road, have utilitarian railings and traffic lights. Street lights on the main streets are of a ubiquitous modern design and sometimes damaged. Traditional style lampposts on some of the side alleys and yards show that lightning in a traditional design would be an enhancement to the streetscape and character of the Conservation Area.

Signage throughout the Conservation Area is varied. There are some good finger post signs in black with gold details, that are traditional in design and fit well with the character of the area. However, there are also a myriad of other signs, including ubiquitous road signs, which are often uncoordinated and give a cluttered appearance. Road signs also often detract from the setting of historic features or buildings, such as the road sign positioned very close to the fountain/lamp on Obelisk Plain which blocks views of this feature. Interpretation signage on Shirehall Plain is a welcome addition but the board is worn, faded and would benefit from upgrade.

There are a variety of surfaces to streets and pavements. Some good Victorian granite kerb stones are found in some places in the Conservation Area and the reintroduction of these where they have been

lost would be beneficial. Pavements are generally a mixture of paving stones and red brickweave within the commercial centre, with tarmac to radiating streets. There are often places where these are damaged or cracked and would benefit from upgrade, particularly to a coordinated scheme across the commercial centre that better links the aforementioned landscaped areas. The brickweave is also somewhat dated in character and dark. A lighter colour bound gravel on alleys and yards may be a more attractive alternative. On roads themselves tarmac is used, with the usual white and yellow road markings. Where the road widens at the Market Place this tarmac is expansive and uninteresting, leaving the cobbled area around the War Memorial very stranded. Better quality surfaces or a shared space approach could alleviate this situation.

Bin storage is an issue in places, with commercial bins sometimes visible. The back alleys between the Market Place and Bull Street in particular suffer from visual intrusion of bins, with generally an unpleasant back-of-house feeling which is off-putting. There is sometimes a lack of storage space for domestic bins as well, such as on Carpenters Cottages where bins are lined up along one side of the alley. Bins on the street are in a traditional style and in black with gold detailing. However, the plastic material is out of character with the historic Conservation Area.



Patchy surfaces on the High Street



Cluttered signage



Indifferent public realm outside Barclays, situated next to a busy road



Parking and road signage at Obelisk Plain intrudes on the setting the historic obelisk and fountain/lamppost



Basic modern lamppost which had been damaged and is now leaning



Small landscaped area marooned between roads on White Lion Street



Back alley off Fish Hill with unpleasant back-of-house feel and bin storage



Unattractive concrete bollards with peeling paint



Plastic planter, plastic bin and cluttered signage



Domestic bin storage can be visually intrusive



7.7 SETTING

Generally, the Holt Conservation Area is fairly self-contained and surrounded on most sides with later housing. Where it does open up to green space, there are good views which should be preserved.

On Cromer Road the petrol station on the north side of the road, directly adjacent to the Conservation Area boundary is an unpleasant modern structure with garish signage which spoils views when entering the area. To the south-west, the roundabout on Norwich Road and the pedestrian underpasses are also a utilitarian and car dominated setting for the edge of the Conservation Area.



Car dominated setting to the south-west on Norwich Road

7.8 PRESSURES FROM DEVELOPMENT

As pressure for housing increases there is a risk of the spreading the settlement edges. As a principal settlement, as identified in the Local Plan Core Strategy, Holt is one of the key towns where residential and commercial development will be focused. Therefore, any new developed that is needed will need to be carefully planned to be located as sensitively as possible, with minimal or no negative impact on heritage values of the Conservation Area and on the important surrounding landscape of the Glaven Valley.



Petrol station on Cromer Road adjacent to the Conservation Area boundary

The impact from subdivision of historically open space or the contextual relationship of a development to its setting are relevant and should be considered when planning development. Development should therefore respect existing scales, densities, materiality and the character of Holt. It should also respect historic property and field boundaries.

Planning legislation allows for buildings of high design quality to be constructed in historically sensitive areas, which enables the continuing evolution of a place whilst ensuring the quality of the environment. Provided the design is of high quality and construction, the materials and style of the new building does not necessarily have to match those of the existing buildings in the area. However, there is a risk that the construction of too many buildings of contrasting design and materials could erode the character of the Conservation Area and it is important that the collective impact of the growing numbers of such buildings is taken into account each time one is proposed. Wherever possible, applicants should be encouraged to make use of sympathetic traditional materials, scale and massing so that new buildings sit harmoniously within the streetscape and the wider Conservation Area.



7.9 TOURISM

The popularity of the North Norfolk coast and the inland villages and landscape with tourists will create demand for new facilities and infrastructure. As a principal settlement commercial development will be directed at Holt. There will therefore be increasing pressures for new facilities, car parking and traffic. There may also be pressure for more conversions of historic buildings into holiday lets. Whilst holiday lets allow tourists to experience the North Norfolk landscape and heritage, as well as create some jobs and revenue, there is also a risk in terms of the hollowing out of local communities, especially in winter, creating a distorted population which undermines local services and pricing locals out of the area.

7.10 CLIMATE CHANGE

Historic buildings and environments will be affected by changing climatic conditions. Apart from the damage caused by storms and flooding, wet conditions promote decay and increase the risk of subsidence. Gutters and drainpipes may not be sufficient to cope with increased rainfall resulting in water ingress, damp and associated rot caused by water not being carried away from the built fabric.

The need to respond to changing climatic conditions may also put pressure on the historic environment and individual buildings with the incorporation of renewable energy sources, increased insulation, the fitting of window shutters and other measures.

Current planning legislation and heritage guidance allows for changes to historic buildings to facilitate environmental sustainability providing that they do not detract from the significance of the heritage asset.

Section 8

Management Plan

This section sets out recommendations for the management and enhancement of the Conservation Area. It also includes details of a review of the boundary of the Conservation Area.

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8.1 INTRODUCTION

This management plan provides:

- An overarching **conservation philosophy** which sets out the guiding principles for the retention and enhancement of the character and appearance of the Holt Conservation Area.
- **Recommendations** which give more detailed guidance for the protection of existing features of special interest and the parameters for future change to existing buildings or new development.

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Once this Conservation Area Appraisal and Management Plan has been adopted by NNDC, the philosophy and recommendations in this section will become a material consideration in the council's determination of planning applications, Listed Building consents and appeals for proposed works within the Conservation Area.

Building owners and occupiers, landlords, consultants and developers should refer to these recommendations when planning change within the Conservation Area. Adherence to this guidance will ensure designs consider the special interest of Holt from the outset and that change makes a positive impact on the Conservation Area.





8.2 CONSERVATION PHILOSOPHY

The overarching aim of the recommendations in this management plan is the preservation and enhancement of the character, appearance and special architectural interest of the Holt Conservation Area.

- Nationally and locally designated buildings and associated structures and features should be preserved and enhanced.
 - Fundamental to the character of Holt is its well-maintained historic built environment. Regular maintenance is vital to achieving this as it prolongs the life of historic fabric. Timely repairs should be undertaken on a like-for-like basis.
- Where possible, detracting features should be removed where they already exist and the addition of detrimental features should be avoided.
- Sensitive reinstatement of features that have been lost or replaced with inappropriate alternatives will be encouraged where based on a sound understanding of the significance of the building and its historic development.
- The preservation and enhancement of the setting of individual heritage assets is important and will include maintaining historic outbuildings, subsidiary structures, boundary features and landscape features or reinstating them where there is evidence of their loss.

- The character of the Conservation Area will be preserved through the maintenance of a built environment in which the buildings are almost all of two or three storeys in height in the centre, with smaller scale buildings on the peripheral streets, use traditional local materials, namely brick with clay pantiles, and traditional colour schemes. Pitched roofs chimneys are important elements of the roofscape. There are historical exceptions to this scale, massing and materiality, such as the church, but they are, by definition, rarities and will not be regarded as precedent for new development.
- The town will be managed to maintain the existing contrast in density of buildings predominately in commercial use in the core, with more spread out and mainly residential development further away from the centre.
- The bustling market town character of Holt should be preserved.
- Improvements to shop fronts and shop signage should continue, with the replacement of inappropriate fascia and shop fronts with ones of a more traditional design in keeping with the character of the Conservation Area.
- The public realm within the Conservation Area, particularly within the commercial core, would benefit from a co-ordinated enhancement scheme to create a more welcoming, attractive and safer environment.
- Solutions for new car parks within Holt should be investigated as a priority. Any new car park should be sensitively located. It would be beneficial to remove some of the on-street parking from the commercial core of the town, in order to improve pedestrian experience, the attractiveness of the public realm and reduce traffic entering the heart of the Conservation Area.
- As a Principal Settlement Holt must accommodate new residential and commercial development. However, any new development, whether attached to an existing building or detached in its own plot, must be appropriate in terms of scale, massing, design and materials. It should be the minimum necessary to meet the required demands for housing or commercial activity. It will be of high quality in both its design and construction so that it is valued by current and future generations.
- New development will not negatively impact on views within or towards the Conservation Area and views of landmark buildings/structures will be preserved.
- The important green spaces within and within the setting of the Conservation Area, particularly the playing fields, Spout Hills and the Horn Pits, and views across these spaces will be preserved. Trees and greenery within the Conservation Area should also be preserved and there will be a presumption in favour of the retention of existing mature trees for all new developments. Front gardens should not be lost to driveways.



8.3 RECOMMENDATIONS

8.3.1 Repairs, Materials and Techniques

There is a consistency to the materials palette used in Holt that is a fundamental part of its character, which includes predominately red or gault brick, complemented by flint, render and red or black glazed pantiles. These traditional materials require repair and maintenance using traditional techniques, particularly the use of lime mortars and renders, in order that the breathability of the historic buildings is maintained and moisture does not become trapped within the fabric, leading to decay. Regular maintenance ensures the appearance of the Conservation Area is preserved and is also of benefit as it ensures that small problems do not escalate into larger issues, which cause more damage to historic fabric and a greater cost to put right.

Recommendations

- Buildings and structures should be maintained in good condition.
- Repairs should be on a like-for-like basis wherever possible. That is, a repair that matches the historic element removed in terms of material, method of construction, finish and means of installation.
- Maintenance and repairs should be undertaken on a regular basis in order prevent problems with condition and to rectify and issues before they escalate.

- Reversibility, i.e. the ability to remove a modern repair or material without damaging the historic fabric, is an important consideration, as better alternatives may become available in the future.
- Historic materials should be reused for repair wherever possible, for example rebuilding a brick wall in poor condition using as many of the original bricks as possible.

8.3.2 Retention of Existing features and details

Architectural features and details and the design, materials and form of buildings, as outlined in [Section 4](#), make important contributions to the appearance of individual buildings and the streetscape as well as to the character of the Conservation Area overall. Loss or inappropriate replacement of such features and details causes the incremental diminishment of appearance and character.

Existing features and details may not be original to a building but may be later additions which are also historic. Such features and details still have aesthetic value and also illustrate the changes to the building and the Conservation Area over time. Some features and details may also record past uses of a building and so contribute to the evidential record of the village's history.

Recommendations

- Original and historic windows (including dormers, bay and oriel windows) and doors should be preserved and maintained through diligent repair.
- The appearance of windows and doors that are recent replacements made to match the original or historic designs should be retained.
- Shop fronts and display windows, whether in retail use or not, should be retained and preserved (see section 8.3.5 for more details).
- Chimneys and chimney pots should be retained and preserved, or reinstated where possible if previously lost. Where rebuilding is necessary, the design and form of the existing chimney should be retained and historic materials reused where possible.
- Patterns of flint and/or brickwork in buildings and boundary walls will be preserved. If rebuilding is necessary, a record will be taken in advance of works starting and the wall rebuilt to match exactly.
- Inscription stones, plaques and decorative features will be retained and preserved in situ.
- Historic gates, railings and walls will be retained and preserved. Where new gates or railings have been made to match removed historic ones, the pattern, form and materials will be preserved in any future replacements.



8.3.3 Alterations, extensions and demolition

Holt has evolved over centuries, though has a predominantly character from the Georgian period, and its built fabric reflects both historic uses and prevailing fashions. It is not the purpose of designation to prevent future change, which is necessary for the enduring sustainability of the heritage asset. Instead, the purpose of designation is to ensure change is carried out in a manner that does not cause harm and also, where appropriate, enhances the heritage asset.

Loss of fabric (demolition) and additions of new fabric can cause harm to individual buildings, the streetscape and the Conservation Area more widely. Proposed change will be evaluated on a case by case basis as the small variations in location, past change and detailing between one existing building/site and another means that what is acceptable for one building/site may not be acceptable on another. The impact of proposed changes on the heritage asset or assets affected should be undertaken through a formal Heritage Impact Assessment. This should consider the heritage asset or assets affected, their setting and key views. Any change in the Conservation Area or close to it (in its setting) will require assessment in terms of its impact on the Conservation Area as a heritage asset. Further assessment may be required in relation to an individual listed building or listed buildings near the subject of the proposed change.

What is a Heritage Impact Assessment?

Heritage Impact Assessment (HIA) is a process of identifying what is historically and architecturally important about a heritage asset, in order to be able to assess whether proposed changes will have a positive, negative or no impact on the heritage values of the place. Advice is usually given by a specialist heritage consultant and the resulting conclusions presented in a report, which should include:

- Identification and description of the proposals site and its setting;
- Identification of any designations, such as listing, which the site is subject to or which are within the setting of the site;
- Description of the history of the property;
- Identification of the 'significance' of the site, i.e. its historic and architectural interest;
- Assessment of the impact the proposals will have on the significance of the site, as well as recommendations for any changes to the scheme that will reduce any negative impacts that are identified.

Alterations to existing buildings should be carried out using materials that are of appropriate appearance and of a composition that will not cause harm to the existing fabric. For example, alterations should not be carried out using brick that is harder than the existing as it will cause the existing brick to deteriorate.

Buildings can be important records of their own development. There should not be a presumption that reversing historic changes will be acceptable as this can diminish the illustrative value of a building. However, not all past changes are beneficial to a building and the removal of negative features or reinstatement of lost features can enhance a building.

Alterations and extensions should be of a scale, design and quality that will enhance the Conservation Area. The addition of modern fittings also needs to be considered carefully as items such as satellite dishes and aerials can be visually detrimental to the Conservation Area. These should be located on rear elevations away from sight of the public highway. The addition of solar panels will require planning permission if they protrude 200mm above the roofline or are sited on a wall/roof adjacent to the highway.



Demolition or removal of buildings or features that detract from the Conservation Area may be beneficial. Whether or not the existing building contributes positively to the Conservation Area in terms of its appearance, if it contributes positively in terms of layout, demolition should only be permitted where rebuilding is proposed.

Article 4 Directions can be placed on individual properties by local planning authorities to restrict certain permitted development rights on unlisted buildings. This can be a means of providing extra controls over the type and extent of development that is allowed. Given the existing controls that conservation area designation brings, plus the number of Listed Buildings and proposed Locally Listed Buildings within the Holt Conservation Area, which themselves are subject to controls over development, no Article 4 Directions are deemed necessary in Holt at this time.

Recommendations

- The heritage impact of proposed alterations, extensions and demolition will be assessed prior to approval of works.
- Proposed changes should preserve or enhance the character of the Conservation Area. This means that the changes should be respectful of the typical architectural and visual character of the Conservation Area.

- Extensions will be subsidiary to the existing buildings in their massing and design. The scale of extensions should be in keeping with the existing buildings. The use of traditional materials will be encouraged, though thoughtful and sensitive design with modern materials may be acceptable.
- Extensions will be of a high quality of design and construction.
- Negative features should be removed when the opportunity arises. Enhancement could be achieved through removing a feature which is out-of-character with the characteristics of the areas and replacement with something more in-keeping.
- Modern additions, such as (but not limited to) solar panels or satellites dishes, should not be located on primary elevations or street frontages.
- Any modern materials added to a building should be high quality and sympathetic.

8.3.4 New development

New development may take the form of replacement buildings or construction on undeveloped plots. Any new development should respect the character of the immediate part of the Conservation Area in which it is proposed. This is to preserve the differentiation between areas within the Conservation Area and so

preserve the diversity of the Conservation Area as a whole. New development should not compete with or overshadow existing buildings, particularly where the existing buildings are historic. This is so that the character-defining historic buildings remain preeminent and their setting is not harmed.

The materiality of new development is important. High quality materials should be used to maintain the overall quality of the built environment and to ensure, from a sustainability point of view, that the building has durability. Traditional local materials are widely used in the Conservation Area and are a major contributor to its character, though with good design it may be possible to incorporate some limited modern materials.

Recommendations

- The heritage impact of proposed new development will be assessed prior to approval of works.
- New development should be of the same or a lesser scale and massing as the buildings around it.
- Traditional local vernacular materials should be used, namely flint, red or gault brick, render and clay pantiles. There may be scope for limited use of timber, timber weatherboarding, stone, slate and other traditional materials, though thoughtful and sensitive design with modern materials may be acceptable.

- The design of new development should be of a high quality that will be valued now and in the future. There is no presumption in favour of either traditional or contemporary design.
- The quality of construction should be high.
- Historic plot or field boundaries should be preserved when new development occurs.
- New development should have wheelie bin space/storage included. For existing buildings screening with planting, fences or walls would help to reduce their impact where it is feasible.

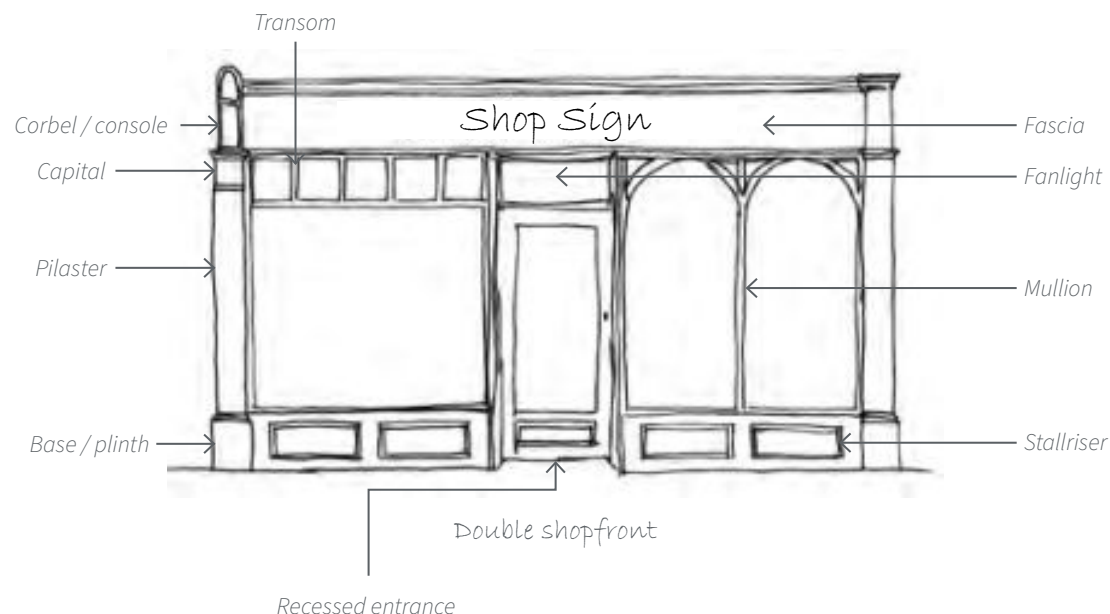
8.3.5 Shop Fronts and Signage

Traditional shop fronts and signage are a key part of the character of the commercial centre of Holt. Inappropriate use of materials, scale and colours can all damage the overall appearance of the Conservation Area. Generally, traditional style shop fronts will be the most appropriate within Holt. These are typically in timber with a series of elements as outlined on the below diagram.

There should not be an over-emphasis on glazing and signage should be contained within the fascia, with painted or individually applied lettering being the most appropriate. Plastic signs affixed within fascia boards

are not successful in terms of their visual appearance or the harmony of the shop front proportions. Similarly, printed metal or plastic sign panels on buildings where there is not a shop front are usually less successful than a timber sign, painted or individually applied lettering. Colour schemes for shop fronts and signage should not be garish, preferably blending in with other subtle tones established elsewhere on good shop front examples in the town centre.

Dutch canopies which do not retract fully are not as appropriate as flat, fully retractable canopies, as the curved form is less historic. Plastic materials for canopies are not appropriate and canvas should be used.





Recommendations

- Existing good quality shop fronts, whether historic or good quality modern replicas, should be preserved.
- New shop fronts should be traditional in design.
- Shop fronts should typically be in timber, without an over emphasis on glazing.
- Doors should be positioned centrally or to the side and should typically be slightly recessed.

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Printed metal or plastic sign boards should not be used. Timber boards, painted lettering or individually applied lettering are the most appropriate forms of shop signage.

- Colours for shop fronts should be relatively subtle and should avoid garish or schemes.
- Flat canvas retractable canopies are appropriate, while plastic Dutch canopies generally are not.
- External roller shutters are not appropriate. It may be possible to include high-quality retractable grilles of a within glazing, subject to design.

8.3.6 Streetscape and Public Realm

Whilst the buildings contribute to a varied and characterful streetscape, the public realm in Holt is somewhat uninspiring. The areas of hard landscaping that do exist are disconnected from each other and blighted by parking. A co-ordinated public realm enhancement scheme to better link these areas and improve their appearance would benefit the appearance of the town. This could include items such as improvement of pavement and road surfaces, co-ordinated and high-quality benches, planters and other street furniture, bollards and signage.

The public realm items that currently are successful include traditional style bollards and lampposts in some places. It is likely that a traditional style for new public realm features and street furniture will be the best approach but a high-quality scheme in a contemporary style may be possible.

Ideally parking on the side of the main streets in the commercial centre, such as on Shirehall Plain, would be removed, in order to improve appearance and pedestrian safety. However, it is understood that this is unlikely to be possible in all cases due to parking demand in the town. If any parking can be removed this would be beneficial or alternatively shared spaces and better designed public realm could help to alleviate the appearance of parking.

Historic public realm features, such as the War Memorial or obelisk, are key focal points in the town and should be preserved and their setting enhanced, for example by the relocation of intrusive signage if this is possible.

The streetscapes within the Conservation Area are made up of many components and are vulnerable to incremental change that cumulatively affects the composition. When considering change to individual buildings or elements in the public realm, the impact on the streetscape should be assessed both in terms of the impact of the change and the impact in conjunction with other changes that are either proposed or have taken place. It may be acceptable for a change to be made once on a street but to repeat the change multiple times would diminish the character of the street.

Recommendations

- A public realm enhancement scheme for the town centre should be considered.
- Road and pavement surfaces should be improved.
- It would be beneficial to remove at least some of the on-street parking from the commercial core of the town centre.
- Street furniture should be co-ordinated across the Conservation Area.



- Improve signage to create a more coordinated scheme which is less cluttered and is positioned carefully to avoid harm to the setting of heritage assets.
- When modern style lampposts come to the end of their useful life, replace these with high-quality examples. It is most likely a traditional design will be appropriate.
- The heritage impact on the setting of listed and locally listed buildings, as well as the Conservation Area as a whole, should be considered when planning changes to public realm.

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A traditional style for public realm features is likely to be most appropriate but modern design could be considered if it is high-quality and respects the character of the Conservation Area.

- Historic public realm features, such as the War Memorial, obelisk and fountain/lamppost, and their setting will be preserved and enhanced.
- Proposed change will be regulated to preserve the specific character of different streets.

8.3.7 Green Landscape

The green spaces within Holt and in its setting provide an important contrast with the built areas. They also contribute to the character of the Conservation Area and should therefore be preserved.

As well as providing leisure and educational facilities, the playing fields to Gresham's School also provide open space which allows important views of St. Andrew's Church. To the west, the Horn Pits, Spout Hills and the surrounding fields and trees provide an important green setting to the edge of the Conservation Area.

Within the Conservation Area individual trees and planting in small front gardens and the Memorial Garden also provides important enhancements to the character of the town and should be preserved.

Recommendations

- The green spaces within the Conservation Area will be preserved.
- The green space of Spout Hills in the setting of the Conservation Area will be preserved.
- The heritage impact of any new development proposed in other green spaces around the town will be assessment prior to determination of an application.
- Front gardens should be preserved and, wherever possible, not converted into parking. If parking is deemed appropriate, it would be preferable if only part of the garden is converted, with at least part of a boundary wall/treatment preserved, some greenery retained in the front garden and a softer surface treatment, such as gravel, used instead of solid paving.
- Trees within the Conservation Area should be retained.
- Boundary walls should be preserved and regularly maintained.



8.3.8 Setting and Views

The setting of Holt contributes to its special interest. Much of the Conservation Area is surrounded by later twentieth century housing, though the historic core feels relatively contained and is not particularly affected by these buildings. The greens setting to the east and west is important, which has been covered in the previous section.

There are two elements to the immediate setting of the Conservation Area which negatively affect its appearance: the petrol station on Cromer Road and the roundabout and pedestrian underpasses at the south end of Cromer Road. The A148 bypass is also a very busy road which cuts through the town, splitting the historic core from later development to the south. It may be possible to enhance these elements, for example by providing less garish signage to the petrol station or creating better access links with the southern portion of the town.

The ability to appreciate heritage assets individually or collectively from key viewpoints contributes to their special interest. Important monuments or buildings provide focal points within the Conservation Area, such as the War Memorial or the Old School House. Also important are view across open spaces and looking out of the Conservation Area from within the boundary.

Recommendations

- The setting of the Conservation Area should be preserved and enhanced.
- The heritage impact of new development within the setting of the Conservation Area will be assessed prior to the determination of applications.
- Key views within, into and out of the Conservation Area will be preserved.
- Views of landmark buildings, particularly the Ware Memorial, Obelisk and fountain/lamppost, St. Andrew's Church, the Old School House and the Methodist Church, will be preserved.

8.3.9 Traffic and parking

Heavy traffic and parking are key issues within Holt. The town was not laid out to accommodate modern vehicular traffic. Letheringsett Hill/Norwich Road have particularly fast traffic. Sensitive traffic calming measures to reduce the speed of vehicles here would be welcome and could also serve to provide safer access across the road to access Spout Hills.

The streets in the commercial core suffer from a high level of traffic, often vehicles attempting to find somewhere to park. Lorries accessing the town centre for deliveries take up a lot of space on the narrow streets. Damage could be caused to buildings by these large vehicles passing too close to them.

Holt is a popular tourist destination and is especially busy in the summer season. Tourism is vital to the local economy but its needs must be balanced with those of local inhabitants. There are various on-street parking areas and car parks but these are not sufficient at peak times and more parking is required to alleviate this issue. New car parking should be located sensitively to avoid harm to the setting of heritage assets, while also balancing this against the need to provide parking at a convenient distance to the town centre. On the other hand, the on-street parking in the commercial heart of the town is damaging to the character and appearance of the Conservation Area and it would be beneficial if at least some of this could be removed.



Recommendations

- Sensitively designed traffic calming measures should be considered to slow the fast-moving traffic on Letheringsett Hill/Norwich Road, including improved pavements and crossing points for pedestrians.
- Further car parking should be provided in sensitive locations within convenient walking distance from the town centre.
- It would be beneficial to removal at least some of the on-street parking from the commercial core of the town centre.
- Car parks should be clearly signposted with sympathetic signage.

5.3.10 Locally Listed Buildings

The 2010 Appraisal made recommendations for Locally Listed Buildings within Holt and these were adopted as part of that Appraisal process. The Conservation Area has been reviewed again for potential Locally Listed Buildings, i.e. those which conform to criteria outlined in section 5.3. Locally Listed Buildings are ones which have some historic or architectural interest because of their age, rarity, group value or aesthetic value. One further building is proposed for designation are Locally Listed Buildings, with the reasons outlined below.

Recommendations

It is recommended to include the following building on the Local List:

- No.32a Station Road. This building was previously the Police Station and therefore has an historic link with the town and its social history. The building has an attractive Victorian appearance that is consistent with the character of the Conservation Area, including the use of red brick, with timber sash windows and slightly projecting central bays where doors are located. It is proposed for inclusion particularly because of its former use.



No.32 Station Road, the former Police Station



8.3.11 Boundary Review

In accordance with the *Planning (Listed Buildings and Conservation Areas) Act 1990*, the National Planning Policy Framework and Historic England best practice guidance, the boundary of a conservation area should be periodically reviewed and suitably revised in accordance with findings made during this exercise.

The need to review the boundary can be in response to a number of factors: unmanaged incremental changes which have, over time, diluted the character of an area; the boundary may have been drawn too tightly originally; or the special interest of a feature may not have originally have been evident to the assessor. Although it is principally the built structures that are recognised in amending the boundary, their accompanying plots often provide an important historical context which should be incorporated together with the building(s).

The boundary has been reviewed and the changes that have been adopted as part of the 2020/21 review are detailed below.

Several small changes have been made to the boundary in Holt. There are a few late-twentieth/early-twenty-first century housing developments located in infill plots behind the main historic streets or on the peripheries of the market town which have no particular architectural or historic interest. These have been excluded from the boundary in order to

ensure that those areas included within the boundary suitable meet the designation criteria (see area A). The modern housing at the Beeches also considered but it was through prudent to keep them within the boundary as they lie within the historic property boundary for the main early-nineteenth century house (Shrublands). Similarly an area of the modern housing in Mill Court that is included in the Conservation Area was considered for removal but was left within the Conservation Area boundary following public consultation to protect the flint boundary wall that runs from Mill Street towards the allotments.

Other areas proposed for exclusion from the Conservation Area appear to be anomalies where the boundary cuts through houses/buildings or plots and these areas have been removed in order to rationalise the boundary (see areas B, C, and D).

Two areas (E and F) have been included within the boundary, where historic properties of reasonable quality and which reflect the characteristics of the buildings within the Conservation Area.

Recommendations

Adopted boundary changes are outlined below.

Excluded from the Conservation Area boundary:

- A Modern housing of an indifferent design which does not have special interest and therefore does not merit being included within the boundary.
- B The boundary cuts through the centre of a modern house and plot. The boundary has been redrawn around the edge of the plot to exclude this modern house of no historic interest.
- C The modern northern range of the supermarket, which is already excluded from the boundary.
- D The remainder of the supermarket car park. The inclusion of this part of the car park appears to be an anomaly. The historic wall on the north side of the car park remains within the Conservation Area boundary.
- E The Chapel Street car park, in a similar manner to the exclusion of the Budgens car park, which does not contain any heritage interest. The basic modern public WCs have also been removed from the boundary.



Included within the Conservation Area boundary:

- F** A house dating from the early-twentieth century, which was the first to be built in the field to the east of the Horn Pits. It is an attractive house with castellated porch and good quality timber sash windows.
- G** Four late-Victorian/Edwardian cottages in a terrace with many original features. All but one retain timber sash windows and the eastern pair remain un-rendered to reveal brick and flint walls. The bay windows and veranda are attractive features and these are better preserved examples than some of those on Peacock Lane which are currently included within the boundary.



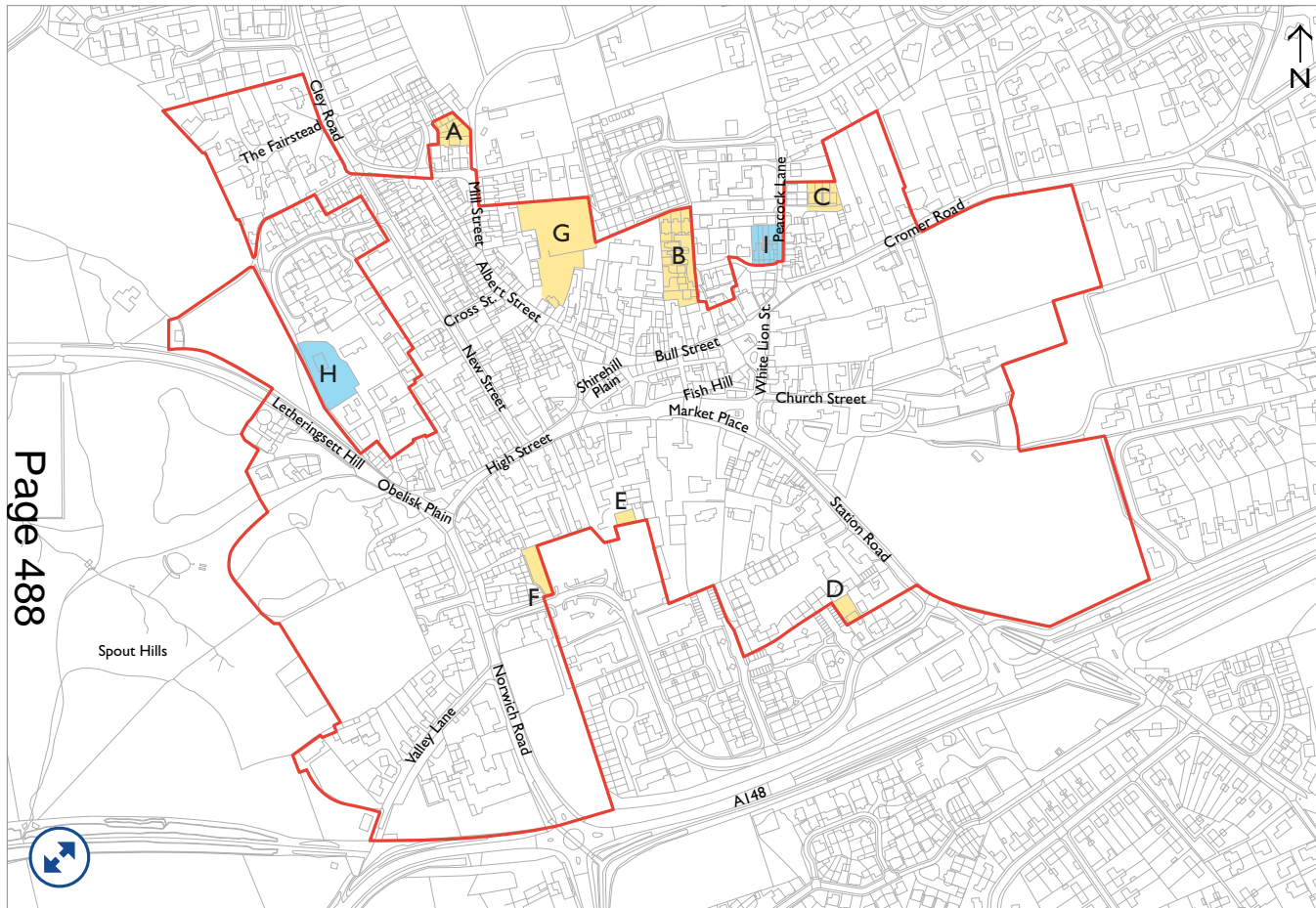
Modern Housing on Norman Cockaday Court removed from the Conservation Area boundary (area A on the plan)



Early-twentieth century house adjacent to the Horn Pits newly included within the Conservation Area boundary (area F on the plan)



Cottages off Peacock Lane newly included within the Conservation Area boundary (area G on the plan)

**KEY**

- Previous Conservation Area Boundary
- Excluded from Conservation Area Boundary
- Included within Conservation Area Boundary



Section 9

Further Information

A summary of the significance, issues and opportunities within the conservation area, as well as details of next steps and contacts.

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The preservation and enhancement of the character, appearance and special architectural interest of the Holt Conservation Area should be at the heart of changes made within the area. All its residents have the opportunity to contribute to the preservation and enhancement of the village and ensure that it is passed on to future generations.

RESEARCHING THE HISTORY OF A BUILDING OR SITE

Before proposing any change, it is important to understand the significance of a building or site. This will require research into historical development. Some useful places to start your search are detailed below.

- **The National Heritage List for England**, to find out whether your building is listed.
- **The Norfolk Heritage Centre at the Norfolk and Norwich Millennium Library**.
- **The Blakeney Area Historical Society**, who run a History Centre containing documents on local history.
- **The Norfolk Records Office**. You can search their catalogue online before you visit or request research to be carried out on your behalf.

- **Norfolk Heritage Explorer**, the Heritage Environment Record for the county.
- **Holt Library**. Interlibrary loans mean that you can always borrow books from other libraries if necessary.
- **The National Archives**. These are located at Kew, London, but the catalogue can be searched online.
- **British Newspaper Archive Online**, which can often be a useful source of local history information.
- **National Library of Scotland**, which allows you to view numerous historic plans online.

PLANNING ADVICE

If you need further advice on buildings in conservation areas, design guidance and planning permissions, visit the Heritage and Design pages of North Norfolk District Council's website, <https://www.norfolk.gov.uk/section/planning/heritage-design/> or contact the Planning Department: planning@north-norfolk.gov.uk

ADVICE ON CONSERVATION BEST PRACTICE

Historic England's website contains a range of advice and guidance, such as *Conservation Principles: Policies and Guidance* and guides on understanding heritage value, setting and views, to specific guides on types of repairs or types of buildings. This information can largely be found in the advice area of the website.

<https://historicengland.org.uk/advice/>

FINDING A CONSERVATION ARCHITECT, CONSULTANT OR CONTRACTOR

When undertaking work to an historic building it is important to employ contractors who have worked with them before and understand what would be appropriate in terms of change. There are several organisations that maintain lists of experienced conservation and heritage professionals from architects and surveyors to leadworkers and roofers. The following are databases of consultants who have a proven track record of working with historic buildings:

- The Institute of Historic Building Conservation (IHBC), who have a database of accredited practitioners.
- Royal Institute for British Architects (RIBA) list of conservation architects.
- The Register of Architects Accredited in Building Conservation (AABC).



TRACKING OR COMMENTING ON PLANNING APPLICATIONS

If you or a neighbour submits a planning application, there will be a period when members of the public can comment on the application. This can be done electronically online via the Council's Planning website: <https://idoxpa.north-norfolk.gov.uk/onlineapplications/>

If you are planning works to your own property, it can be useful to check the planning applications that have been approved for similar works in the village to understand what might be acceptable.

It may also be useful to review the planning history of your own site to find out what changes may have been made to your property prior to your ownership. Note that the council only holds planning application records online for recent years. For older applications please contact the planning department (planning@north-norfolk.gov.uk) for details of how to access the documentation.

COMMUNITY ACTION

The Government recognises that local communities care about the places where they live and in light of this has developed neighbourhood plans as a tool for local communities to shape the future of their built environment. These are documents that are created by the local community to sit alongside the local Council's planning policies to provide planning policies that are specific to that area. It acts as guidance for anyone wanting to make change to that place and for those who are assessing proposals for change.

Appendices

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ENDNOTES

- 01 Section 69 (1), Planning (Listed Buildings & Conservation Areas) Act 1990
- 02 Section 71 (1), Planning (Listed Buildings & Conservation Areas) Act 1990
- 03 Section 71 (2) and (3), Planning (Listed Buildings & Conservation Areas) Act 1990
- 04 [http://www.heritage.norfolk.gov.uk/record-details?TNF1053-Parish-Summary-Holt-\(Parish-Summary\)](http://www.heritage.norfolk.gov.uk/record-details?TNF1053-Parish-Summary-Holt-(Parish-Summary))
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Radford, *History of Holt*, p. 2
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- 11 <http://www.norfolk Mills.co.uk/Watermills/hempstead.html>
- 12 <https://memorialdrinkingfountains.wordpress.com/2014/05/21/blind-sam/>, [accessed 20 February 2020]
- 13 Jean Smith and John Pocock, *The Story of Holt, 1066 AD to present day*, p. 16.
- 14 North Norfolk SSSI Citation, accessed: <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1001342.pdf>
- 15 Holt Lowes SSSI Citation, accessed: <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1002710.pdf>
- 16 See Historic England *Local Heritage Listing* (2016) for more details
- 17 Norfolk Heritage Explorer, Parish Summaries: Holt (<http://www.heritage.norfolk.gov.uk/parishes>) [accessed 12th Feb 2020]
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ARCHIVE MATERIAL

NORFOLK RECORD OFFICE

Maps

DN/TA 494 Holt Tithe Map, 1839

C/Sca2/164 Award of the Commissioners under the Holt and Letheringsett Inclosure Act, 1810

PD 101/53(H) John Cary, A New Map of Norfolk divided into hundreds exhibiting its roads, rivers, parks &c, 1807

NORFOLK HERITAGE CENTRE

Maps

C/9111.4261 Faden Map of Norfolk, 1797

L/911.4261 Bryant, Andrew, Map of the County of Norfolk from actual survey, 1826

Photos

C/HOL Holt photos

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North Norfolk Coast Partnership, North Norfolk Coast AONB Climate Change Adaptation Strategy, March 2017



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An Assessment on the effects of conservation areas on value (May 2012) Gabriel M Ahfeldt, Nancy Holman, Nicolai Wendland. <https://historicengland.org.uk/research/current/social-and-economicresearch/value-and-impact-of-heritage/valueconservation-areas/>

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Holt Lowes SSSI Citation, <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1002710.pdf>

Open Domesday, 'Holt', <https://opendomesday.org/place/TG0738/holt/>

Parish Church of St. Andrew the Apostle, Holt, with All Saints Church, High Kelling, Norfolk, <http://www.holtchurch.org/>

LEGISLATION

Section 69 (1), Planning (Listed Buildings & Conservation Areas) Act 1990

Section 71 (1, 2, 3), Planning (Listed Buildings & Conservation Areas) Act 1990

Appendix B

Glossary of Terms

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Alteration

Work intended to change the function or appearance of a place (HE, Conservation Principles, 2008, 71).

Conservation Area

‘An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’, designated under what is now s69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (HE, Conservation Principles, 2008, 71).

Conservation

The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance (NPPF, 2018, 67). The process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations (HE, Conservation Principles, 2008, 71).

Designated heritage asset

A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation (NPPF, 2018, 66).

Heritage asset

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing) (NPPF, 2018, 67).

Historic environment

All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora (NPPF, 2018, 67).

Preserve

To keep safe from harm¹⁸ (HE, Conservation Principles, 2008, 72).

Renewal

Comprehensive dismantling and replacement of an element of a place, in the case of structures normally reincorporating sound units (HE, Conservation Principles, 2008, 72).

Repair

Work beyond the scope of maintenance, to remedy defects caused by decay, damage or use, including minor adaptation to achieve a sustainable outcome, but not involving restoration or alteration (HE, Conservation Principles, 2008, 72).

Restoration

To return a place to a known earlier state, on the basis of compelling evidence, without conjecture (HE, Conservation Principles, 2008, 72).

Reversible

Capable of being reversed so that the previous state is restored (HE, Conservation Principles, 2008, 72).

Setting of a heritage asset

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (NPPF, 2018, 71). The surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape (HE, Conservation Principles, 2008, 72).

Significance (for heritage policy)

The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance (NPPF, 2018, 71). The sum of the cultural and natural heritage values of a place, often set out in a statement of significance (HE, Conservation Principles, 2008, 72).

Value

An aspect of worth or importance, here attached by people to qualities of places (HE, Conservation Principles, 2008, 72).



Appendix C


Audit of Heritage Assets


Identification of all the designated and adopted locally listed heritage assets within the Conservation Area.


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HIGH STREET


Address / Building Name	52 High Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1169461
Brief History	C18
Brief Description	End terrace, two storeys, rendered, timber sash windows and timbre panelled door with toplights. Red clay pantile roof.
	

Address / Building Name	50 High Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049311
Brief History	C18
Brief Description	Two terraced houses incorporated in one. Two storey, with step down between the two former houses. Rendered, timber sash windows, timber panelled door with architrave, red clay pantiles.
	

Address / Building Name	48 High Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1169460
Brief History	C18
Brief Description	Cottage part of terrace. Two storey, flint to ground floor, red brick above. Timber sash windows and timber panelled door with architrave, red clay pantiles.
	


Address / Building Name	46 High Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049310
Brief History	1806
Brief Description	End terrace. Two storeys, red brick, timber sash windows, red clay pantiles. Flint to gable end. Entrance to the side.
	


Address / Building Name	Signpost
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1169605
Brief History	1887, previously situated on the Market Place and moved 1920 because for construction of War Memorial. Nicknamed Blind Sam because it originally did not work well.
Brief Description	Former fountain/lamppost. Cast iron, black with gold details. Base with inscription plate, fluted column, glazed lamp with decorative metalwork.
	


Address / Building Name	Milestone
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049287
Brief History	C18
Brief Description	Obelisk/milestone. Square stone column with inscriptions on each side giving miles to nearby towns. Cornice at to of column and topped with 'pineapple' finial.
	


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HIGH STREET (CONT.)

Address / Building Name	38, 40 and 42 High Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1306545
Brief History	C18
Brief Description	Three houses, now all appear in one ownership with Nos. 40 and 42 converted to shop at ground floor. Two storey, rendered, timebr sash windows first floor and three catslide dormers, red clay pantiles. Modern unsympathetic shop front to Nos. 40 and 42. Earlier bay shop front window and timber panelled door with architrave to No. 38.
	


Address / Building Name	34 and 36 High Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373737
Brief History	C18
Brief Description	Pair of shops, two storey, hipped red clay pantile roof, rendered walls, timber sash windows to first floor. Shop front to No. 36 central door, flanked by timber windows and pilasters, with fascia above and retractable canvas awning. Shop front to No. 34 has central recessed door, mainly glazed, with flanking oriel shop front windows either side and retractable canvas awning.
	


Address / Building Name	26 and 28 High Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049309
Brief History	C19, GF No.26 rebuilt late-C20
Brief Description	Two shops. Two storeys, both rendered with red clay pantiles. Timber sash windows to first floor. Shop front to No.28 is timber with door to side and three windows adjacent, flanked by pilasters and topped by a fascia and retractable canvas awning. Ground floor of No.26 completely rebuilt late-C20 in red brick with dark timber frame to windows. This and the plastic printed fascia sign above are unsympathetic.
	


Address / Building Name	24 High Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373736
Brief History	Late C18
Brief Description	End terrace shop. Two storeys, red clay pantiles with some black glazed. Unsympathetic pebbledash render. Timber sash window to first floor. Timber shop front with simple pilasters and fascia to ground floor.
	


Address / Building Name	20 and 22 High Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049308
Brief History	Late C18
Brief Description	No.22 two storey with catslide dormers indicating attic floor. Unsympathetic pebbledash render. Timber sash windows to first and second floors. Good timber shop front with pilasters, fascia, stall riser and features indicating historic retractable awning. Timber and glazed door to right with semi-circular fanlight. No.20 is left hand side of a larger building with No. 18. Three storeys, brick painted, with quoins and string courses also in brick. Timber sash windows, timber and glazed recessed door in architrave, railings around front area.
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HIGH STREET (CONT.)


Address / Building Name	18 High Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373735
Brief History	C18 & C19
Brief Description	Right hand side of building with No.20. Three storeys, brick painted, with quoins and string courses also in brick. Timber sash windows, timber and glazed recessed door with arched head. Single glazed pane in arched window to right.
	

Address / Building Name	6 and 8 High Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049307
Brief History	Early C19
Brief Description	Two shops. Three storeys, brick painted, black glazed pantiles, timber sash windows with four blind windows. Shop fronts on ground floor either side of an arched entrance with timber panelled door and fanlight over. Shop front to No. 8 timber framed with pilasters and fascia. To No.6 shop front is more modern in style though not inappropriate, with retractable canvas awning.
	

Address / Building Name	2 and 4 High Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049306
Brief History	Early C19
Brief Description	Tow shops. Both two storeys, rendered, red clay pantiles, timber sash windows, two blind windows to No. 2. Central shop door with flanking windows and fascia above to both properties, No.2 with additional timber and glazed door to right.
	

Address / Building Name	Lloyds Bank (No.1)
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373738
Brief History	Late C18
Brief Description	Now TSB bank. Two storeys, hipped red clay pantile roof, rendered walls with dentil cornice at first and ground floors. Timber sash windows mainly, though some altered on ground floor to casements with decorative toplights. Classical style doorcases with modern doors.
	


Address / Building Name	7, 9 and 11 High Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049312
Brief History	C18
Brief Description	Two shops. Two storey, gault brick, roof behind parapet. Timber sash windows to first floor. Shop fronts modern, with that to left being not particularly sympathetic in design while to the right slightly more traditional in appearance, though both could be improved by better signage. Central timber plank door between shop fronts.
	



Address / Building Name	13 and 15 High Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1169480
Brief History	C18
Brief Description	House converted into two shops. Two storeys with attic denoted by dormers. Red brick with quoin and dentil details. Timber sash windows, Classical doorcase with timber panelled door and fanlight over. Matching shop fronts flanking door, likely C20 but good quality. Pilasters and fascia, side doors, decorative mullions to sides and tops of shop windows.
	


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HIGH STREET (CONT.)

Address / Building Name	Kings Head Public House
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373739
Brief History	Early C18
Brief Description	Still in use as public house. Two storeys, rendered, black glazed pantile roof, timber sash windows, with curved two storey bay window to right, timber panelled door with architrave. Good painted lettering and projecting hanging sign.
	


Address / Building Name	21 and 23 High Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1169491
Brief History	C18
Brief Description	House converted to shop, with additional shop added to the side. Main house two storey, grey and red brick, lintels rendered and painted (unsympathetic), red clay pantiles, timber sash windows, central timber and glazed door with architrave. To left is inserted shop front with timber and glazed door and flanking window with fascia above. Single storey shop to side with good historic shop front, flanking pilasters, fascia above, central door, brick parapet above.
	
	


Address / Building Name	27 and 29 High Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1169491
Brief History	Early C19
Brief Description	Shop (vacant in 2020). Two storey, brick with brick quoin detail, timber sash windows, roof behind parapet. Modern shopfront to ground floor, timber though metal sliding door less appropriate.
	

Address / Building Name	33 High Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1169500
Brief History	Mid C19
Brief Description	Shop. Gable end facing street in polychrome brick with Gothic feel. Timber sash windows. Good timber shop front to ground floor with central door and decorative arched timber mullions to the windows.
	


Address / Building Name	High Silver
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049314
Brief History	C18/19
Brief Description	House, side on to the street with entrance on west side. Two storey, rendered, timber sash windows, Fluted columns and entablature forming porch to entrance door. Bay windows also added on west side.
	


HIGH STREET (CONT.)


Address / Building Name	39 High Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1169511
Brief History	C18
Brief Description	House. Two storey with attic floor denoted by catslide dormers. Black glazed pantiles, rendered walls, timber sash windows, timber and glazed panelled door with architrave. Single storey extension to right.
	

Address / Building Name	30 High Street (Richard Scott Antiques)
Status	Locally Listed Building
List Entry Link	N/A
Brief History	C18 or early C19
Brief Description	Shop. Single storey with pediment. Timber sash windows, timber and glazed door in architrave.
	

MARKET PLACE

Address / Building Name	1 Market Place
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049320
Brief History	Early C19 with ground floor rebuilt C20
Brief Description	Shop. Two storeys, hipped roof with black glazed pantiles, red brick, timber sash windows. Much of the ground floor rebuilt in late-C20 with red ceramic tiles to corner column and pilasters.
	


Address / Building Name	3 and 3A Market Place
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373740
Brief History	Early C19
Brief Description	Shop set on corner. Two storeys, black glazed pantiles, painted brick, timber sash windows, timber shop fronts to ground floor. That to No.3 is particularly goo with decorative pilasters, pediment above door set on corner containing barometer, clock face above.
	


Address / Building Name	5 Market Place
Status	Grade II
List Entry Link	N/A
Brief History	C18
Brief Description	Shops. Gault brick building with pantile roof and gault brick chimneys. Two shop fronts to the ground floor. Timber sash windows under flat brick arches to the first floor. Modillion cornice to eaves.
	


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MARKET PLACE (CONT.)


Address / Building Name	11 and 13 Market Place
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049321
Brief History	C18
Brief Description	Shop (formerly two converted into one). Two storey with attic denoted by dormers, hipped roof with black glazed pantiles, timber sash windows, good shop front on ground floor featuring ionic columns, slender columned mullions and side doors.
	

Address / Building Name	17, 19 and 21 Market Place
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1169565
Brief History	Early C19
Brief Description	Two shops and office. Three storeys, black glazed pantiles, gault brick, timber sash windows, timber panelled door with fanlight between shop fronts. Larger shop front to left is late-C20 with chamfered windows to recessed central entrance, flanking pilasters and fascia above. To right is smaller shop front with modern glazed window and Dutch canopy.
	


Address / Building Name	23 Market Place
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049322
Brief History	Early/mid C19, with mid/late C19 shop front
Brief Description	Shop. Two storey, black glazed pantiles, painted brick, timber sash windows, central door with flanking shop windows with slender columned mullions and retractable canvas awning.
	


Address / Building Name	27 Market Place
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1169572
Brief History	C18
Brief Description	Detached shop. Two storeys with attic denoted by window in gable end. Black glazed pantiles, unsympathetic pebbledash render, timber sash windows, mid-C20 bay window shop fronts. Dutch canopies with bulky timber housings, large volume of signage in windows and security grille could all be improved.
	


Address / Building Name	31 and 33 Market Place
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373741
Brief History	C18
Brief Description	Shop (vacant in 2020 but under renovation). Two storeys, red clay pantiles, rendered, timber sash windows, timber shop fronts to south and west sides.
	


Address / Building Name	35 Market Place
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1169578
Brief History	C18 and later
Brief Description	Shops. Main part two storeys, red pantile roof, painted brick, timber sash windows, modern shop front to ground floor u=with unsympathetic signage. Single storey lean-to shop to right hand side with timber and glazed door and casement window to shop.
	


MARKET PLACE (CONT.)


Address / Building Name	Holt War Memorial
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1407823
Brief History	1921 – Later Additions. 2010 restoration
Brief Description	War Memorial. Stone with wide plinth topped with column and carved cross. Inscriptions around the base with names of fallen soldiers.
	

Address / Building Name	School House
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049323
Brief History	1858
Brief Description	School building, replaced Elizabethan building in a similar style. Two storeys with attics. E-plan with projecting side wings. Dark red brick with brick mouldings. Red clay tiles. Timber casement windows, including bay window to north projecting wing. Door to south in recessed porch under pointed arch architrave. Further ranges to the rear.
	


Address / Building Name	Fighting Henry Public House (No. 2 Station Road)
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1169633
Brief History	C18
Brief Description	Now shop. Two storeys with attics denoted by dormers. Red glazed pantiles, rendered, timber casement windows, two timber and glazed doors set in architraves. Single storey extension to the left.
	


Address / Building Name	14 Market Place
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1306472
Brief History	C18
Brief Description	Gallery. Two storeys, hipped roof with pantiles, rendered, timber sash windows, timber and glazed door in pedimented architrave, ground floor window is shallow bay with cornice above.
	


Address / Building Name	12 Market Place
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049319
Brief History	C18 with mid-C20 shop front
Brief Description	Shop, part of Bakers and Larners to right. Two story with attic, black glazed pantile roof, rendered, timber sash window. Good quality mid-C20 shop front with fascia with gilded lettering.
	


Address / Building Name	10 Market Place
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1306469
Brief History	C18
Brief Description	Shop, part of Bakers and Larners which connects to No. 8 behind an alley. Part two and part three storeys. Black glazed pantiles, red brick, Ground floor shop front projecting slightly at west end. Features recessed door and timber and brick pilasters.
	

MARKET PLACE (CONT.)

Address / Building Name	8 Market Place
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049318
Brief History	Early C18, restored 1977
Brief Description	Bakers and Lerner shop. Two storey, with left hand side projecting forward. Black glazed pantiles, red brick, timber sash windows, timber shop fronts, that to right projecting forward to line of right hand building.
	

Address / Building Name	Feathers Hotel
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1169534
Brief History	C18
Brief Description	Public house. Two storeys with attics denoted by dormer. Mix of red clay and black glazed pantiles. Rendered, timber sash windows, two timber panelled doors win architraves.
	

Address / Building Name	2 Market Place
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049317
Brief History	C18
Brief Description	Shop. Two storey. Mix of red clay and black glazed pantiles. Rendered, timber sash windows. Timber shop front to right hand side of ground floor, timber door to left of this with louver over.
	

Address / Building Name	15 Market Place
Status	Locally Listed
List Entry Link	N/A
Brief History	Late Victorian or Edwardian
Brief Description	Office. Narrow two storey building. Stone and red brick to ground floor, mock timber framing to first floor, red clay tile roof. Stone or timber mullioned windows, with leaded toplights. Recessed door with brass name plate of original occupiers to right.
	

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SHIREHILL PLAIN

Address / Building Name	1, 3 and 5 Shirehall Plain
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049289
Brief History	Late C17 – Possibly earlier core. C20 additions.
Brief Description	Café, deli and hotel. Two storey with attics denoted by dormers. Flint and brick walls with brick around windows. Pantile roof with brick chimneys. Timber casements to dormers timber sash windows to first floor, plus two small brick framed windows which are earlier. Additional brick mullioned window on ground floor. Timber sash bay window and timber framed French window to ground floor. Timber and glazed door with architrave. To left is shop front with central door, sash windows and a fascia board projecting above. Good glided lettering.




Address / Building Name	The Shirehall
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1169620
Brief History	C18 with later additions
Brief Description	Former Shirehall now offices. Two storey, rendered with pantile roof. Quoins to edges. Sash windows to ground and first floor. Timber and glazed shop front to left. Gable end to east has sash windows on ground floor, with a timber and glazed door with arched fanlight above, doorcase with quoins. Arched window surrounded by quoins on second floor. Rear fairly plain, with two sash and two small casement windows. Several added downpipes are unsympathetic.





Address / Building Name	Shire House/Shire Cottage
Status	Locally Listed
List Entry Link	N/A
Brief History	C19
Brief Description	Shire House is a shop, Shire Cottage is a residence. Semi-detached units with brick dentil cornice, modern pantile roof and two red brick chimneys. Red brick principal façade with flint cobble walls with red brick dressings to other elevations. Chamfered corner to the junction with Albert Street. Timber doors and sash and casement windows with bay shop windows to ground floor.





SHIREHILL PLAIN (CONT.)


Address / Building Name	4 Albert Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049328
Brief History	Early C19
Brief Description	Shop. Two storey. Pebbledash render, black glazed pantile roof with brick chimney. Two timber sash windows to first floor with one blind window. Timber shop front to ground floor with central door.
	

Address / Building Name	Osokozi, 6 Bull Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049329
Brief History	C18
Brief Description	Shop. Two storey. Rendered, red clay pantile roof with brick chimney. Timber casement and sash windows. Timber and glazed central front door.
	

Address / Building Name	1 Bull Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1168890
Brief History	Early C19
Brief Description	House, formerly the Old Paul Fry public house. Two storey. Rendered with quoins to edges and around openings. Black glazed pantile roof with brick chimney. Timber sash windows timber and glazed door. Attractive metal sign showing a man and 'The Old Paul Fry' above door.
	

Address / Building Name	3 Bull Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049337
Brief History	C18 Later addition to north
Brief Description	Shop, formerly two cottages. Two storey. Flint and red brick. Hipped red clay pantile roof. Timber sash windows, with two blind windows to first floor. Two timber and glazed doors. Painted timber fascia above left hand door and window is sympathetic.
	


Address / Building Name	5-11 Albert Street
Status	Locally Listed
List Entry Link	N/A
Brief History	Late Victorian or Edwardian
Brief Description	Row of four shops. All two storeys. Nos. 5-7 painted brick with hipped red clay pantile roof. Timber sash windows with two blind windows to the first floor. Three timber shop fronts, good quality though modern. No. 11 rendered with side wall flint. Hipped red clay pantile roof with gault brick chimney. Timber shop front with chamfered corner where door is located. Top hung uPVC windows are unsympathetic.
	


Address / Building Name	13 Albert Street
Status	Locally Listed
List Entry Link	N/A
Brief History	Early C19
Brief Description	Former shop now house. Two storey, red brick, red clay pantile roof, brick chimney. Timber sash windows to first floor with one blind window. Attractive timber shop front to the ground floor with central recessed entrance and timber sash windows either side.
	


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BULL STREET

Address / Building Name	27 Bull Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049338
Brief History	C18
Brief Description	Office. Two storey. Rendered, pantiles, brick chimneys. Timber sash windows and timber/glazed door with architrave. To right is timber shop front.
	

Address / Building Name	37 Bull Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1168892
Brief History	C19
Brief Description	Two shops (one to the left vacant in 2020). Flint with red brick dressings, red clay pantile roof and brick chimney. Timber sash windows to first floor. Two windows and entrance on ground floor likely modern updates. Windows are wide with shallow arched heads, timber casements. Entrance is recessed with doors opening either side into the two shops. Modern tiled steps. Painted timber signs and fascia boards sympathetic.
	

Address / Building Name	39 Bull Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049339
Brief History	C18
Brief Description	Shop with ranges behind probably originally stables, now residence. Two storey. Rendered. Hipped red clay pantile roof. Mixture of window designs, mainly different forms of casement window, all timber. Timber shop fronts to south and east sides.
	


Address / Building Name	Hanworth House
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1168900
Brief History	Mid C18 - 1744
Brief Description	Office, formerly house. Three storeys. Red brick with brick quoins, lintels and architrave to door. Black glazed pantiles and brick chimneys. Timber sash windows, timber and glazed door.
	


Address / Building Name	45 and 47 Bull Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049340
Brief History	Early C19
Brief Description	Office and shop. Both two storey, red brick, black glazed pantile roof, brick chimneys, timber sash windows. No. 45 has two shops to ground floor with mid-late C20 shop fronts, retractable canvas awnings. Printed fascias above could be improved by being painted timber. No.47 retains windows to ground floor with central timber and glazed door with fanlight under brick arch.
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BULL STREET (CONT.)


Address / Building Name	49 and 49A Bull Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1168906
Brief History	C18
Brief Description	Shop. Two storey. Rendered, black glazed pantile roof. Sash windows and one blind window to first floor. Blind window has timber boards across. Timber and glazed door to ground floor with bracketed timber architrave. Timber shop front.
	


Address / Building Name	8 Bull Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049341
Brief History	Early C19
Brief Description	Shop. Two storey with attic denoted by dormers. Red brick, pantile roof, bracketed cornice. Timber sash windows with one blind window to first floor. Blocked window on ground floor with wipe-clean sign board (unsympathetic). Mid-late C20 shop front with tiled pilasters. Blank door in recess to the side. Multiple window stickers and printed fascia unsympathetic.
	



Address / Building Name	Praze Cottage
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049342
Brief History	C18
Brief Description	House. Two storeys. Rendered, hipped red clay pantile roof. First floor has Venetian window with timber frame. Ground floor timber and glazed door in recess, with arched fanlight over and flanking timber framed windows. Paint/render in poor condition.
	

WHITE LION STREET AND FISH HILL


Address / Building Name	13 Fish Hill
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373714
Brief History	Early/Mid C19
Brief Description	Office. Two storey. Red brick, black glazed pantile roof. Timber sash windows with one blind window to first floor which is rendered (render in poor condition). Timber and glazed door.
	


Address / Building Name	8 Fish Hill
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049304
Brief History	C18 with later additions
Brief Description	Vacant shop. Two storey. Unusual in being set on an ‘island’ surrounded by roads. Rendered, with first floor to west side having mock timber framing. Red clay pantiles. Timber sash windows to first floor, north elevation and ground floor south gable. Unsympathetic late C20 projecting windows to west and south sides. Timber panelled doors on south and east sides, with timber architraves. Gabled porch added to west side with mock timber framing and modern timber and glazed door.
	


Address / Building Name	White Lion Public House
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049292
Brief History	C18 and later
Brief Description	Former public house, now shop. Two storeys. Rendered, black glazed pantile roof with brick chimney. Timber casement windows to first floor and widened timber shop windows on ground floor. Two timber and glazed doors flanked by fluted pilasters. Distinctive hanging pub sign on corner in metal with decorative ironwork.
	


Address / Building Name	Wansbeck House
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1169660
Brief History	C18
Brief Description	Former house, now three shops. Two storeys. Pebbledash render, brick cornice. Red clay pantile roof. Timber sash windows. Timber shop fronts of various designs. Signage not very sympathetic.
	
	


WHITE LION STREET AND FISH HILL (CONT.)


Address / Building Name	Nelson House
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049291
Brief History	C18
Brief Description	Office. Two storeys with attic denoted by dormer. Rendered, red clay pantile roof with rendered chimney. Timber sash windows, with casements to dormers. Larger timber shop front window to left. Large central porch with timber and glazed door.
	

Address / Building Name	Janaway House
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1169650
Brief History	C18
Brief Description	Two shops. Two storeys with smaller element projecting out on left hand side containing one of the shops. Rendered, red clay pantile roof, brick chimneys. Timber sash windows timber shop fronts with Dutch canopies.
	

Address / Building Name	Premises occupied by Spar Foodmarket (No. 4 Fish Hill)
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049347
Brief History	C18 and later
Brief Description	Restaurant. Two storeys. Rendered, red clay pantile roof. Metal casement window to north, timber sash windows to west. Timber shop fronts with timber and glazed door to west.
	

Address / Building Name	3 and 5 Fish Hill
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1169433
Brief History	C18
Brief Description	Shop. Two storeys. Rendered. Black glazed pantile roofs with attic floors denoted by dormers with timber casements. Central timber and glazed door, with flanking square bay windows with timber sash and casement windows. Timber fascia board above.
	


Address / Building Name	1 Fish Hill
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049346
Brief History	C18 and later
Brief Description	Shop. Two storey with attic floor denoted by dormers. Rendered with brick cornice. Timber sash windows. Timber shop front with arched detail to mullions and central timber and glazed door.
	


Address / Building Name	Former Post Office
Status	Locally Listed
List Entry Link	N/A
Brief History	Inter-War
Brief Description	Former post office, now shop. Single storey. Red brick, red clay pantile roof. Dutch gables to east and west ends. Central door with stone architrave. Modern timber door. Timber sash windows to left, timber windows with adaptations to right. Stickers/signage in windows is unsympathetic.
	

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CROMER ROAD


Address / Building Name	13 Cromer Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1306563
Brief History	Late C18
Brief Description	Two cottages. Two storeys. Painted flint, red clay pantile roof with brick chimney. No. 13A (left) has uPVC windows and door. No. 13B (right) has timber and glazed door, timber sash window on ground floor, timber casement window first floor.
	

Address / Building Name	29 Cromer Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049344
Brief History	Early C19
Brief Description	House. Two storey. Red brick black glazed pantile roof, brick chimneys, timber sash windows with timber shutters on first floor. Panelled timber door with fanlight and architrave.
	

CHURCH STREET

Address / Building Name	3 Church Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373751
Brief History	C18
Brief Description	Shop. Two storeys. Pebbledash render, concrete (?) tile roof. Timber sash windows on first floor, timber framed window on ground floor. Shop front consisting of timber bay window, timber and glazed door flanked by pilasters, both topped with cornice and timber fascia board.
	


Address / Building Name	Parish Church of St Andrew
Status	Grade II*
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1306557
Brief History	C14 and much later. Restored 1864
Brief Description	Church. Typical layout with tower at west end. Flint with stone dressings. Gothic style including pointed arches to doors and windows. Tracery to windows. Panelled timber doors. Clock on west end. To south is C21 church hall with curved roof. Uses flint and stone in a modern design.
	


Address / Building Name	Holt Library
Status	Locally Listed
List Entry Link	N/A
Brief History	c.1800
Brief Description	Library, former stables. One and a half storeys. Flint with gault brick dressings, slate roof, timber sash windows to ground door, timber framed semi-circular windows on first floor. Modern timber and glazed doors, plus modern single storey extension unsympathetic.
	


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STATION ROAD

Address / Building Name	4 and 6 Station Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373767
Brief History	Late C18
Brief Description	Cottage. Two storey. Painted bruck, hipped black glazed pantile roof with brick chimney. Timber sash windows and timber door.
	

Address / Building Name	8 Station Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1169644
Brief History	C18
Brief Description	Shops. Two storey. Rendered with brick cornice. Hipped black glazed pantile roof. Timber sash windows to first floor and wider timber framed shop windows on ground floor. Timber and glazed door with architrave. Printed fascia boards unsympathetic.
	

Address / Building Name	Shrublands
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373768
Brief History	Early C19
Brief Description	House. Two storey. Gault brick, pantile roof, brick chimneys. Timber sash windows, timber panelled door with fanlight.
	


Address / Building Name	12 – 18 Station Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049290
Brief History	C18
Brief Description	Row of four cottages. Two storeys. Nos. 12, 14, and 18: flint with brick dressings, timber panelled doors, interesting metal framed casement windows with pointed arch details, except ground floor No. 12 which is timber framed with pointed arch. No. 16 rendered, timber and glazed door, timber casement windows. All red clay pantiles and brick chimneys.
 	


Address / Building Name	Former Police Station (No. 32a Station Road)
Status	Adopted Locally Listed
List Entry Link	N/A
Brief History	1855
Brief Description	House, former police station. Two storeys. Brick part rendered on north elevation, slate roof, brick chimney, timber sash windows. Doors not seen.
	


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NORWICH ROAD


Address / Building Name	Barn Cottage
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049283
Brief History	C18/ early C19
Brief Description	House. One storey with attics denoted by dormers. Painted flint and brick, red clay pantile roofs brick chimney. Timber casement windows timber door.
	

Address / Building Name	3 Norwich Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373763
Brief History	C18/ early C19
Brief Description	House. Two storey. Flint and brick red clay pantile roof, rendered chimney, timber casement window, timber door.
	

Address / Building Name	5 Norwich Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049284
Brief History	C18 or early C19
Brief Description	House. Two storey. Rendered, with flint south wall. Red clay pantile roof with brick chimneys. Timber sash windows, timber panelled door with timber doorcase.
	

Address / Building Name	27 and 29 Norwich Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373764
Brief History	C18/ early C19
Brief Description	Houses. Both two storey, hipped red clay pantile roof. No.27 flint and red brick dressings timber sash windows. No.29 refaced with brick (painted), timber sash windows.
	


Address / Building Name	37 and 39 Norwich Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049285
Brief History	Probably C18 – C18/19 additions to rear
Brief Description	Two houses. Two storeys. Rendered, red clay pantile roof, brick chimneys, timber sash windows, timber panelled doors in simple architraves.
	

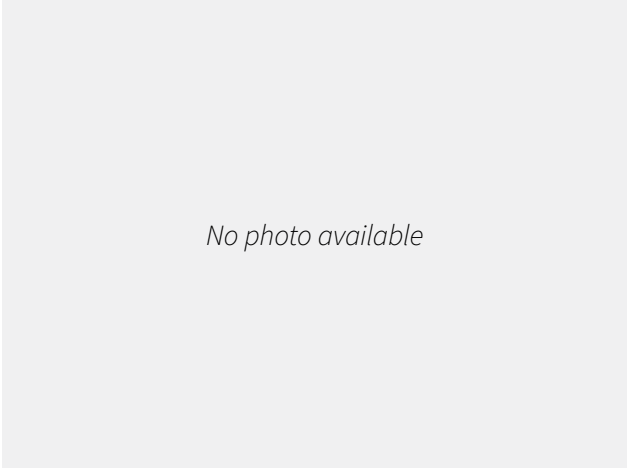
Address / Building Name	Bacon's House
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049286
Brief History	Early C18, owned in 1703. C19 additions
Brief Description	Two houses. Two storeys with attic floor denoted by dormers. Rendered, slate roof, brick chimneys, timber sash windows, timber panelled door with fanlight and pedimented architrave to left, timber and glazed door with pedimented architrave to right.
	


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NORWICH ROAD (CONT.)


Address / Building Name	Garden Wall Fronting No. 41 Norwich Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373765
Brief History	Probably C19
Brief Description	Red brick and flint wall, with iron railings to west, with wrought iron piers. Wall continues south to roundabout.
	

Address / Building Name	Old Stables at No. 41-43 Norwich Road
Status	Locally Listed
List Entry Link	N/A
Brief History	C18
Brief Description	Stables, now houses. Mix of one and two storeys. Red brick and flint walls, red clay pantile roofs. South elevation not visible. Small timber casement windows to north and west. Timber garage door to west end.
	


Address / Building Name	Holt Community Primary School
Status	Locally Listed
List Entry Link	N/A
Brief History	1928
Brief Description	School. Single storey. Red brick with buff terracotta dressings. Four gables to south end with tall windows, probably uPVC frames (unsympathetic). Porch with timber panelled double door on east side with buff terracotta doorcase. Timber casement windows on east side. Tile roof. Red and black brick piers, with low wall topped by railings to boundary.
	



LEATHERINGSETT HILL


Address / Building Name	Hill House
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049315
Brief History	C18
Brief Description	House. Two storeys. Red brick with brick quoins and strong courses. Black glazed pantile roof, brick chimneys. Timber sash windows. Timber panelled door with fanlight in architrave.
	


Address / Building Name	Methodist Church
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373766
Brief History	1862
Brief Description	Church. Two storey with turret to north-east corner. Polychrome brickwork, slate roof to nave, fishscale tiles to turret. Gothic windows with stone mullions and leaded glass. Polychrome brick boundary wall.
	


NEW STREET

Address / Building Name	11 New Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1169595
Brief History	Early C19 with later additions
Brief Description	House. Two storey. Flint with red brick dressings, pantile roof, brick chimney, timber sash windows, timber panelled door with timber framed side and fanlights.
	


Address / Building Name	17-27 New Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373743
Brief History	Early C19
Brief Description	Row of cottages. No.17 facing on to New Street, the rest facing north onto a yard. Two storey. Red brick and flint with pantile roof and brick chimneys. Timber sash windows and timber panelled door to No.17. Timber casement windows and timber and glazed doors to the rest. All doors have ogee shaped doorcase.
	
	


Address / Building Name	33 New Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049282
Brief History	Early C19
Brief Description	House. Three storeys. Gault brick with ground floor painted. Black glazed pantile roof. Timber sash windows, except for two blind windows on second floor, timber panelled door with fanlight.
	


Address / Building Name	35 New Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373762
Brief History	Early C19
Brief Description	House. Two storeys. Flint with red brick dressings, black glazed pantile roof, brick chimneys, bracketed cornice, timber sash windows, timber and glazed panelled door with architrave.
	


Address / Building Name	28 New Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049325
Brief History	Early C19
Brief Description	House. Two storeys. Red brick, black glazed pantile roof, brick chimney, bracketed cornice, timber sash windows, timber panelled door with architrave.
	


NEW STREET (CONT.)


Address / Building Name	Pear Tree Cottage
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1169593
Brief History	Early C19
Brief Description	House. Two storeys. Red brick, black glazed pantile roof, brick chimneys, bracketed cornice, timber sash windows, timber and glazed panelled door with architrave.
	

Address / Building Name	Cranmer House
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049324
Brief History	Early C19
Brief Description	House. Two storeys. Painted brick, black glazed pantile roof, brick chimneys, bracketed cornice, timber sash windows, one blind window on first floor, timber and glazed panelled door with architrave.
	

Address / Building Name	4 Cross Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373713
Brief History	Early C19
Brief Description	House. Two storeys. Red brick to west and rendered south end, black glazed pantile roof, brick chimneys, bracketed eaves, timber sash windows, one blind window on first floor, timber panelled door on south end.
	

Address / Building Name	St John Hall
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373742
Brief History	1838. 1893 Restoration
Brief Description	Church, then Masonic hall, now house. Two storey. Gault brick with pilasters and string courses in brick. Flint to side walls. Roof not visible. Arched timber framed windows with leaded stained glass to west, timber sash windows to sides. Timber and glazed double door in recessed with cornice above and flanking columns. Two plaques: 'Wesleyan Chapel 1838' and 'Built 1838 Restored 1893'.
	

Address / Building Name	16 New Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1169585
Brief History	Mid C19
Brief Description	House. Two storey. Red brick, red clay pantile roof, brick chimney. Timber sash window, one blind window on first floor, timber panelled door with arched fanlight. One bay extension in brick to south, with timber sash window on first floor and garage door (unsympathetic) on ground floor.
	


Address / Building Name	Gallery House, Nos. 13-15 New Street
Status	Locally Listed
List Entry Link	N/A
Brief History	Early C19
Brief Description	Two houses. Three storey. Red brick with ground floor rendered. Some flint to side walls. Four brick pilasters. Timber sash windows, three in centre bay on first floor arched, pair of sash windows in centre bay on second floor. Two timber panelled doors in architraves, that to centre has fanlight. Pantile roof, brick chimneys.
	

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THE FAIRSTEAD

Address / Building Name	The Fairstead: Nos. 1-12 The Fairstead and Nos 1-7 (odd) Cley Road
Status	Locally Listed
List Entry Link	N/A
Brief History	Inter-War
Brief Description	Twelve houses. Semi-detached arrangement around a cul-de-sac. Two storeys, with upper floor in roof level. Flint with red brick dressings, including diamond patterns. Brick chimneys, red clay pantile roofs. Mix of windows, some timber casements some uPVC. Mix of doors, some timber and glazed, some uPVC. Each set in garden to front, side and rear.




ALBERT STREET


Address / Building Name	14 Albert Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373747
Brief History	Mid C19
Brief Description	House, formerly two houses. Two storey. Brick, red clay pantile roof, brick chimneys. Timber sash windows, timber and glazed door. Central window on first floor is blind with diamond pattern detail. To the left of the door is a scar in brickwork showing where there was formerly a door to the second cottage which has since been bricked in.



Address / Building Name	16 Albert Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049331
Brief History	Early C19
Brief Description	Small cottage. Two storeys but on a very small scale. Painted flint and brick dressings, red clay pantile roof. Timber sash windows, timber and glazed door.




Address / Building Name	18 and 20 Albert Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049332
Brief History	Early C19
Brief Description	Two houses. Two storey. Rendered, hipped red clay pantile roof, brick chimneys. Timber sash windows, timber panelled doors with fanlights.





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ALBERT STREET (CONT.)


Address / Building Name	The Nook
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373748
Brief History	Mid C19
Brief Description	House. Two storeys. Flint with brick dressings, red clay pantile roof, timber casement windows, timber and glazed front door.
	

Address / Building Name	26 Albert Street, 1 Mill Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049333
Brief History	Early C19
Brief Description	Two houses. Semi detached pair. Two storeys. Flint with brick dressings, hipped black glazed pantile roof, brick chimney, timber sash windows with one blind window(painted) on first floor, timber and glazed doors.
	



Address / Building Name	28 and 30 Albert Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373749
Brief History	Mid C19
Brief Description	Two houses. Two storey. Flint with red brick dressings, red clay pantile roof, brick chimneys, timber sash windows, timber and glazed doors. No. 30 has flint and brick boundary wall. No. 28's front garden has been replaced with parking bay.
	


Address / Building Name	Oddfellows Hall
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049336
Brief History	Mid C19
Brief Description	Former chapel, now house. Tall single storey, though now divided internally with a floor level. Flint with gault brick dressings, black glazed pantile roof, modern timber sash windows, modern timber and glazed door with porch over.
	


Address / Building Name	33 Albert Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1306786
Brief History	Mid C19
Brief Description	Former chapel, now house. Two storeys. Red with gault brick patterns to main façade, flint with brick dressings to sides. Pantile(?) roof, brick chimney, timber sash windows set in slightly recessed arches, timber and glazed door.
	


Address / Building Name	29 Albert Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049335
Brief History	Early C19
Brief Description	House, part of a terrace of four. Two storey. Flint with gault brick dressings, black glazed pantile roof, gault brick chimney, timber sash windows, timber and glazed door, flint and brick boundary wall to front garden.
	

ALBERT STREET (CONT.)


Address / Building Name	25 and 27 Albert Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1168885
Brief History	Late C18
Brief Description	Two houses. Both two storey, gault brick (though brickwork to No.25 is painted), black glazed pantile roof, brick chimneys, timber and glazed doors, No.27 has brick, flint and concrete block front boundary wall, while the one to No.25 is brick and flint.
<div></div>	


Address / Building Name	23 Albert Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373750
Brief History	Early C19
Brief Description	House, part of a terrace of four. Two storey. Flint with red brick dressings, black glazed pantile roof, gault brick chimney, timber sash windows, timber and glazed door, flint and brick boundary wall to front garden.
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Address / Building Name	5-19 Albert Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1168881
Brief History	Early to mid C19
Brief Description	Terrace of eight houses. Two storey. Flint with white painted brick dressings, hipped black glazed pantile roof and gault brick chimneys. Timber sash windows with blind windows above front doors on first floor. Most front doors are timber with glazed upper section, though the southernmost door is mainly glazed.
<div></div>	

Address / Building Name	1 and 3 Cross Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1169430
Brief History	Early to mid C19
Brief Description	Two houses, originally four. Two storeys. Flint with red brick dressings, red clay pantile roof, brick chimneys, timber casement windows, timber and glazed doors, with tow central doors blocking in with flint walls. East gable is rendered and is the entrance for an office, with timber casement window and timber and glazed door. Ceramic plaque made by local school children on this wall.
<div></div>	

CHAPEL YARD

Address / Building Name	12 Albert Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049330
Brief History	C18
Brief Description	Former barn, now shop. Single storey. Brick but much of the main (south) façade has had large moder glazing added for shop fronts. Timber posts added to the main facade are probably modern and large printed facia is not in-keeping. Red clay pantile roof.
	

Address / Building Name	8 Albert Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373746
Brief History	Mid C19
Brief Description	Former barn, now shop. Single storey. Brick but much of the main (south) façade has had large moder glazing added for shop fronts. Timber posts added to the main facade are probably modern. Red clay pantile roof with a modern rooflight.
	

Address / Building Name	3,4, 5 and 6 Chapel Yard
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1168908
Brief History	C16 and later
Brief Description	Four shops, formerly houses. C16 structural timberwork inside, exterior is likely C19. Two storey, flint with red brick dressings, red clay pantile roofs, timber casement windows, timber and glazed doors. Printed signage boards are of reasonable quality. Ventilation pipes on roof are unsympathetic. Rear elevation to car park has less features, only a few small casement windows and some sign boards.
	

Appendix D

Full Size Plans

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Full Size Plans: How to Use This Layered PDF

Click on the layers button  on the left of this window to show different elements of the Conservation Area analysis. If necessary, refer to page 3 of this document for further instruction.



KEY

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Letheringsett and Little Thornage

Conservation Area Appraisal and Management Plan

Final Draft for Adoption: April 2021

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PURCELL

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How to Use This Document

For ease of use this document has been produced to be read on-screen as a PDF. It contains a series of features that make it easier to use and navigate between the sections.

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3.1 Early History
3.2 Medieval Heyday



3.1 EARLY HISTORY

Artefacts, such as flint axe heads and pottery, from as early as the Mesolithic period (10000-4001 BC) have been found around Blakeney. Bronze Age (c2350-701 BC) and early Saxon (410-1065 AD) barrows (burial mounds) are located on the Blakeney Downs, and there was probably a small settlement in the parish in the Roman period (43-409 AD).⁰⁵

Navigation

The buttons along the bottom of each page allow you to jump to a specific section. Once you've clicked on a section, it will turn bold so you know which section you are in.



You can also use the buttons in the top right hand corner to jump to the contents, appendices, or back to the page you were previously on.



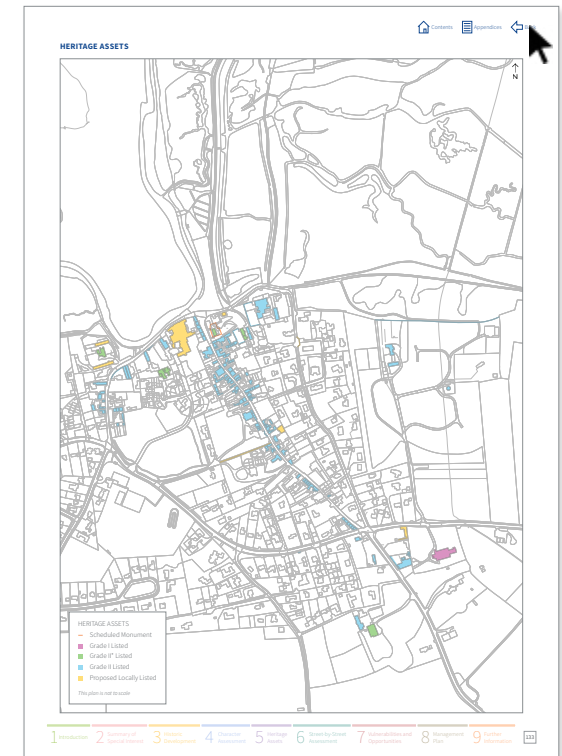
- Advertisements and other commercial signage may be subject to additional controls and/or require planning permission.
- Changing the use of a building (e.g. from residential to commercial) will require planning permission.

Plans



When you see this icon, click to see a full-sized version of the plan (located in [Appendix D](#)).

To return to the page you were previously on from the full-sized plan, click the back button in the top right hand corner of the page.

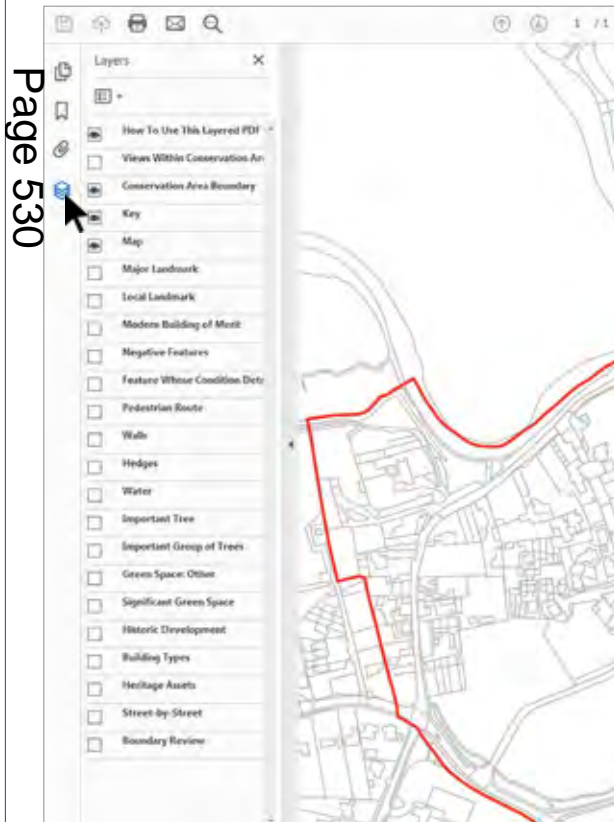


How to Use the Layered PDF in Appendix D


The PDF showing the full size plans is interactive. By switching the layers on and off you can view different elements of the conservation area analysis in context with each other. If your software does not have this capability, please view the separate PDF file of individual maps on the conservation area pages of North Norfolk District Council's website.

Opening the Layers Panel

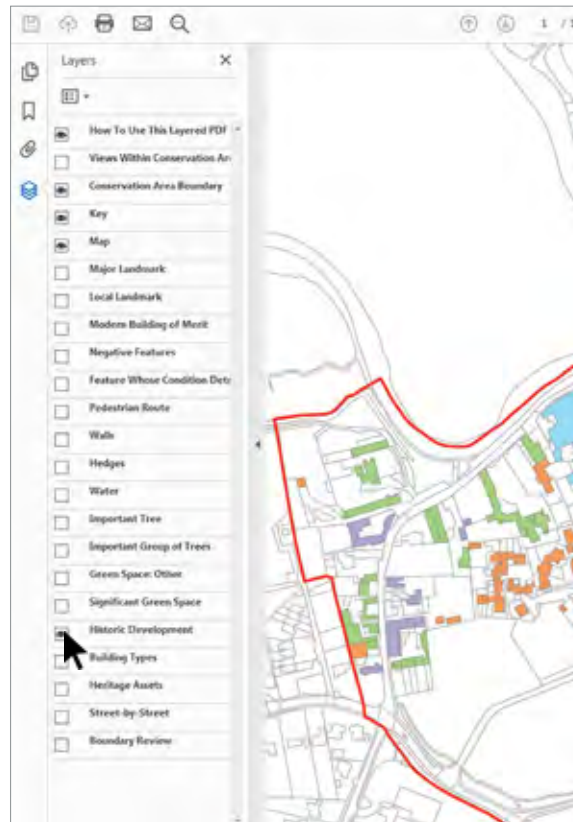
Click on the layers icon  to open the layers panel. This will bring up options for the different mapping elements that are available to view.



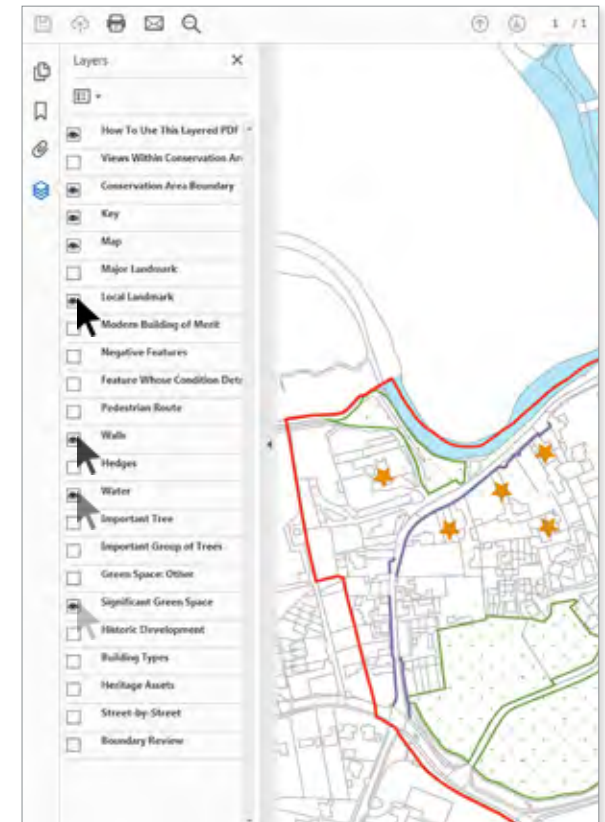
Viewing Different Layers

The map will initially show just the conservation area boundary. Click on your desired layer from the options listed. A small eye icon  will appear to indicate which layers you have switched on. You may need to switch some layers off to view others which sit underneath.

Switching on a layer to view that part of the map



Switching layers on and off as desired



Frequently Asked Questions

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Section 1

Introduction

This section gives an overview of the Letheringsett and Little Thornage Conservation Area, provides information about what conservation area designation means and its implications for development, as well as outlines the consultation process that has been undertaken to prepare this Appraisal and Management Plan.

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1.1 LETHERINGSETT AND LITTLE THORNAge CONSERVATION AREA

The Letheringsett and Little Thornage Conservation Area was originally designated in 1974. The designation covers the village of Letheringsett, focusing on Holt Road, with Church Lane, Garden Lane and Riverside Road branching off to the north and south. Little Thornage to the south consists of a few buildings around the junction of Thornage Road and Riverside Road.

Letheringsett is first referenced in the Domesday book of 1086, with the church dating from the thirteenth century. The river also runs through Letheringsett, where the large Mill, Brewery and Maltings by the river dominate. Letheringsett Hall, dating from the eighteenth/early nineteenth century, is another important building in the village, with the rest of the residential buildings consisting of cottages and small polite Georgian houses. Farm buildings are also on the periphery of the village, some converted to residential.

Little Thornage is a hamlet to the south of Letheringsett. It consists of small vernacular cottages and barn conversions. The small triangular green in the centre of the hamlet has an unusual wedge-shaped house constructed to fit the plot. The river passes to the east of Little Thornage, with a ford where Riverside Road turns westwards.

A section of Blakeney Road north of the Conservation Area, which includes several attractive cottages, is proposed for inclusion within the boundary (see section 8) and is therefore discussed in the appraisal to assess its character and appearance.

1.2 WHAT IS A CONSERVATION AREA?

Definition of a Conservation Area

A conservation area is defined as an ‘*area of special architectural or historic interest the character of which is it desirable to preserve or enhance*’.¹

Designation of a conservation area recognises the unique quality of an area as a whole. It is the contribution of individual buildings and monuments as well as other features including (but not limited to) topography, materials, spatial relationships, thoroughfares, street furniture, open spaces and landscaping. These all contribute to the character and appearance of an area, resulting in a distinctive local identity.

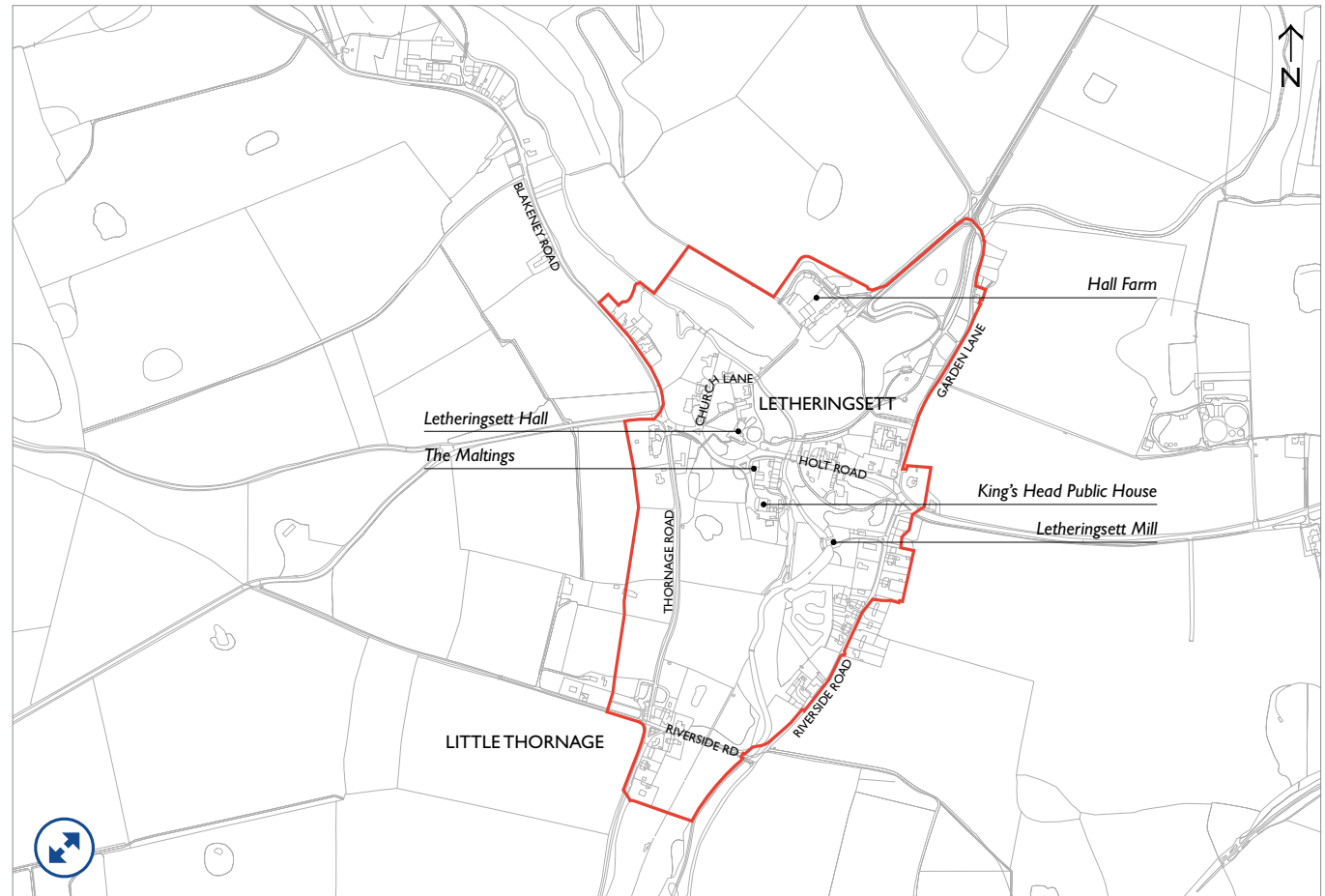
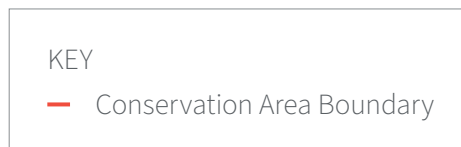
The extent to which a building or group of buildings/ structures, positively shape the character of a conservation area comes from their street-facing elevations, the integrity of their historic fabric, overall scale and massing, detailing, and materials. Rear and side elevations can also be important, as can side views from alleys and yards or views down unto buildings in valleys or low-lying topographies.

If the significant qualities of a conservation area are retained and inappropriate alterations prevented, the benefits will be enjoyed by owners, occupiers and visitors to the place, including the ability to experience interesting and important heritage structures and places. It is therefore in the public interest to preserve the area for cultural appreciation.

Conservation Areas are governed under the *Planning (Listed Buildings and Conservation Areas) Act 1990* and the *National Planning Policy Framework* (NPPF, 2019) sets out the overarching requirement for local planning authorities to identify and protect areas of special interest. North Norfolk District Council’s (NNDC) Local Development Framework (LDF, adopted 2008) sets out the council’s policies for guiding development within the district. See this link for the latest heritage related policy: <https://www.north-norfolk.gov.uk/section/planning/planning-policy/>.



In addition to the policies contained within the LDF, NNDC has produced a Design Guide which includes guidance on appropriate alterations to historic buildings and within conservation areas. This guidance should be referenced when considering development within the Letheringsett and Little Thornage Conservation Area and can be viewed here: https://www.north-norfolk.gov.uk/media/1268/north_norfolk_design_guide_adopted_2008_-web.pdf



Letheringsett and Little Thornage Conservation Area Boundary Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.



1.3 THE PURPOSE AND SCOPE OF THE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

Understanding the character and significance of conservation areas is essential for managing change within them. It is therefore a requirement under the Planning (Listed Buildings and Conservation Areas) Act 1990 that all local planning authorities ‘*formulate and publish proposals for the preservation and enhancement*’ of conservation areas within their jurisdiction, and that these proposals are periodically reviewed.⁰² The proposals are normally presented in the form of a Conservation Area Appraisal and Management Plan, which defines and records the special interest of a conservation area, as well as setting out a plan of action for its on-going protection and enhancement.

Conservation areas may be affected by direct physical change by changes in their setting or in the uses of buildings or areas within them. A clear definition

of those elements which contribute to the special architectural or historic interest of a place will enable the development of a robust policy framework for the future management of that area, against which applications can be considered.

Over time, conservation areas evolve and the characteristics which underpin their special interest may decrease in their integrity because of gradual alteration. It is therefore important to review and take stock of the character of a conservation area at intervals to ensure designation is still suitable and that the proper management of change is in place.

Often, conservation area boundaries have historically been drawn too tightly or include peripheral areas which do not contribute to an understanding of its character. Consequently, it is important to review the boundary and include/exclude buildings and spaces which do/not meet conservation area designation criteria.

This Conservation Area Appraisal and Management Plan therefore seeks to:

- ***Record and analyse the special interest of the Letheringsett and Little Thornage Conservation Area;***
- ***Recognise the designated and non-designated heritage assets which comprise the Conservation Area;***
- ***Identify issues relating to condition and pressures for change;***
- ***Identify opportunities for the enhancement of the Conservation Area;***
- ***Provide guidance and recommendations for the positive management, preservation and enhancement of the Conservation Area; and***
- ***Set out any proposals for changes to the Conservation Area boundary.***



Although this document is intended to be comprehensive, the omission of any building, structure, feature or space does not imply that the element is not significant or does not positively contribute to the character and special interest of the Conservation Area. The protocols and guidance provided in [Section 8 \(Management Plan\)](#) are applicable in every instance.

The assessments which provide the baseline information for this Conservation Area Appraisal and Management Plan have been carried out utilising publicly available resources and through on-site analysis from the public thoroughfares within the Conservation Area.

Definition of a Heritage Asset

The NPPF defines a heritage asset as: *A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).*

1.4 WHAT DOES DESIGNATION MEAN FOR ME?

To protect and enhance the Conservation Area, any changes that take place must positively conserve the character and special interest that make it significant. Statutory control measures are intended to prevent development that may have a negative or cumulative effect on this significance.

- Planning permission will be required to totally or substantially demolish buildings or structures (including walls, gate piers and chimneys). This will also need a heritage statement (sometimes called a heritage impact assessment) as part of the application.
- The extent of permitted development (i.e. changes that are allowed without requiring consent from the local authority) may be restricted; for example, replacement windows, alterations to cladding or the installation of satellite dishes. Additional control may be sought through Article 4 Directions, which specifically remove permitted development rights.

- Trees with a diameter of 75mm or greater, measured at 1.5m from soil level, are protected. Any work proposed to these trees require permission from the local authority by means of a planning application. This allows the authority to determine whether a Tree Preservation Order (TPO) is necessary.
- Advertisements and other commercial signage may be subject to additional controls and/or require planning permission.
- Changing the use of a building (e.g. from residential to commercial) will require planning permission.

If you wish to carry out work within the Letheringsett and Little Thornage Conservation Area your proposals will be assessed against Policy EN8 of the Local Development Framework and the NNDC Design Guide.



1.5 PRE-APPLICATION ADVICE

If you require tailored planning advice or need assistance regarding a specific development proposal, North Norfolk District Council offers a pre-application advice service.

Whatever the scale of development proposed, applying to the Council for pre-application advice will add value to the design quality of your scheme and it will help reduce potential uncertainty and delays by identifying any issues at an early stage.

Meaningful public consultation is also a critical part of this process and whilst responsibility for this lies with the applicant, the Council strongly encourages you to undertake consultation with the local community and stakeholders.

For further information regarding pre-application advice, please visit our website: <https://www.north-norfolk.gov.uk/tasks/development-management/pre-application-service/>.

1.6 WHO HAVE WE CONSULTED WHILE PREPARING THIS PLAN?

It is a statutory requirement under the *Planning (Listed Buildings and Conservation Areas) Act 1990* for conservation area guidance produced by local authorities to be subject to public review, including a public meeting, and for the local authority to have regard to any views expressed by consultees.⁰³

The Draft Letheringsett Conservation Area Appraisal and Management Plan was made available for public consultation across a six-week period between 1 February and 12 March 2021. This included the publication of the draft document on North Norfolk District Council's website.

Other means of consultation carried out include:

- NNDC and Purcell met with the Friends of North Norfolk in March 2018 to discuss with them the content, scope and aims of the Appraisals.
- A feedback form was made available on NNDC's website to invite comments from Town and Parish Councils and other interested groups or individuals who have information which could inform the Appraisal.
- Local NNDC Members and Councillors were contacted to inform them of the Appraisal process and to invite comments on the Conservation Areas.

1.7 WHAT DO THESE TERMS MEAN?

There are words and phrases used in relation to the conservation of the historic environment that have a specific meaning in this context. An explanation of some of the most used terms can be found in the Glossary in [Appendix B](#).

Section 2

Summary of Special Interest

This section provides a summary of what is significant about the Letheringsett and Little Thornage Conservation Area in terms of its history, architecture and setting.

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2 Summary of Special Interest



Letheringsett is a village on the River Glaven that found prominence through milling and brewing. Grander buildings, such as Letheringsett Hall and polite Georgian houses, demonstrate that the village was more well-to-do than smaller rural villages in the vicinity. However, Letheringsett and Little Thornage also demonstrate more modest worker's cottages and rural farms which are characteristic of the Glaven Valley.

Letheringsett has been in existence since at least 1086, being mentioned in the Domesday Book and with a church originating in the Norman period. A mill is also recorded in 1086 and one has remained on the same site since then, though rebuilt a number of times. The mill is one of only five which survive in the Glaven Valley, where there was once 16, and it is unique in being the only one still in use today after an award winning restoration in the 1980s. This part of the village's history gives it a particular link to the history of the wider Glaven Valley area.

Malting and brewing were also key industries in Letheringsett, with John Brereton starting a brewing business in the early eighteenth century and William Hardy Junior establishing the malt kilns in the early nineteenth century.

There were several different owners of the Old Hall and Letheringsett Hall throughout the centuries, though the Hardys seem to have made a particular mark on the village, potentially being responsible for the south front of Letheringsett Hall as well as rebuilding the rear range and stables/coach house, building the malt kilns, digging reservoirs, tunnels and bridges, and the tun house. The village therefore has a strong historical link with this family.

Letheringsett and Little Thornage also have an agricultural history, with several farms on the outskirts of the villages. Hall Farm, associated with Letheringsett Hall, is the largest, with several impressive barns and outbuildings. Others are more modest and

demonstrate typical farm planning with buildings arranged around yards. Smaller workers' cottages are dispersed through the villages, mainly in Little Thornage, Riverside Road and Blakeney Road. There is an interesting contrast between these vernacular buildings and larger more prosperous houses, built in the fashionable Georgian style, concentrated on Holt Road and around the north end of Thornage Road.

There is a co-ordinated palette of materials in the Conservation Area, of stock and red brick, flint, stone and pantiles. The Conservation Area is enhanced by much greenery, with lots of mature trees, hedges and open fields between groups of buildings. The wider setting outside the Conservation Area provides a green, rural setting. The River Glaven is also a key natural feature, with views of the riverbed possible from several locations. Views of key buildings are also important, particularly the focal points of the tun house and malt kilns on Holt Road, as well as more general views along streets and across open spaces.

Section 3

Historic Development

This section describes the history of Letheringsett and Little Thornage and discusses how the settlement pattern has developed over time.

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3.1 INTRODUCTORY SUMMARY

Letheringsett is first referenced in the Domesday book of 1086, with the church dating from the eleventh century. The River Glaven runs through Letheringsett, where the large mill, brewery and maltings by the river dominate. Letheringsett Hall, dating from the early nineteenth century (with the south front dating to the early eighteenth century), is another important building in the village. The rest of the residential buildings comprise former estate workers' terraced or semi-detached cottages and small polite Georgian houses. Farm buildings are also on the periphery of the village, some converted to residential.

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1 Little Thornage is a hamlet to the south of Letheringsett. It consists of small vernacular cottages and barn conversions. The farm here dates back to the late seventeenth century. The small triangular green in the centre of the hamlet has an unusual wedge-shaped house constructed to fit the plot. The river passes to the east of Little Thornage, with a ford where Riverside Road turns westwards. Today, most farm buildings in Little Thornage have been converted for residential use.

3.2 EARLY HISTORY

Human settlement in the area dates from the Neolithic period, with evidence of human activity illustrated by chipped axeheads, flint and a knife, as well as pottery. The area was inhabited during the Bronze Age, evidenced by the presence of ring ditches as well as assorted artefacts such as axeheads and other tools. Whilst structural remains have not been found from the Iron Age or the Roman period, pottery fragments, jewellery and coins have been found from both periods and a male burial site has been found in the parish from the Roman period.⁰⁴

Letheringsett was recorded in Domesday Book (1086) as 'Leringaseta'; the entry records 18.5 households and two owners, Walter Giffard and Oslac of Letheringsett.⁰⁵ It also records a mill; a later mill remains on the site today. The name of the settlement is thought to derive from the Old English for 'Leodhere's Fold'. Following the Norman Conquest, a Norman called Grimbald acquired Thorpe besides Letheringsett. He had three sons, one of which, Edmund, became the rector of Letheringsett. Their descendants took the name Jordan and this family owned Letheringsett and resided at the main manor, the Old Hall, until the fifteenth century. The Old Hall was most likely on the position of Hall Farm, which survives today to the north-east of the church with fabric dating to the early seventeenth century.

3.3 MEDIEVAL

The parish church of St. Andrew dates back to the eleventh and fourteenth centuries. The round west tower is the earliest fabric, dating to the Norman period, except the windows at the top, which date to the fifteenth century. Round towers are prevalent in Norfolk as the shape of local flint pebbles and hewn stones lend particularly well to round towers as opposed to square corners.⁰⁶ The tower arch with grotesque figure corbels and the arcades between the nave and aisles, probably date to c.1300.⁰⁷ The clerestory and aisle windows date to the fifteenth century.

In the early fourteenth century, Peter le Povere, whose family were from Stody, came to live in Letheringsett at the Old Hall. Le Povere appears to have been a controversial character, against whom a number of complaints were lodged including his rumoured breaking into the house of the treasury at St. Albans Abbey and carrying away goods and writings, as well as breaking into Edgefield Hall and felling trees and fishing fishponds.⁰⁸

The Lavile family married into the Curson family in the fifteenth century. The Cursons were seated at Letheringsett for several generations, after which the estate passed to the Heydon family. Each of these families lived at the Old Hall.

Little Thornage was of significance in the medieval period as it was a crossing point on the pilgrimage route to the shrine of Our Lady at Walsingham. The ford at Little Thornage was the first east-west crossing of the river in the parish and the historic name of the road around it was Long Water Walsingham Way. There was a stone bridge there whereas Letheringsett would only ever get a timber bridge, which needed constant repair until the present bridge was constructed in the early nineteenth century.⁰⁹

3.4 SIXTEENTH AND SEVENTEENTH CENTURIES

Thomas Kinge, who became the rector in 1623, bought and lived in the Hall, which was on the position of the present Letheringsett Hall. It was used as the parsonage for the larger part of the seventeenth century. The Bond and Donne families owned the Hall for the rest of the century.

Glaven Farmhouse in Little Thornage dates from the late seventeenth century, making it one of the oldest buildings in the parish. It passed through the hands of the Girdlestone family and then the Burrell family in the seventeenth and eighteenth centuries.

There are several other historic farm buildings dating from this period and pre-dating the Tithe Map of 1834, including Riverside Farm on Riverside Road (dating back to the early seventeenth century), Hall Farm (house built around 1600) and Meadow Farm on Blakeney Road (dating from the late sixteenth and seventeenth century).

3.5 EIGHTEENTH CENTURY

In the eighteenth century, the characters and economies of Little Thornage and Letheringsett began to differentiate in that Little Thornage remained agricultural whilst the economy at Letheringsett become more industrial as a rural example of the Industrial Revolution.

Early in the eighteenth century, John Brereton of Brinton bought the Hall and the brewery opposite; it is thought that he began the brewery business as his eldest son (also John) is described as a brewer in 1715.¹⁰ The Breretons may be responsible for the south front of the Hall, which resembles nearby Holkham.¹¹ John Brereton acquired the mill in c.1721 and most likely combined milling with brewing.

The brewery and the watermill, which was described as in ruins, was sold to John Priest of Sherringham in 1754, who also acquired the Hall. Priest reportedly rebuilt the watermill, which had burnt down in 1720, before bankrupting himself. It is also possible that Priest was responsible for the south front of the Hall, which may also have contributed to his insolvency.¹² Both the brewery and watermill passed to William Colls of



Letheringsett in 1756, a prosperous Quaker who owned properties at Holt, Blakeney and Thornage. Richard Rouse purchased the mill in c.1777 and built the Mill House in c.1800, which remains today as Glavenside.¹³ The Hall passed to Edmund Senkler of Barwick in Brakes and his son, Charles, sold to Henry Hagon. At this stage, the Reverend John Burrell, rector of Letheringsett, owned the farm at Little Thornage.

The Girdlestone family acquired the Old Hall at Letheringsett in 1724, following this it passed James Hewitt whose family were connected with the Girdlestones.¹⁴ In 1800, Hewitt's son sold the Old Hall to William Hardy.

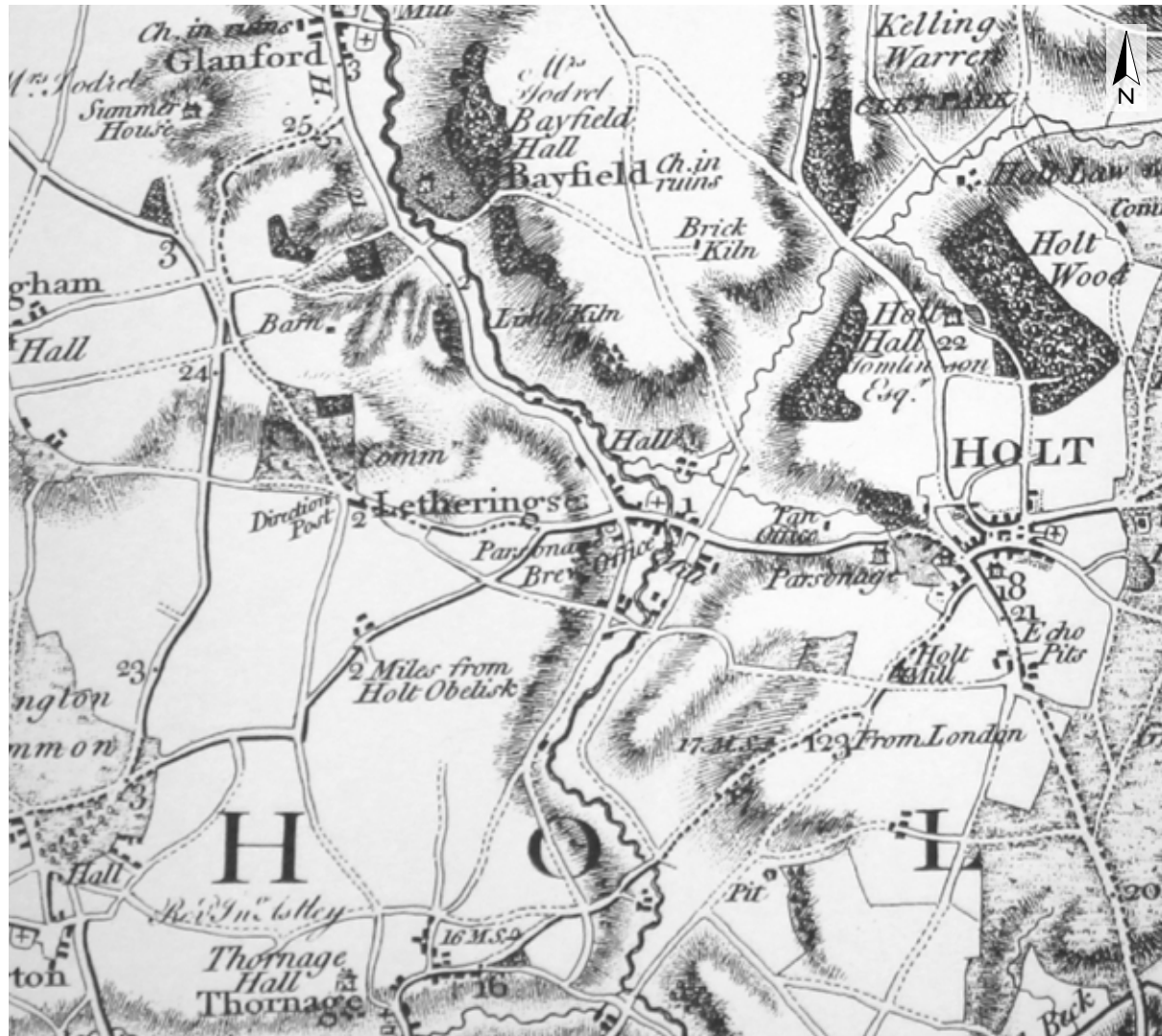
William Hardy bought Letheringsett Hall in 1780. He also bought a 40-coombe maltings, a brewery and 50 acres of land for £1610. Investment in the brewery was logical

as there was no local competition, the springs were suitable for porter beer and he saw an opportunity to diversify his business and grind corn alongside brewing.¹⁵ He and his son, also William Hardy (Junior) developed a flourishing brewing business.

William Hardy Senior was determined to make good use of waterpower for his malting business and to provide pumped household water. However, he was not able to build a dam, which would have held up the outflow from the Domesday mill, so instead deepened the river below the brewery mill wheel, creating a waterfall just north of the road bridge. In diverting the course of the river for his new corn mill (established 1784), Hardy angered local miller Richard Rouse whose corn mill was based downstream. Rouse retaliated by proceeding to dig a cut that would deprive Hardy of his river water. Rouse eventually corrected this, which was crucial for Hardy who was a risk of bankruptcy if he defaulted on a loan he had taken out to purchase Letheringsett Mill in 1781.¹⁶ His son, William Hardy Junior, succeeded his father and acquired the Hall and the main estate in 1797. He was instrumental to the success of the Hardy brewing business and family land ownership.



One of the earliest maps of Norfolk by William Faden, dating to 1797, shows Letheringsett as a relatively small settlement on the Blakeney Road from Cley to Holt, via Glandford. The River Glaven is shown running through the settlement with a mill astride it to the south of the main development in Letheringsett. A cross indicates St. Andrew's Church at the centre of Letheringsett and annotations pick out a Hall, a parsonage and a brewery office. The Hall, which is to the north-east of the church is most likely the Old Hall, now Hall Farm. What is now Holt Road had not yet been detoured in a loop around the Hall pleasure grounds. Little Thornage was a much smaller settlement, positioned around a small green to the south of Letheringsett at the junction of Thornage Road and Riverside Road.



Faden's Map of Norfolk, 1797 (Norwich Heritage Centre)



3.6 NINETEENTH CENTURY

The mill was rebuilt in 1802, having burnt down in 1754; this mill remains today and its waterwheel and driving mechanism survive.

William Hardy Junior carried out a series of developments in Letheringsett in the early nineteenth century, transforming the appearance of the village. He built malt kilns for the brewery in c.1800 and in c.1805, he dug a reservoir on high ground to serve the Brewery and built a tunnel under the main road to connect his front garden with the reservoir. He also diverted what is now the Holt Road in a loop around his pleasure grounds in front of the hall, formed out of newly acquired land from the rector where the parsonage once stood. The re-routing involved the demolition of part of the King's Head and the rebuilding of the present inn a little to the south.¹⁷ In accordance with this diversion, he also altered the road to the church, providing an access to the west rather than through his garden. He built three bridges over the Glaven; the one at Letheringsett dates to 1818. It is reputed to be the flattest bridge in the country, rising only 16 inches.¹⁸ He also carried out significant planting on the hills surrounding Letheringsett.

At the brewery, a tun room was built in 1814, which bears William Hardy Junior's initials and date. In 1823, a connecting range of buildings fronting the road was added to the north (this range later burnt down). Shortly afterwards, in 1827, a devastating fire struck the malthouse, which was reconstructed.

When Richard Rouse's son died in 1826, the mill estate was sold at auction and bought by William Hardy, who changed the course of the river below the mill (it formerly ran across what is now the bowling green at Glavenside).

William Hardy Junior also altered the Hall itself, the addition of the south front earlier in the century had made it T-shaped like many farmhouses in the area. In 1832 he rebuilt the old (north) part of the Hall in its entirety, which remains today. He built the stables and coach-house in c.1843. William Hardy Junior, who was a generous benefactor of the Methodist Cause and who financed the old and newer chapels in Holt, died in 1842.¹⁹ William H. Cozens-Hardy inherited following the death of Hardy Junior.

Tithe Maps provide a more detailed representation of the layout and landownership in Letheringsett and Little Thornage in the 1830s, which were situated in two different parishes (as they remain today). Since Faden's map, the open fields and commons had been divided and allotted, under the Holt and Letheringsett Inclosure Award of 1810.

The development in Letheringsett was concentrated around the Holt Road (now the A148), with more dispersed development off the Blakeney Road and outlying farms to the north and the south. The major landowners were William Hardy and James Cobon each with two to three hundred acres. Other landowners included Sir Jacob Astley, George Nathaniel Best, John William Burrell, Sir Richard Paul Jodrell and Elizabeth Wrench. The map marks the Hall in its present position and William Hardy Junior's recently added stable range. It also shows that since Faden's map, the main road (now Holt Road) had been diverted into a curve around Hardy's recently acquired land. The map illustrates the expansion of the brewery site under the Hardy family, which now comprised a brewhouse, malt kilns and a tun house as well as a number of ancillary buildings. The reservoir serving the site is visible to the west. Another significant building, Letheringsett Lodge, is shown at the junction between Holt Road and Thornage Road; this building, one of the oldest dwelling-houses in the village, dates back to the sixteenth century.

To the south, Little Thornage had a couple of farmhouses with a few timber farm buildings, as shown on the Letheringsett Parish Tithe Map. The green was now occupied by a farm building. The Thornage Tithe Map shows the development on the south side of Riverside Road, which comprised a number of houses, mostly along the east side of the Thornage Road.



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Tithe Map, Parish of Letheringsett, 1834 (Norfolk Record Office: DN/TA 53)

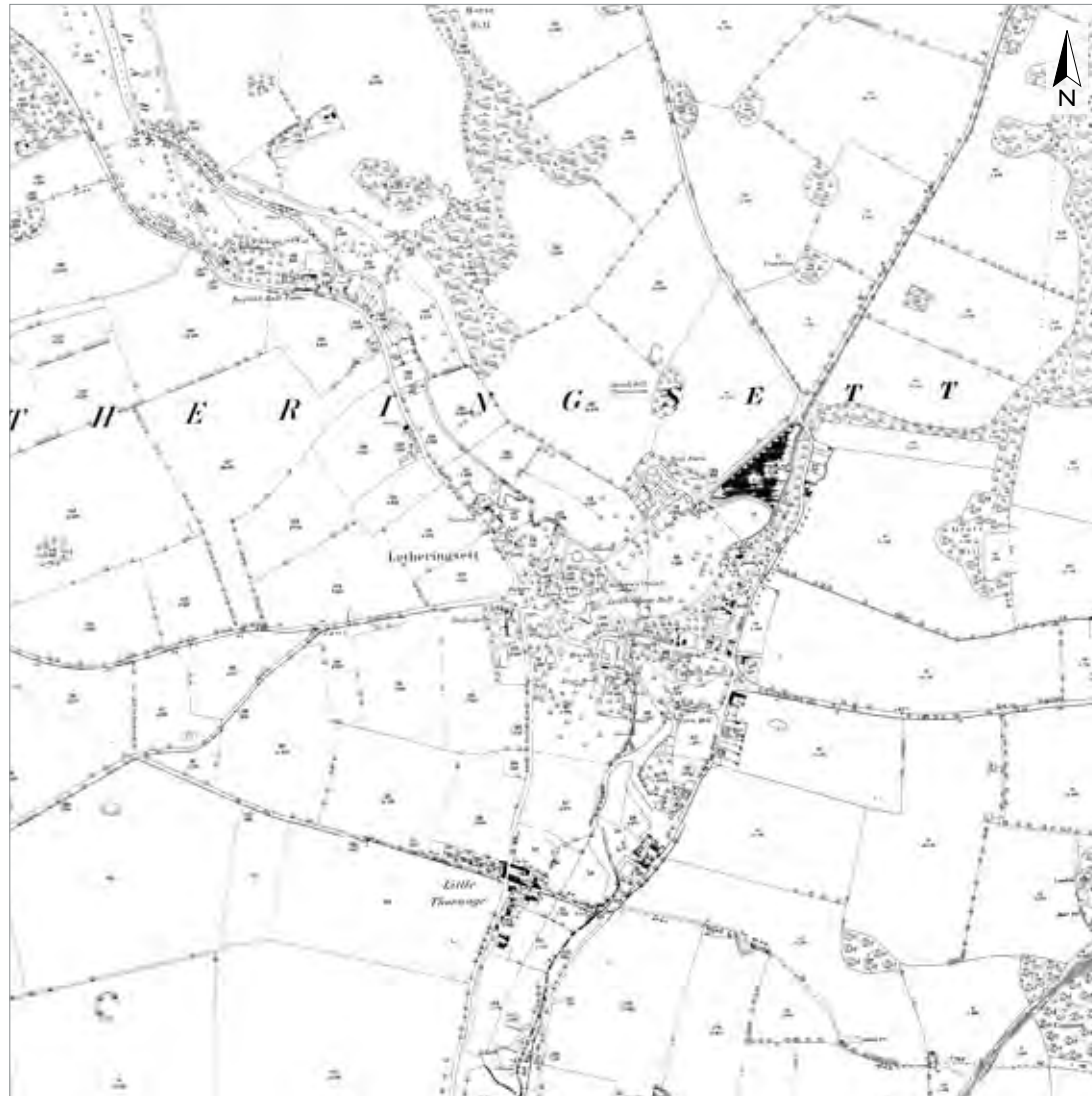


Tithe Map, Parish of Thorne, 1838 (Norfolk Record Office: DN/TA 230)



The 1881-1887 OS map provides the first geographically accurate illustration of Letheringsett. The map demonstrates Letheringsett's productivity and its self-sufficiency as a settlement, showing a broad range of building uses and industries. Annotations pick out important buildings such as Mill House just to the north of the corn mill and the King's Head Public House to the south of the brewery. A rectory had been built (in c.1835) just to the west of the church graveyard. The industrious nature of Letheringsett, centred around the river, is indicated by the various infrastructure for converting water to power such as sluices, hydraulic rams and fountains. Several farms had been extended in the late nineteenth century with the provision of new barns and outbuildings, for example Hall Farm and Riverside Farm. Terraced estate cottages in groups of three were built along Riverside Road in the early 1870s indicating the increase in estate workers and the industrial success in Letheringsett. Several small buildings and farm outbuildings had been added at Little Thornage since the earlier Tithe Map.

William Butterfield restored the church in c.1889 and built the gabled south porch under the patronage of Sir Alfred Jodrell of the nearby Bayfield Estate. Upon the death of William H. Cozens-Hardy in 1895, the brewery complex was sold to Morgan's Brewery of King Street Norwich, who used the site for the manufacture of soft drinks such as ginger beer.



1881-1887 1: 2,500 OS map, © "Crown Copyright and Landmark Information Group Ltd" (All rights reserved, 2019)

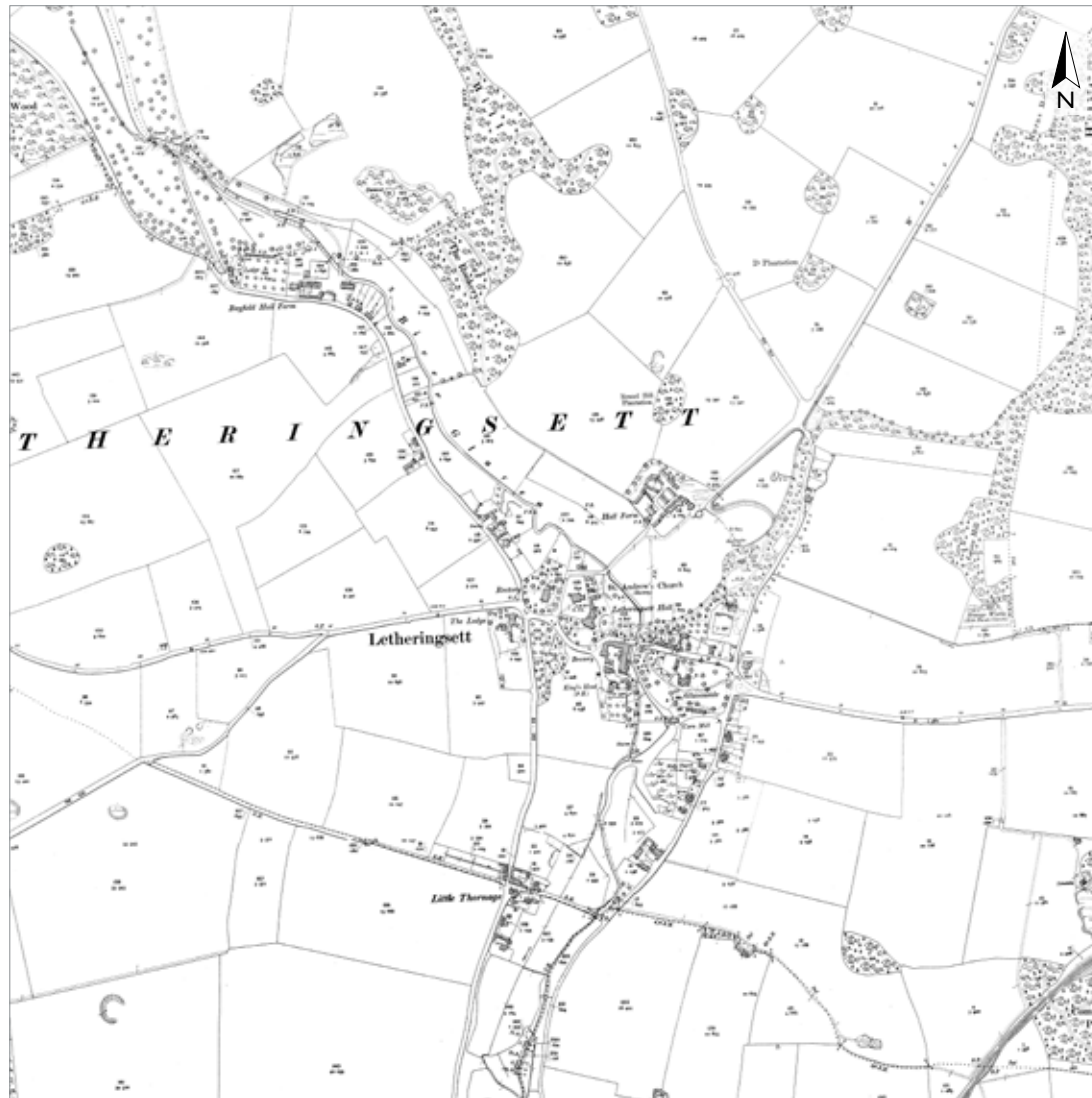
3.7 TWENTIETH AND TWENTY-FIRST CENTURY

The following photograph of Letheringsett Hall dating to c.1900 shows the classical south front (c. early/mid eighteenth century) and the pleasure grounds in front of the house, bound by a decorative metal fence. The Norman church tower is visible behind the Hall.

The early twentieth century OS map shows only minor change in Letheringsett: the Old Chapel was built on the west side of Riverside Road and Hall Cottages were built to the north of the Hall. A new sluice was marked and two extra footbridges added over the Glaven. Little Thornage too only saw minor change to the arrangement of buildings on the east side of Thornage Road.



South front of Letheringsett Hall and the Norman church tower, c.1900 (Norwich Heritage Centre: C/LET 17789)



1905-1906 1:2,500 OS map, © "Crown Copyright and Landmark Information Group Ltd" (All rights reserved, 2019)



The early twentieth century saw the construction of the Village Hall (1910) just to the east of the junction between Workhouse Lane (now Garden Lane) and Holt Road (currently just outside of the Conservation Area boundary). During the First World War, the Mill House was used as officers' quarters and later as a Red Cross hospital.

The photograph below shows a view from William Hardy Junior's 1818 bridge looking east along the Holt Road with terraced cottages on the left-hand side, which pre-date the Tithe Maps (1834 and 1838).

In the 1930s, the brewery site was being rented by Warne & Bicknell, a motor haulage firm, when the brewery building was burnt in 1936, causing it to be pulled down. The brewery lost its north range fronting the road and its original L-shaped outline.

In 1936, a fifth bay was added to Letheringsett Hall and the tower was extended by John Page for the Cozens Hardy family.

From the mid twentieth century to the present, the settlements of Letheringsett and Little Thornage have expanded around the peripheries, particularly along Riverside Road and Thornage Road in Letheringsett, and Thornage Road and the road linking the Holt Road and Riverside Road in Little Thornage.



The Village, Letheringsett, c. early/mid twentieth century (Norfolk Heritage Centre: C/LET)



View of the south end of the brewery and maltings showing the River Glaven in front, 1946 (Norwich Heritage Centre: C/LET 22474)



The mill was restored from 1982 when all working parts were overhauled. The building received the Graham Allen Award for Conservation in North Norfolk District in recognition of its high standard of workmanship.

The Letheringsett Estate was sold by the Cozens-Hardy family in 1992 to Robert Carter (except the pub and mill). Upon failure of Carter's scheme to convert the brewery to multiple dwellings, he sold the site to another developer, from which point the brewery became empty and slowly deteriorated. The brewery site has since been restored and converted for residential use, with part of the maltshouse as a holiday home.

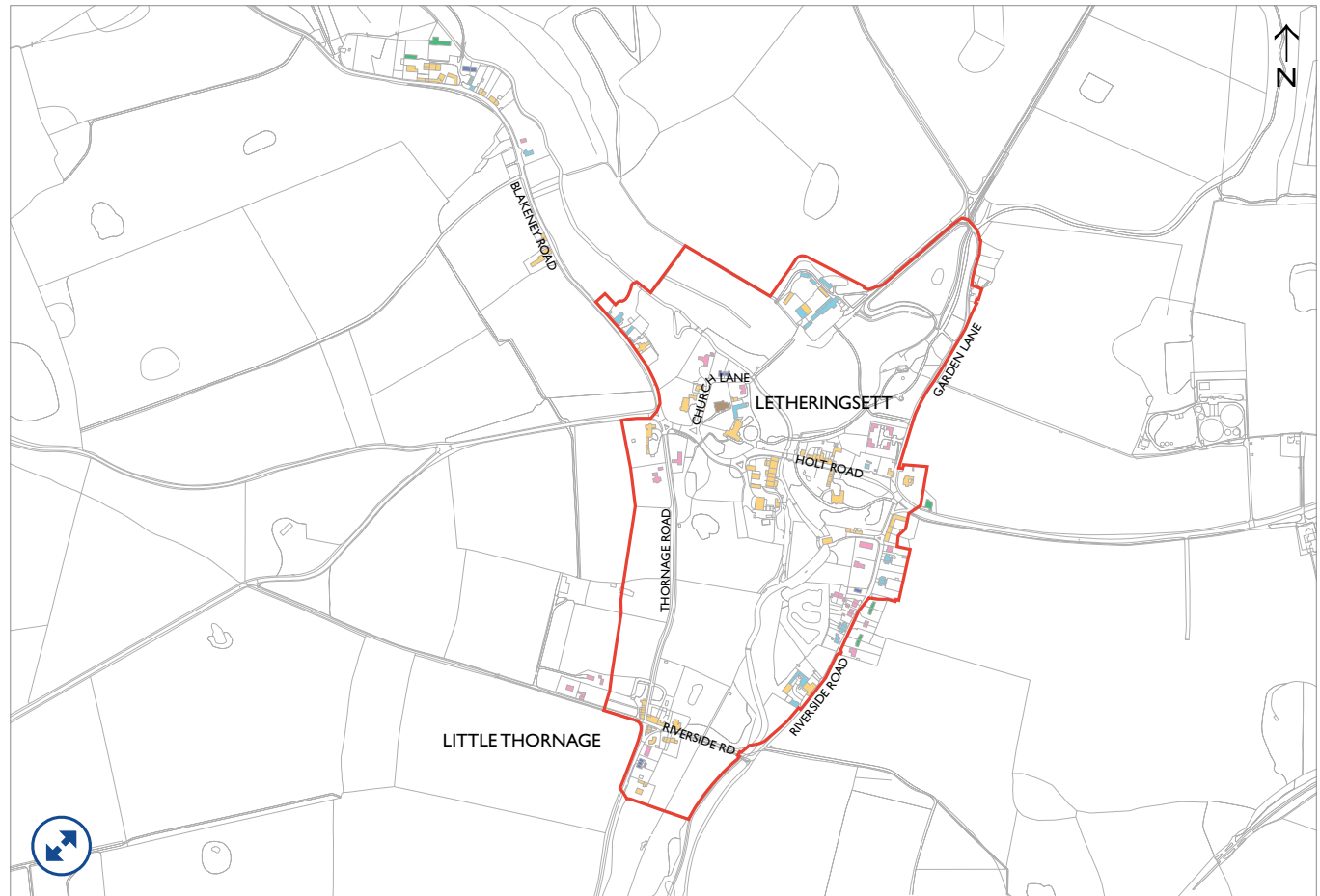
The Hall became a care home, which it remains, and the mill still functions, making and selling flour in the traditional manner and demonstrating to visitors.

Today Letheringsett forms part of the Letheringsett with Glandford civil parish, including the village of Letheringsett along with the hamlet of Glandford. Little Thornage is part in Letheringsett with Glandford Civil Parish (buildings on the north side of the green), and part in Thornage Civil Parish (buildings on and to the south of the green).

**KEY**

- Conservation Area Boundary
- 11th and 14th Century Church Fabric
- Pre-1834
- 1842 to 1881/87
- 1881/87 to 1905/06
- 1905/06 to 1950
- 1950 to Present

This plan indicates the age of the existing built fabric of the main buildings and structures in Letheringsett and Little Thornage. It is mostly based on a comparison of historic maps with limited verification through viewing of the existing building from the street. Some buildings may have been constructed in phases but generally only the main phase is shown here. Some buildings may have been partially rebuilt or substantially repaired since they were first built but their footprint was unchanged and so the change is not obvious in map comparisons. Where this is the case, generally the building is coloured for the earliest date that it appears on the map.



Historic Development Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.

Section 4

Character Assessment

This section describes the elements of the Letheringsett and Little Thornage Conservation Area that contribute to its setting, architecture form, street pattern and townscape character.

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4.1 LOCATION AND TOPOGRAPHY

The Conservation Area covers most of the village of Letheringsett, except for a spur running north up Blakeney Road, plus the hamlet of Little Thornage close by to the south. It is located 1.5 miles west of Holt, 24 miles north-west of Norwich and approximately 4 miles south of the north Norfolk coast. Letheringsett is located on the River Glaven, which passes through the Conservation Area from south to north. Riverside Road crosses the road at a ford, while a bridge also passes over the river on Holt Road.

The land slopes gently down towards the river bed on either side, while the land is generally higher at the northern end of the Conservation Area, sloping down towards Little Thornage. The area around the brewery and Mill is set within a dip where the road winds up away from the river to the east and north-west.

The ecology of the locality is a key part of its special interest, which encompasses the rich habitat of the River Glaven. Letheringsett and Little Thornage are located within the North Norfolk Coast Area of Outstanding Natural Beauty (AONB). In addition, it is part of the area known as the North Norfolk Heritage Coast and the marshland coast to the north forms part of the North Norfolk Coast Site of Special Scientific Interest (SSSI), which constitutes one of the largest undeveloped coastal habitats of its type in Europe.²⁰ Policies for the management of the AONB are contained within the AONB Management Plan, prepared by the Norfolk Coast Partnership. It includes objectives and policies relating to the built and historic environment, which should be referenced when planning change in the area: <http://www.norfolkcoastaonb.org.uk/partnership/aonb-management-plan/377>.

**KEY**

- Norfolk Coast Area of Outstanding Natural Beauty
- North Norfolk Coast Site of Special Scientific Interest

Location Plan. Base map © Google Earth. This plan is not to scale.



4.2 SETTING AND VIEWS

Definition of Setting

The setting of a conservation area provides its physical context, reflecting the landscape character around it. Setting is made up of several elements beyond just topographical or natural parameters; it is also made up of sounds, smells, environmental atmosphere and the way people move around it and experience. It can contribute both positively and negatively to the significance of a site and can provide evidence of the historic context of a place. Views also form part of the contribution to the setting of conservation areas. They may include views from, to, within or across an area, taking into consideration the area's surroundings, local topography, natural and built features, and relationships between buildings and spaces.

The Importance of Views

The assessment of views within the setting of heritage assets is an important part of establishing its heritage value. A view may be significant for a number of reasons: it may clearly show a key building or group of buildings, it may show the relationship of one heritage asset to another or to the natural landscape, it may illustrate the unplanned beauty of a village-scape, it may tell the narrative of how a place has evolved over time, or it may show how a view has been deliberately designed. Views can be static or may change as a viewer moves through a place. They may be short or long range, or look across, through, to or from a heritage asset.

At Letheringsett and Little Thornage the natural landscape setting is a key part of the character of the village. This is described below, together with a discussion of views of the Conservation Area. The view photographs included in this Appraisal are a representative selection. The omission of any view imagery here does not mean that they have no value.

4.2.1 Surrounding Landscape and Settlements

Letheringsett is generally surrounded by agricultural land, some arable and some used for pig farming. This land consists of open fields bound by hedges and trees, interspersed with small copses and woods. Generally, because of the topography of the landscape, with Letheringsett partly set in a dip, the agricultural landscape is visible in the setting of the village from a relatively limited number of places, such as to the east of Garden Lane, around Hall Farm to the north and on both sides of Thornage Road. Further south in the Conservation Area, towards Little Thornage, the land becomes flatter and the open fields are more prominent in the setting of the hamlet.

To the north is the more formal landscape of Bayfield Hall, where the parkland has been set out with driveways and a lake (under which the River Glaven passes) around the eighteenth century house.

The River Glaven runs through Letheringsett. The river plain is denoted by a greater level of vegetation and trees growing along the river bank. The river has its source at Baconsthorpe and leads through the Glaven Valley to the sea between Cley-next-the-Sea and Wiveton.



Letheringsett is one of several villages set on the River Glaven and one of the few which has a former water mill building surviving. 16 mills were recorded on the river in the Domesday Book of 1086 and milling was a key industry in the Glaven Valley until recent times, when it died out in the twentieth century, leaving only five mill buildings surviving. Letheringsett Mill is the only one still in use today. Milling shaped the course of the river, with sections straightened and deepened to enhance water flow (though some areas have been re-meandered in the twenty-first century), and mill ponds created through the insertion of dams. The river at Grandford is one such section where the water course has been manipulated to divert the water course to the mill building and form a mill pond.

Letheringsett lies close to Holt, the principal market town in the locality, which has long been a hub for commerce and is the largest nearby settlement.



Rolling agricultural landscape to the north of Letheringsett



4.2.2 Views into and within Conservation Area

The topography of Letheringsett means that there are limited long distance views into the Conservation Area from the surrounding landscape. The church tower is just visible from Wall's Lane to the north-east when travelling down the hill towards Letheringsett (View 01).

Within the Conservation Area some of the key views are around the brewery on Holt Road, where there is a concentration of larger scale buildings, such as Letheringsett Hall (view 02), and the Kings Head public house. These larger buildings are complimented by a green setting and open space of a field and the river bed stretching out to the south (view 02). As the road sweeps down in a curve from west to east the brewery is a key focal point in views moving along the road (view 04). Moving further east on Holt Road, the view is channelled first by the narrowing of the bridge and then by the row of cottages alongside the road, with a wall on the opposite side (view 05), until the road opens up wider to the east giving more of a sense of space. The same effect of channelling is obtained moving east to west on Holt Road (view 06).

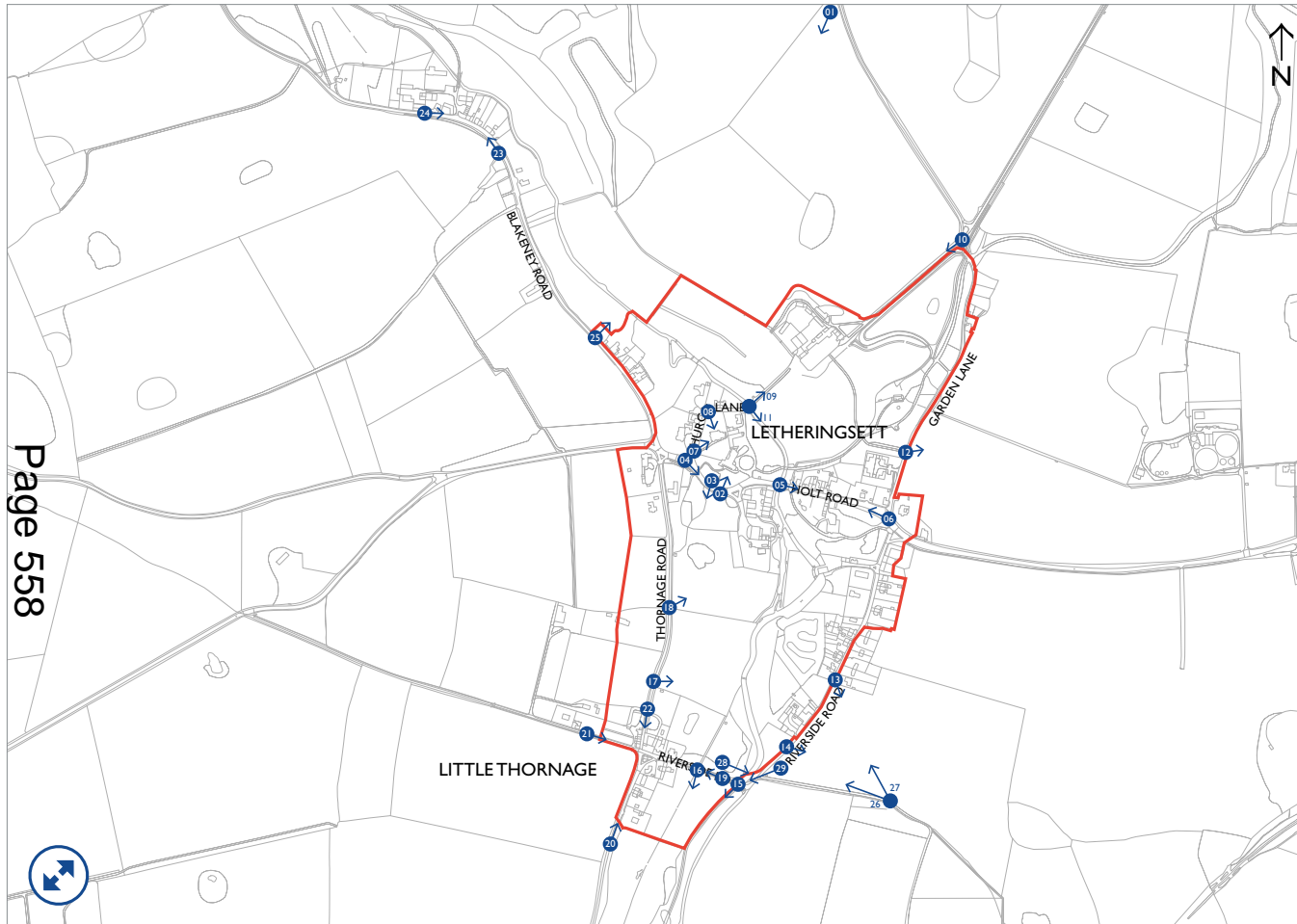
Views of the church at Letheringsett are limited within the Conservation Area because of the large mature trees in the churchyard. However, the church tower is an attractive feature in views within the churchyard itself (view 07) and from Church Lane (view 08). From Church Lane there is also a view of the buildings at Hall Farm across fields (view 09), plus another view of the farm complex from the gates on Wall's Lane (view 10). Views of the River are also afforded from the bridge linking Church Lane to the Hall Farm site (view 11). These views have a more formal feel as the River lies adjacent to well-manicured gardens.

Views out of and within the Conservation Area across wide open fields are quite dramatic, such as eastwards from Garden Lane (view 12), and south-east and east from Riverside Road (views 13 and 14). Some views across fields also encompass the natural riverbed such as on the east-west section of Riverside Road

looking south (views 15 and 16) and looking east from Thornage Road (views 17 and 18). The lush greenery and trees denote the position of the river in these views. The latter views from Thornage Road also afford glimpses of buildings on Riverbed Road and of the Mill, King's Head and brewery buildings.

In Little Thornage the house on the former green is a focal point in views looking into the hamlet from the north, south, east and west, with other cottages framing views (views 19, 20, 21 and 22).

The gentle curve of Blakeney Road (outside the Conservation Area but proposed for inclusion: see section 8.3.8) allows pleasant views of the houses alongside the road as the viewer moves north or south (views 23 and 24). The river bed is also visible from Blakeney Road (view 25).



Views Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.



View 01

View from Wall's Lane looking south-west with glimpse of the church tower in Letheringsett





View 02

View of Letheringsett Hall from Holt Road



View 03

View looking south from Holt Road across a field, with the trees on the left denoting the course of the river



View 04

View looking east down the sweeping road towards the brewery buildings



View 05

View looking east along Holt Road with the row of cottages channelling the view





View 06

View looking west along Holt Road



View 07

View of the church tower within the churchyard



View 08

View of the church from Church Lane



View 09

View of Hall Farm from the bridge on Church Lane





View 10

View of Hall Farm from Wall's Lane entrance



View 11

View of River Glaven from the bridge on Church Lane



View 12

View over agricultural land looking east from Garden Lane



View 13

View looking south-east over fields from Riverside Road





View 14

View looking east over fields from Riverside Road



View 15

View looking south over the riverbed



View 16

View looking south over the riverbed



View 17

View looking east over fields within the Conservation Area from Thornage Road





View 18

View looking east over fields, towards the Mill, from Thornage Road



View 19

View looking west along Riverside Road towards Little Thornage



View 20

View looking north towards Little Thornage



View 21

View looking east towards Little Thornage





View 22

View looking south
towards Little Thornage



View 23

View looking north along
the Blakeney Road



View 25

View looking east from
Blakeney Road across the
river plain



View looking south along
the Blakeney Road





View 26

Long distance views of Lethergsett from the public footpath east of Riverside Road



View 27

Zoomed in views of Letheringsett from the public footpath east of Riverside Road





View 28

View from the footbridge
over the ford



View 29

View of footbridge from
bench next to the ford





4.3 TOWNSCAPE, SPATIAL ANALYSIS AND GREENERY

4.3.1 Street and Plot Patterns

The main streets in the Conservation Area of Holt Road, Riverside Road and Thornage Road, form a rough rectangle, with other roads branching out from the Area at the junctions of these roads. Riverside Road, as evidenced by its name, follows along the eastern side of the river, while Thornage Road and Blakeney Road continuing on from this follow the meandering course of the river on its western side. Development in Letheringsett is concentrated around the Mill and Hall, with smaller houses on the surrounding roads. There are many plots which are undeveloped in the Conservation Area, being still used for farming or are part of the riverbed.

Larger buildings, such as the Hall, Church, Maltings and King's Head, as well as a few other larger houses on Holt Road, Church Lane and Thornage Road, are set in larger plots with generous yards or formal gardens. Smaller houses are either detached or semi-detached and have small front and back gardens. Exceptions are a row of terraced cottages on the north side of Holt Road, which are set directly on to the street, and a few of the cottages in the northern cluster of buildings on Blakeney Road (currently outside the Conservation Area boundary).

Hall Farm is a large farm complex to the north of Letheringsett, with buildings set around yards. Smaller farm complexes are located at the south end of Riverside Road, north of the crossroads in Little Thornage in the northern cluster of buildings on the Blakeney Road.

4.3.2 Boundary Treatments

Most boundaries in the Conservation Area are in the form of hedges and trees, marking both field and property boundaries. Some field boundaries adjacent to roads have limited boundaries allowing views over the open spaces.

In Letheringsett there are more formal boundary treatments in conjunction with the hedges. Flint and brick walls bound several properties. Carved stone columns are used on the bridge on Holt Road, while stone dressings are also used on a bridge at the Church Lane entrance to Hall Farm, showing the status of these bridges.

One tall wall on the south side of Holt Road features a decorative flint and brick panel topped with a pediment.

Metal park style fencing is located around the churchyard, to the edge of some of the larger houses and entrances to Hall Farm. The churchyard also features an attractive wrought iron gate with finialled posts. Less formal timber post and rail fencing is used along the boundary of the field south of Holt Road and west of the Maltings Close boarded timber fencing set on top of the low wall around the Rectory on Church Lane and around part of the churchyard. There is also the occasional use of timber picket fencing.

In Little Thornage the boundary treatments are also informal, reflecting the more rural nature of the hamlet. Here hedges are mainly used.



Wrought iron gate to the churchyard



Flint walls and close boarded fence on Church Lane



Flint wall and metal gate to the churchyard



Flint, brick stone walls to a bridge leading to the south-west entrance to Hall Farm from Church Lane, with metal park fencing and gates



Hedges and timber post and rail fencing to Holt Road



Flint and brick wall to the Maltings site



Flint and brick walls with carved stone columns to the bridge on Holt Road



Decorative panel in wall on Holt Road



Hedges on Holt Road



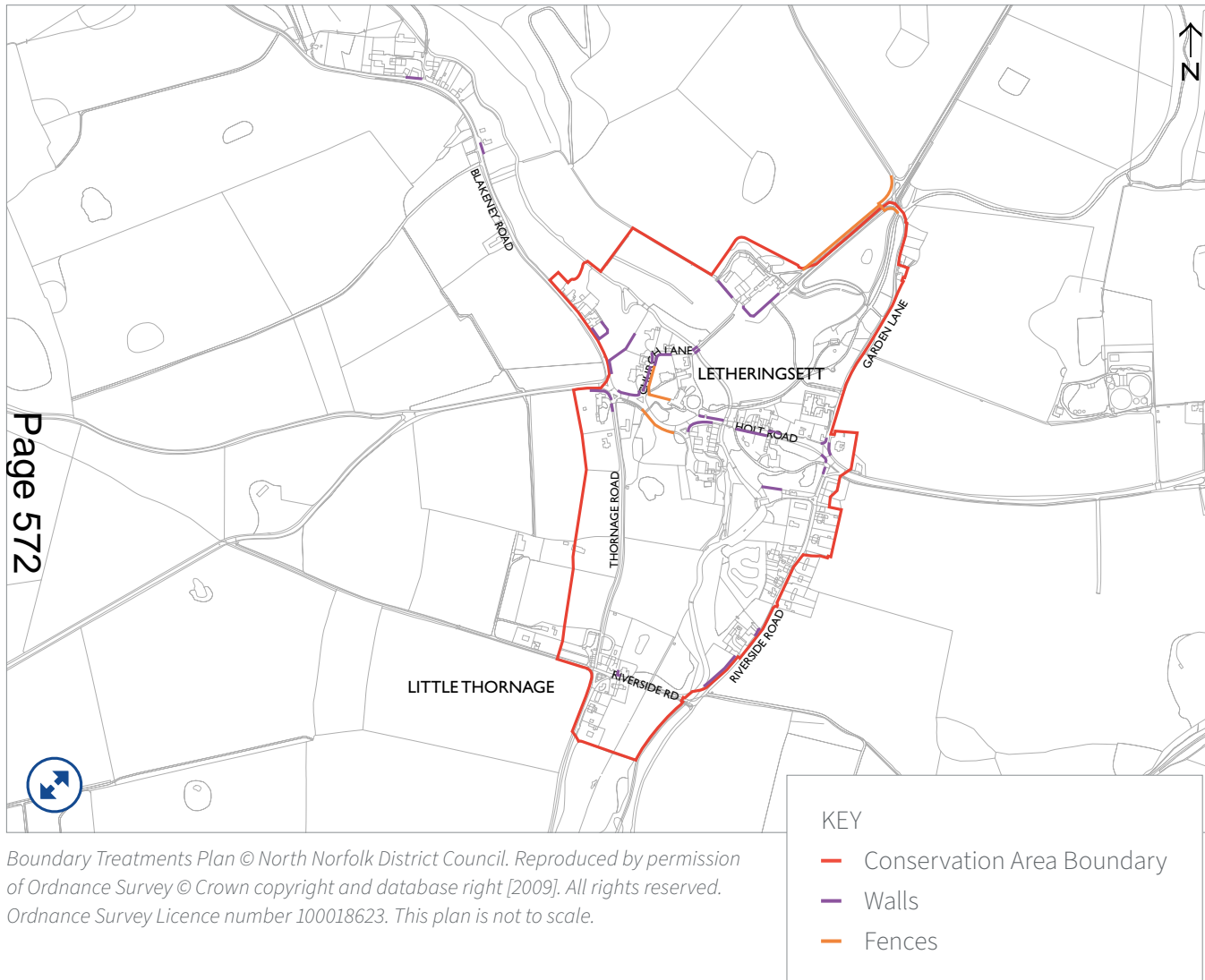
Flint and brick wall on Riverside Road



Riverside road leading into Little Thornage, lined with hedges and trees



Metal park fencing to the Wall's Lane entrance to Hall Farm



4.3.3 Public Realm

Road surfaces are tarmac. On the main Holt Road this is more formal, with a pavement on one side and white road markings. On the other roads the surfacing is less formal, with very minimal road markings. This helps to reinforce the rural character of these roads. Grass verges by the sides of roads and pavements also add to this rural appearance. The only other road and path surfaces are bound gravel to Church Lane, and loose gravel to some driveways and to pathways in the churchyard.

Standard road signage is limited and mainly concentrated on Holt Road where there is the most traffic. It is sometimes of a smaller size than usual, for example small speed limit signs in Little Thornage. There is an attractive cast iron village sign for Letheringsett on Thornage Road. A finger post sign is used in Little Thornage, which has a more traditional appearance for the Conservation Area.

There are a few timber benches set throughout the Conservation Area, which is a good traditional material that blends in. There is one red post box in Little Thornage and one on Holt Road set into the wall of a cottage which is painted black and is sealed so no longer in use.



Timber bench at the junction of Holt Road and Riverside Road



Timber bench on Riverside Road overlooking the riverbed



Letheringsett sign on Thornage Road



Post box in Little Thornage



Black painted post box on Holt Road



Gravel path at the churchyard



4.3.4 Open spaces, Trees and Vegetation

Much of the Conservation Area consists of open space, with large gardens and fields interspersed between buildings. The open fields on the edge of the village also contribute to the setting of the Conservation Area. Fields also line either side of the river, except in the centre of Letheringsett where there is the concentration of Mill and Maltings buildings.

The churchyard provides another open space, set out with historic gravestones. A small cemetery is also located on the west side of Blakeney Road (currently outside of the Conservation Area). Both provide more formal public open spaces.

Road junctions often feature triangular grassed areas, which all add to the general green character of the Conservation Area.

As well as hedge boundaries discussed above, the Conservation Area is densely populated with mature trees, in private gardens, the churchyard, on field and property boundaries and along the riverbed. Trees within the Conservation Area are protected and prior notice is required for any works to them.

The river also contributes water to the Conservation Area and is a constant presence in the Area, seen from many places. A large lake (late-twentieth century) is located at the Wall's Lane entrance to Hall Farm, while there are also a few ponds in private gardens.



The churchyard



Cemetery on Blakeney Road (currently outside the Conservation Area)



Mature trees and hedges at the ford on Riverside Road



Large trees south of Holt Road, with Letheringsett Hall glimpsed in the background



Field looking across to the riverbed, lined with trees and vegetation, at the south end of the Conservation Area



Mature trees and hedge to Letheringsett Hall



Open Spaces, Trees and Vegetation Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.

KEY

- Conservation Area Boundary
- Open Space
- Water
- Trees
- Hedges

4.4 ARCHITECTURE

4.4.1 Materials

The traditional materials for buildings and walls in Letheringsett and Little Thornage are brick and flint cobbles, with red, or occasionally black, clay pantiles to roofs. Generally, the main face of the wall is in flint, with dressings in red brick. The brick is sometimes used quite decoratively, as hood moulds or string courses and cornices made with bricks set at an angle to create a zig-zag pattern. A few buildings have small terracotta decorative plaques.

Under buildings move away from the use of brick and instead use stone for dressings and details. The church, the Rectory and Letheringsett Hall are all examples of this. The flint work on the church is also lapped in places rather than cobbles. Some of the smaller detached houses, which are more formal than the vernacular cottages, have wholly brick facades (either red or stock brick), as does the King's Head public house. There are a small number of rendered or painted buildings.

Historic doors and windows are timber, though there are a few examples of uPVC replacements (see section 7.2 for more details).

Materials Palette





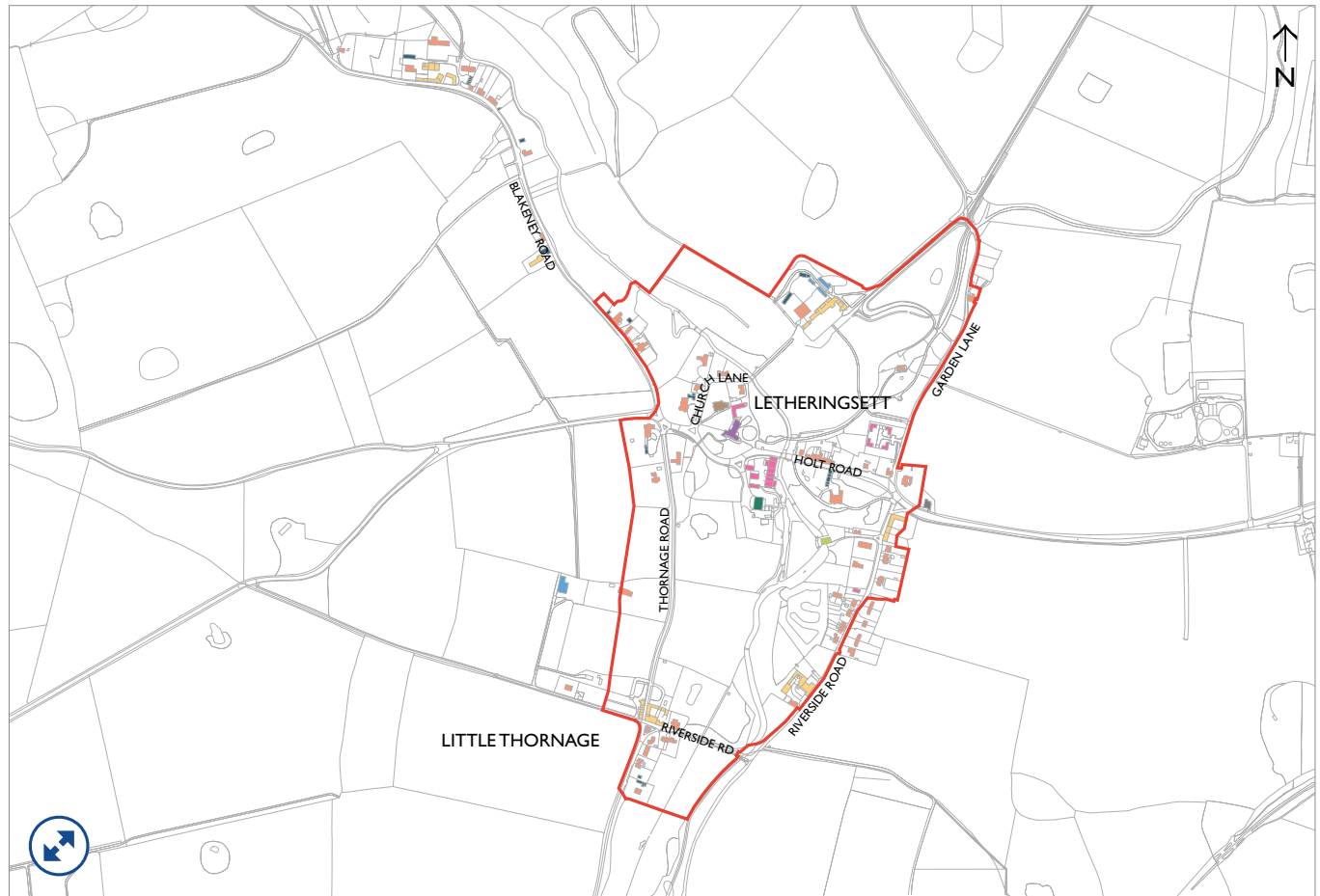
4.4.2 Building Types and design

The majority of buildings within the Conservation Area are residential. Most of these are purpose built but some are converted agricultural buildings. On Garden Lane there are houses built into a former walled garden and the Maltings has been converted to residential use from the former maltings and brewery buildings. A Methodist Chapel on Riverside Road has also been converted to residential use. Letheringsett Hall, once a private dwelling, is now a care home. There are several other buildings with unique uses in the Area, such as the Church, the King's Head public house, and the Mill, the latter the only working mill left in the Glaven Valley. There are still a few farm buildings in agricultural use. However, most of the buildings have been converted to provide annexe, guest and office accommodation. There is a village hall on Holt Road (currently outside the Conservation Area).

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KEY

- | | |
|---|--|
| — Conservation Area Boundary | ■ Care Home |
| ■ Place of Worship | ■ Public House |
| ■ Residential | ■ Mill |
| ■ Agricultural Converted to Residential | ■ Agricultural |
| ■ Other Converted to Residential | ■ Garage/Outbuilding |
| | ■ Village Hall |



Building Types Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.



The Maltings

The group of former maltings and brewery buildings on the Holt Road are key buildings within the Conservation Area, acting as landmarks along the sweeping curve of the street. They date from the late-eighteenth/early-nineteenth century. The buildings at the north end of the group are large in scale, of two storeys with few window openings onto the street, due to their industrial nature. Those to the south are one or two storeys, with linear footprints. The roofs on these ranges are long and linear with red pantiles. The roof on the former malt kilns block at the north end of the main range has a distinctive pyramidal roof topped with wooden cowls with lead bases and copper heads.

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The buildings are mainly stock brick, with some areas of red brick and flint infills. The arched recesses on the west elevation of the tun house are distinctive in the streetscape. The brick is used to create decorative elements on the main buildings, such as a rusticated plinth and stepped cornice on the tun house and string courses on the malt kiln. The ranges to the south are more vernacular in character. The north elevation of the malt kiln features a stone plaque commemorating the presentation of a coronation clock in 1937; bells for this clock are located at the top of the elevation, with the clock face on the west elevation. A long, curved flint and stock brick wall lines the roadside.

Windows are mostly timber casements and doors, where visible from the road, are either timber or glazing in timber frames. One metal framed window is located on the west elevation of the former malt kiln.



Stone plaque commemorating the presentation of the Coronation Clock



Bells for the Coronation Clock on the north elevation of the former malt kiln



The north elevation of the tun house, with stock brick decorative details and arched flint recesses



The distinctive roof of the former malt kiln, with the Coronation Clock on the west elevation



The King's Head Public House

The King's Head, c.1805, lies to the south of the brewery/maltings complex. It is a two storey building, constructed in a Georgian style, with a regular symmetrical façade. It is of stock brick with a slate roof, featuring a recessed central bay entrance. The main door is timber, with timber sash windows to the building and four distinctive large lamps attached at first floor level.



The King's Head public house

Letheringsett Mill

Letheringsett Mill, constructed in 1802 and a key building in the history of the village, is a large-scale building located on the river. It is red brick with black glazed pantiles to the roof and metal framed multi-paned windows. The roofline has distinctive three small gables to the east and west elevations. Doors to the building are timber plank doors, except for a first floor taking in door on the east elevation which is panelled. Internally the waterwheel and driving mechanisms survive, having been restored to working order in 1983.



Letheringsett Mill, west and south elevations



Letheringsett Mill, east elevation



St. Andrew's Church

St. Andrew's Church is another landmark building in the village. It has a distinctive round tower, common in North Norfolk, and elegant knapped flintwork to the porch. Cobbled flint is used elsewhere on the building, with stone dressings. The roofs are partly lead and partly red pantiles. The building uses Gothic features typical of medieval churches, such as pointed arches to the doors and windows.

Letheringsett Hall

Letheringsett Hall is the largest dwelling in the village, with a grand and imposing front façade which features a large colonnaded portico with a deep cornice, in front of a symmetrical Georgian elevation. The building, 1809-32, is in stock brick, with stone dressings, with the ranges to the side and rear featuring flint, and slate roofs. Georgian timber sash windows are mainly used, though there are some casement windows and French doors on the west elevation.



St. Andrew's Church



Letheringsett Hall



West elevation of Letheringsett Hall, seen from the churchyard



Farms

Hall Farm is the largest farm complex in Letheringsett, with further smaller farms located on Riverside Road (Riverside Farm), at Little Thornage (Glaven Farm), and on the Blakeney Road (Meadow Farm and Home Farm). There are also a series of barns at the top end of Riverside Road.

The typical layout of farms is of long linear barns and other outbuildings arranged around courtyards, with the farmhouse set to one side. The farmhouses tend to be Georgian in style, though typically adapted from earlier buildings with the insertion of sash windows so they still have a vernacular character which melds with the character of the barns. The buildings at Hall Farm are the largest and most extensive, denoting the farm's importance as the manor farm.

Farm buildings tend to use the typical local materials of flint and red brick, with red or black glazed pantile roofs, though the farmhouse at Riverside Farm is rendered and painted, and parts of Meadow Farmhouse are also painted. Windows to farmhouses are timber, either sashes or casement windows. Doors are a variety of designs, though are timber, usually with some glazing to the upper half of the door.

Many of the farm outbuildings and barns have been converted into residential accommodation with the sensitive insertion of glazing into existing openings, such as into large doors at Pigotts Barn, or insertion of rooflights. Usually the style of these conversions

is traditional, though one in Little Thornage has been carried out using a modern style of glazing and weatherboarding, which is equally successful because of the high quality of the design.



Meadow Farmhouse, with Georgian sash windows inserted into an earlier building



Glaven Farmhouse in Little Thornage



Converted Pigotts Barn on Riverside Road



Converted barn in Little Thornage, using a modern style

*Large scale buildings at Hall Farm**Converted barn at Home Farm*

Houses

Houses within the Conservation Area range from small vernacular cottages to larger grand Georgian Houses. Cottages are either detached or semi-detached, though there is a row of terraced cottages on Holt Road, and they are concentrated on Holt Road, Riverside Road, in the southern half of Little Thornage and along the Blakeney Road, though there are also some on Church Lane and Garden Lane. The larger houses are detached and a located at the junctions of Church Lane, Holt Road and Thornage Road, with some at the east end of Holt Road and one further south on Thornage Road.

The larger houses are Georgian in style, typically with symmetrical facades and timber sash windows. They vary in materials, such as stone and flint at the Old Rectory, red brick to The Red House on Holt Road and painted render on Holt House, also on Holt Road. They mostly have black pantile roofs: a use of the vernacular tile type rather than the more sophisticated use of slate.

Older cottages are vernacular in character, smaller in scale, with small casement windows and simple timber plank doors. They are flint and red brick, with red pantiles. The two small cottages, now converted into one dwelling, on the former green at Little Thornage, are prominently situated and have an unusual wedge-shaped footprint, making them something of a local landmark.

Later cottages have been designed with more decorative features. Red brick has been used to create details, such as string courses, hood moulds and cornices, with date plaques on some houses. Some windows are more elaborate, with pointed arch details to the glazing bars. Several of these are estate cottages and form a group (Nos. 1-6, Hobbs Cottage, Middle Cottage and Honeysuckle Cottage Riverside Road). One house on Blakeney Road has distinctive Dutch gables and forms a group with buildings constructed in Glandford to the north in 1899-1906 by Sir Alfred Jodrell as a model village.

Atypical within the Conservation Area are houses built within the former walled garden for Letheringsett Hall. Four 'pavilions' have been constructed in the four corners of the garden, with windows inserted within the walls and red pantile roofs projecting over it.

Another unusual design is a pair of Arts and Crafts style cottages on Church Lane, which features half-timbering to the rough cast rendered first floor. The houses feature gables and gabled dormers, with timber casement windows.

Modern houses in the Conservation Area are typically traditional in design, using flint, red brick and pantiles, though often have uPVC windows and doors.



The Old Rectory, an example of a grander house within the Conservation Area



The Red House on Holt Road



Arts and Crafts style houses on Church Lane



Row of cottages on Holt Road



Estate Cottages on Riverside Road



Modern cottages on Riverside Road



Vernacular cottages created in a converted barn in Little Thornage



Cottage in Little Thornage with more decorative detail than the older vernacular cottages



Pair of cottages on Blakeney Road with Dutch gables, part of a group with buildings in Glandford in that they share the same design



Cottage on Blakeney Road with attractive decorative glazing bars

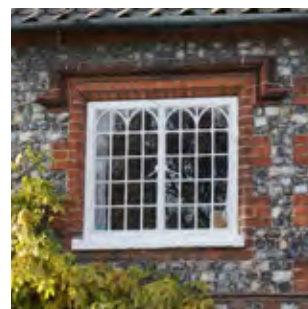
Village Hall

The Village Hall (currently outside the Conservation Area) is a single storey building, though with a tall pitched roof. Constructed in 1910, it uses red brick dressings in geometric patterns with flint to create a pleasing effect. The gabled porch has a double timber door, while the main range has large timber casement windows. There is a decorative red brick chimney.

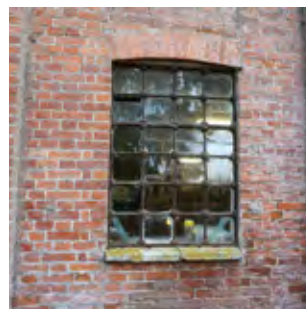


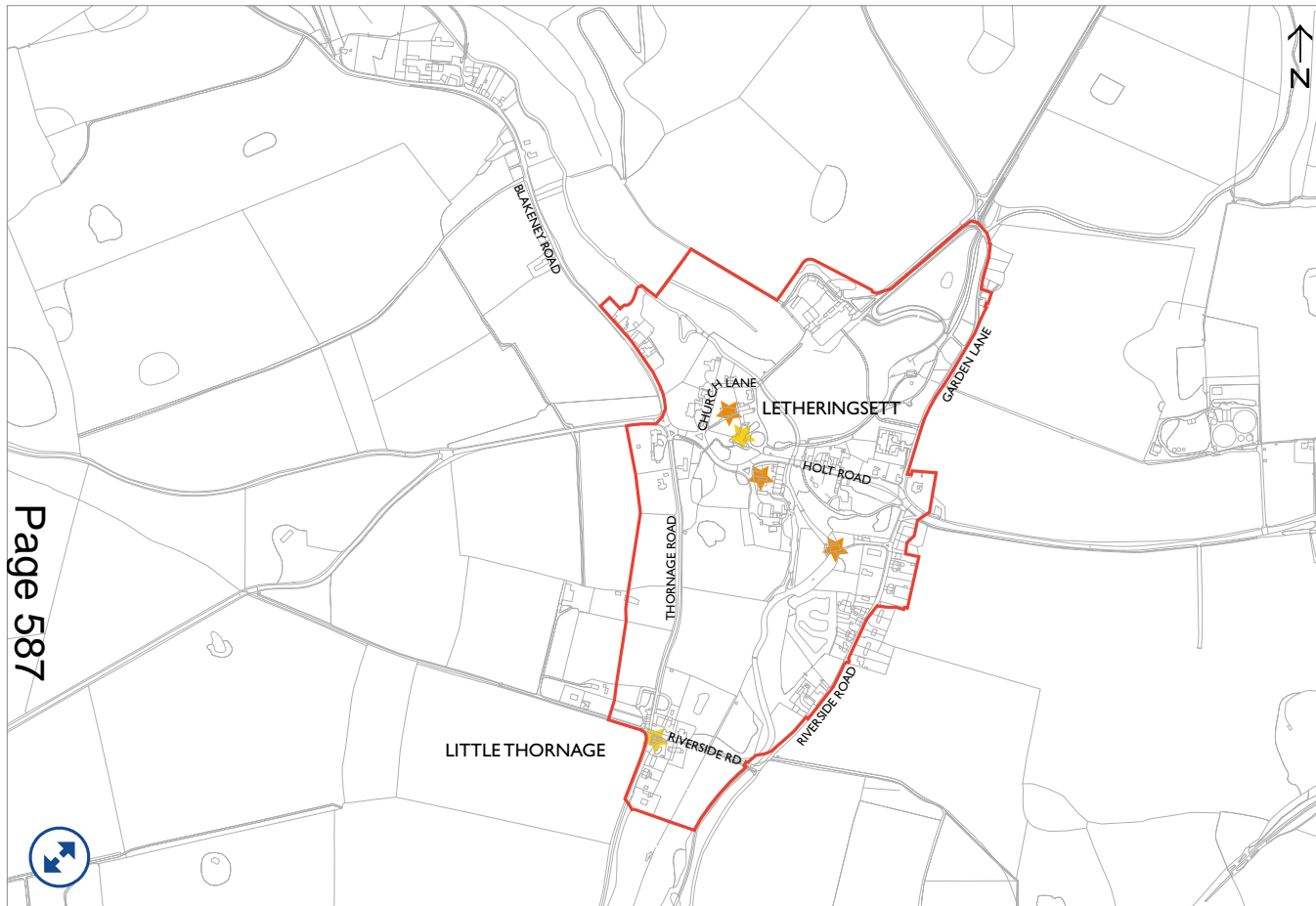
The Village Hall on Holt Road

Windows and Doors Palette



Windows and Doors Palette (cont.)



**KEY**

— Conservation Area Boundary

★ Major Landmark

★ Local Landmark

Section 5

Heritage Assets

This section provides details of those buildings or structures that are nationally designated, as well as information regarding buildings adopted on the Local List. It also gives details of archaeological potential within the conservation area.

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5.1 INTRODUCTION

The Letheringsett and Little Thornage Conservation Area, a heritage asset in its own right, contains other individual heritage assets, including both designated and proposed non-designated buildings.

This section of the Character Area Appraisal outlines the heritage assets within the conservation area, and is accompanied by a detailed gazetteer in [Appendix C](#). This identifies the individual heritage assets and their special interest.

The audit has been carried out by means of visual examination from public thoroughfares. The principal intention is to identify these heritage assets, not to provide a fully comprehensive and detailed assessment of each individual building. It should not be assumed that the omission of any information is intended as an indication that a feature or building is not significant. A detailed assessment of significance specific to a building or site within the Conservation Area should be carried out prior to proposing any change.

Also included in this section are details of known archaeological finds in the Conservation Area. The potential presence of archaeology will be a factor in determining the appropriateness of development, as it is a heritage feature which warrants protection.

5.2 LISTED BUILDINGS

Listed Buildings are designated under the *Planning (Listed Buildings and Conservation Areas) Act 1990* for their special architectural or historic interest. Listing gives them protection as alterations, additions or demolitions are controlled by listed building consent, which is required by local planning authorities when change is proposed. Listing ranges from Grade I (the highest level of protection) through to II* and II.

There are twenty-one Listed Buildings within the Conservation Area. These feature mainly along the Holt Road and Riverside Road, although there are some located away from the roadside, in the grounds of larger properties or farms. There is also one in Little Thornage. The Listed Buildings are a mixture of large and somewhat grand domestic dwellings, alongside malt kilns and brewery buildings, a bridge and church. The church of St Andrew and Letheringsett Hall are the only Grade II* listed properties within the Conservation Area, with the rest Listed at Grade II.

Outbuildings associated with Listed Buildings are likely to be within their 'curtilage'. That is, a building or structure which is associated with a Listed Building and has been since before July 1948. This could be, for example, a wall attached to a Listed Building or a barn within a farmyard where the farmhouse is listed. In case of curtilage listing, the curtilage listed structure has the same level of protection as the main Listed Building and will be subject to the same Listed Building Consent procedures.

The location of Listed Buildings is shown on page 64 and listed in detail in the heritage asset audit at [Appendix C](#).

5.3 LOCALLY LISTED BUILDINGS

A Locally Listed Building is one that has been identified as having a degree of significance meriting consideration in planning decisions, but which are not formally designated.²¹ The maintenance of a Local List allows a community and local planning authority to identify heritage assets that are valued as distinctive elements of the local historic environment and provide clarity on what makes them significant. This in turn helps to ensure that strategic local planning can adequately manage their conservation.

Historic England gives advice regarding the assessment criteria for Locally Listed Buildings in *Local Heritage Listing* (2016). Locally Listed Buildings usually have qualities such as being a landmark building, being designed by a named architect, being associated with an historic event or being associated with a designed landscape, having aesthetic value, group value or communal value. NNDC also have their own adopted criteria for locally listed buildings, which include, age, rarity, landmark quality, group value, archaeological interest and social value. These criteria can be found on the planning pages of the Council's website.

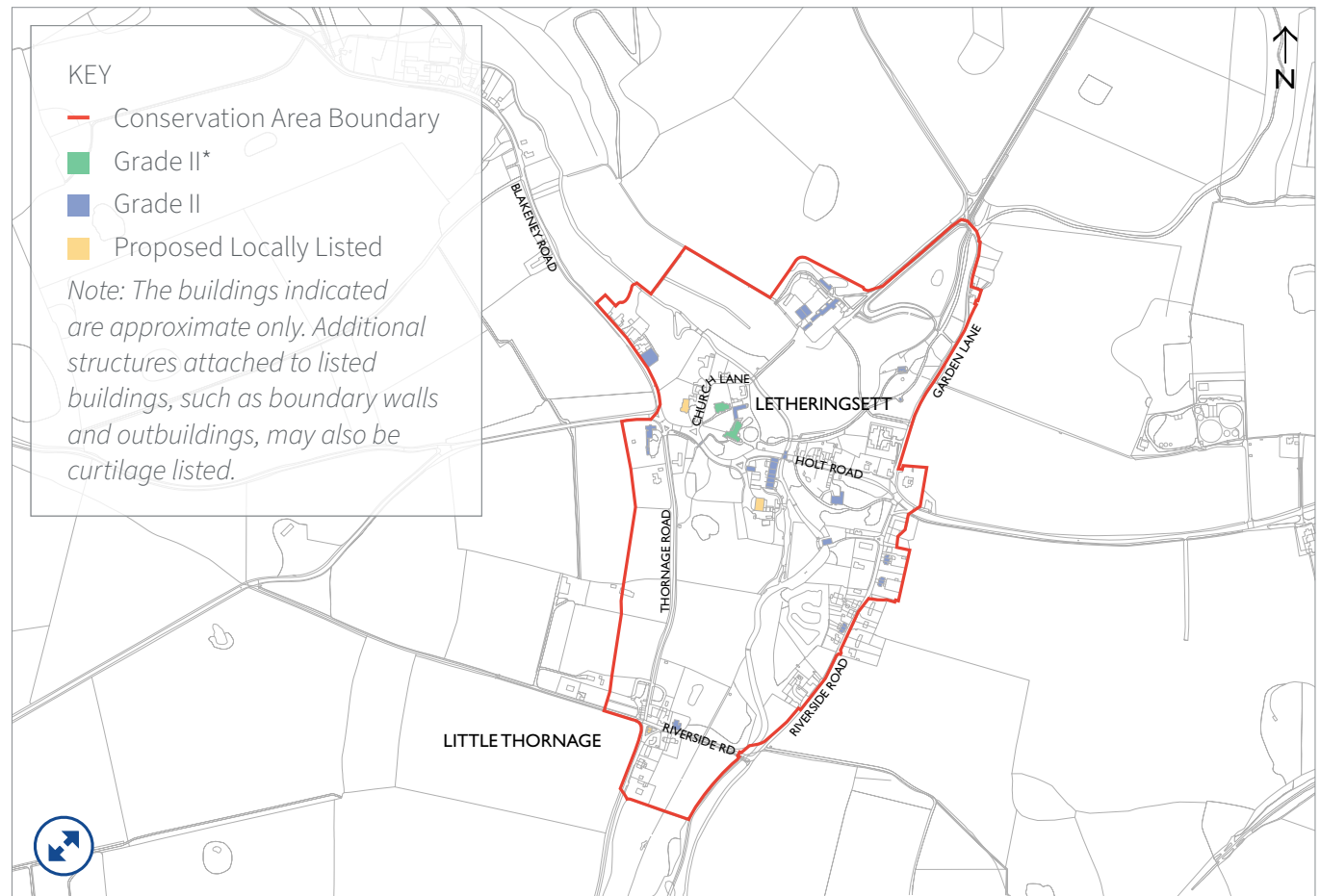


The designation does not affect a property's permitted development rights. However, when planning applications for changes outside of these permitted rights are submitted to NNDC this designation will be a material consideration in the planning process, to ensure that the special interest of the buildings and their setting within the Conservation Area is preserved.

Buildings within Letheringsett and Little Thornage have been examined against these criteria and those which are proposed in this Appraisal for inclusion on the Local List are identified in the Street-by-Street Assessment in [Section 6](#) and in the audit of heritage assets in [Appendix C](#).

HERITAGE ASSETS PLAN

The following plan highlights the spread of non-designated heritage assets and Listed Buildings within the Conservation Area. This accompanies the gazetteer in [Appendix C](#). Omission of a specific feature should not lead to the presumption that such a feature is insignificant, and proposed alterations within the Conservation Area should be subject to individual assessment of significance.



Heritage Assets Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.



5.5 ARCHAEOLOGY SUMMARY

The details in this section have been summarised from the Parish Summary on the Norfolk Heritage Environment Record.²²

The parish of Letheringsett with Glandford is situated to the northwest of Holt. They were originally two separate parishes until amalgamated in the twentieth century. Letheringsett is thought to derive its name from the Old English for ‘Leodhere’s Fold’. Both parishes have a long history and were well established by the time of the Norman Conquest, with details of their land ownership, and productive resources recorded in the Domesday Book of 1086. The earliest evidence of human activity found in the archaeological record for the parish dates to the Neolithic, consisting of chipped axeheads (NHER 11179), polished axeheads (NHER 23244, 28288), a flint flake (NHER 32856) and a knife (NHER 33566).

The Bronze Age is represented in the parish by several ring ditches (NHER 12793, 12825, 12826, 27944 and 32946) which have been picked up on aerial photographs, though none are visible from the ground. Assorted artefacts dating to the Bronze Age, such as copper alloy axeheads, rapiers and a chisel have also been recorded on the HER. Iron Age finds so far include pottery fragments (NHER 25863 and 25948), a brooch (NHER 33566) and an Iceni gold coin (NHER 28045).

There is no structural evidence for the Roman period within the parish, other than a roofing tile (NHER 33796), but there have been many finds including coins (NHER 21565, 25596, 29422 and 30017), brooches (NHER 20208, 34955), pottery fragments, a pendant (NHER 33796), nail cleaners (NHER 37193) and a harness fitting (NHER 29422).

The region has a rich assemblage of Saxon artefacts, including pottery fragments, a number of brooches (NHER 21565, 25860, 25863, 258045 and 36815), and a very important Middle Saxon copper alloy mount for a book cover or vessel with a circular domed glass insert (NHER 31596).

The medieval period is represented by coins (NHER 25863, 31596), brooches (NHER 25982, 29422 and 30017), pottery fragments, seal matrices (NHER 31167, 33566, 35447 and 35957), part of a papal bull (NHER 35957) and a gold ring (NHER 12255).

Post-medieval buildings in Letheringsett include Hall Farm (NHER 13448), north of Letheringsett, which consists of a farmhouse, saw mill and associated farm buildings. The house was built around 1600 and refaced in 1870. There are also two sets of nineteenth century stables, a nineteenth century granary, a goat house and a barn that was built in 1842. The saw mill was purpose built and contains a sawbench made in 1850.

Letheringsett Hall (NHER 6521) is a late eighteenth or early nineteenth century country house with associated building and structures including a pedestrian tunnel orangery, water system (NHER 6519) and a fountain (NHER 42796). Letheringsett Mill (NHER 6525) is a restored nineteenth century watermill. An earlier mill that stood on the same site burnt down in 1720 but was rebuilt by 1754. The 1754 building also burnt down and the present building was erected in 1802. The waterwheel and driving mechanism survive.

The Letheringsett brewery (NHER 6522) is an important eighteenth and nineteenth century brewer and maltings complex. The surviving buildings stand around a courtyard and include malthouse, a building containing two malt kilns a tun house, cart sheds and Glaven Cottage (the brewer’s house). The complex also had a waterwheel which was located in a tunnel passing under the malthouse and the cart sheds. The Lily Pond (NHER 44223) was originally dug for use by the brewery but also provided water to Letheringsett Hall. It was fed by a hydraulic ram (NHER 17280) in Letheringsett Park.



Section 6

Street-by-Street Assessment

This section identifies the key features, both positive and negative, which define the character of each street in Letheringsett and Little Thornage.

Contents

- [1 Church Lane](#)
- [2 Blakeney Road](#)
- [3 Thornage Road](#)
- [4 Holt Road](#)
- [5 Riverside Road](#)
- [6 Little Thornage](#)
- [7 Garden Lane and Hall Farm](#)

6 Street-by-Street Assessment



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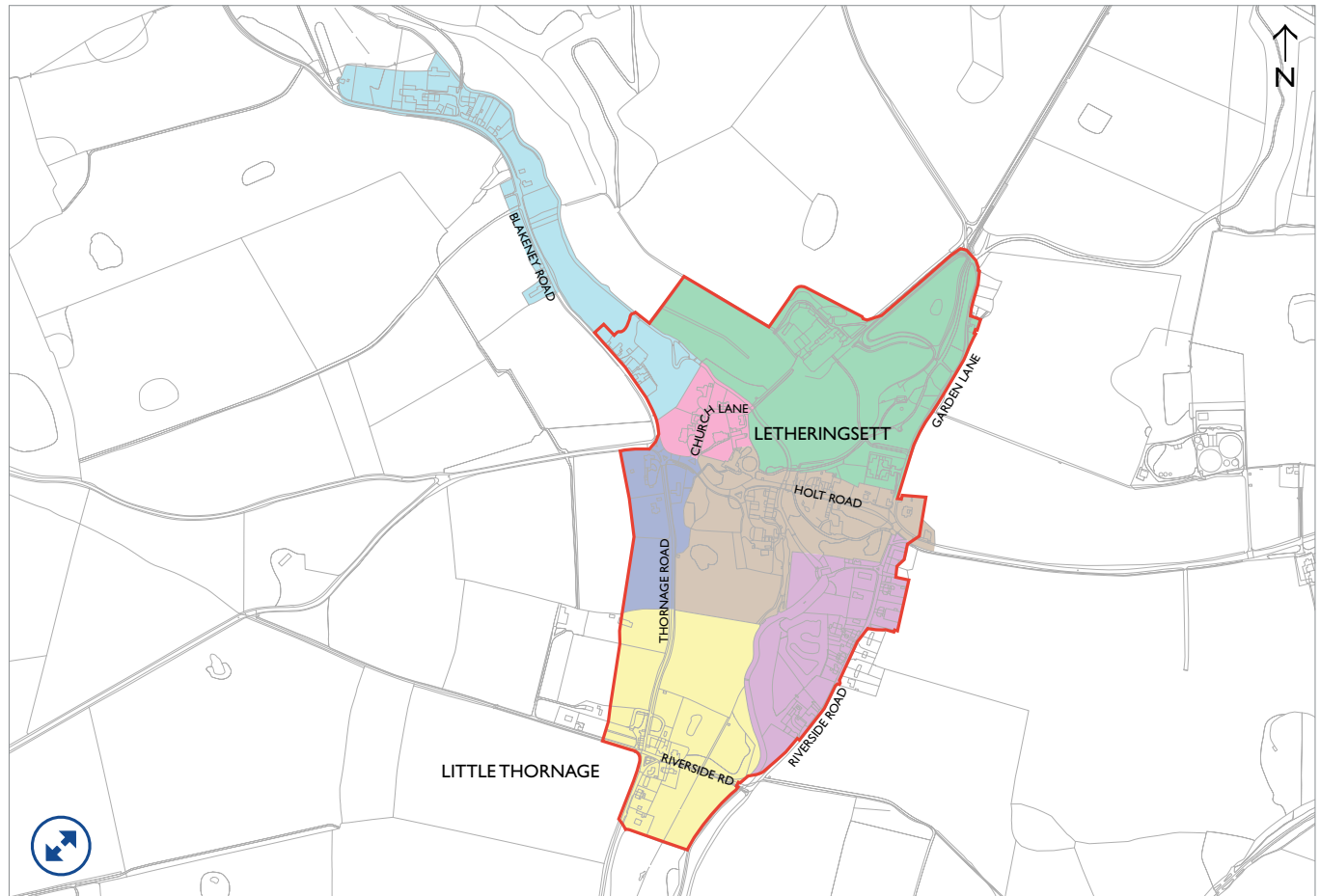
Each of Letheringsett and Little Thornage's streets and open spaces have different characteristics. This assessment, prepared on an approximately street by street basis, provides more details on the issues, opportunities for enhancement and recommendations specific to different areas of the Conservation Area. More details on the Listed and proposed Locally Listed Buildings can be found in the Audit of Heritage Assets in [Appendix C](#).

Note, the building names given in the Listed Buildings sections are those given in their listing entries. These names and uses may have changed since the entry was written. Please refer to the [Heritage Assets Plan](#) in [Section 5](#) for listed building locations and to the Audit of Heritage Assets in [Appendix C](#) for further details.

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KEY

- Conservation Area Boundary
- Riverside Road
- Little Thornage
- Holt Road
- Church Lane
- Blakeney Road
- Thornage Road
- Garden Lane and Hall Farm



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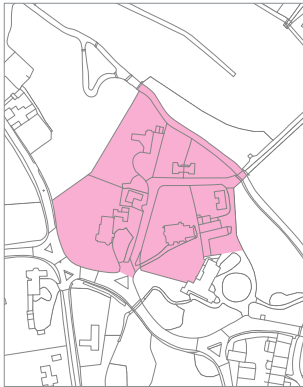
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1. CHURCH LANE

Narrow, winding lane aligned north-south, then turns east-west and passes behind the Church of St Andrew. Enclosed on both sides by attractive flint wall and park fencing around the church yard. Mature trees overhang, with houses set back from the road, with clear boundaries and gardens.



Defining Features

- Church and churchyard main feature of street
- Large flint walled house (the Old Rectory)
- Mature hedges and trees line top part of road
- Road leads round to former service buildings of Letheringsett Hall
- Views at north end out towards Hall Farm across fields

Key Issues

- uPVC windows on some historic buildings

Recommendations and Opportunities for Enhancement

- When uPVC windows are at the end of their lives and require replacement, it is preferable that this should be done with painted timber windows. If this is impossible, any new uPVC window should be of high quality, closely imitate timber windows and which, where the requisite information is available, has been designed to match the window that existed historically in that particular location in that specific building.

Listed Buildings

Grade II*

- Church of St Andrew

Proposed Locally Listed Buildings

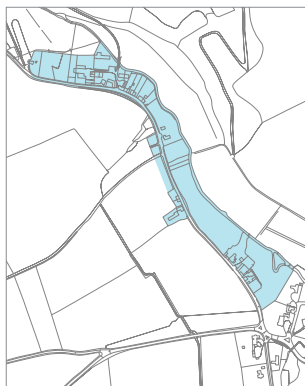
- The Old Rectory

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2. BLAKENEY ROAD (Currently partly outside the Conservation Area boundary)

North-west – south-east aligned country road, with open fields to the west and with sparse housing along the road to the east, backed by open fields and the riverbed. Mature hedgerows and trees line the road, with houses side to or set back from road.



Defining features

- Winding route
- The Old Rectory flint wall defines the top of the road to the east
- Red brick cottages line road
- At the southern end Meadow Farmhouse and associated buildings are main feature set very close to road, while at the northern end the group of buildings set on the curve of the road form an attractive group
- Opens up to open fields and riverbed both sides after Foundry House

Key Issues

- Busy and fast through road, no pavements
- uPVC windows on some historic buildings

Recommendations and Opportunities for Enhancement

- When uPVC windows are at the end of their lives and require replacement, it is preferable that this should be done with painted timber windows. If this is impossible, any new uPVC window should be of high quality, closely imitate timber windows and which, where the requisite information is available, has been designed to match the window that existed historically in that particular location in that specific building.

Listed Buildings

Grade II

- Meadow Farmhouse

Proposed Locally Listed Buildings

N/A

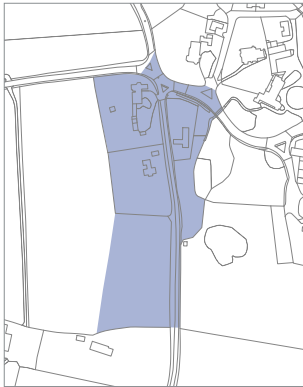


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3. THORNAGE ROAD

North-south aligned road, enclosed by mature trees and tall hedgerows which give enclosed, woodland feel with tree tunnel. Very rural. Only a few larger sized houses on this street.



Defining Features

- Rural, wooded feel
- The Lodge set back from road behind high red brick wall (house not visible from road)
- Views from the road out east towards the maltings site
- Cast iron Letheringsett road sign

Recommendations and Opportunities for Enhancement

N/A

Listed Buildings

Grade II

- Letheringsett Lodge

Proposed Locally Listed Buildings

N/A

Key Issues

N/A

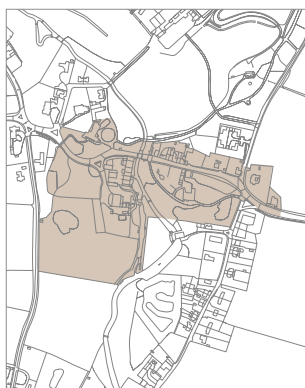


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4. HOLT ROAD

East-west orientated main road at the centre of the village. Variety of architecture along the road, from red brick and flint cottages lining the road, to a flint walled bridge, Letheringsett Hall and the Maltings and Brewery buildings. Mature trees populate both sides of the road.



Defining Features

- Bridge over River Glaven
- Letheringsett Hall a prominent, grand house
- Brewery and Maltings buildings prominent landmarks in the streetscape
- Winding road, partially lined with terraced cottages that front straight on to the road and flint walls
- Larger detached houses at the eastern end of the road
- Mature tree lined road

Key Issues

- Busy and fast traffic through road which feels dangerous as pavements are narrow
- Terraced houses fronting the street are dirty owing to emissions and dust from traffic flow
- uPVC window and door replacements to some historic houses
- Unattractive bottle bank at east end



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4. HOLT ROAD (CONT.)

Recommendations and Opportunities for Enhancement

- When uPVC windows are at the end of their lives and require replacement, it is preferable that this should be done with painted timber windows
- Relocate or screen bottle bank
- Consider sensitive traffic calming measures to reduce the impact of fast moving traffic through Letheringsett

Listed Buildings

Grade II*

- Letheringsett Hall

Grade II

- Stables at Letheringsett Hall to north of house
- Tunnel at Letheringsett Hall under A148 road c. 50m south-south-west of Church of St Andrew
- The Tun House circa 25m west of the Malt Kilns and Brewery
- Malt Kilns attached Brewery and Glaven Cottage
- Bridge across River Glaven on A148 road
- Glavenside

Proposed Locally Listed Buildings

- The King's Head public house



5. RIVERSIDE ROAD

North-south aligned road off main Holt Road. Mature trees and hedges line road, with flint wall and converted barn to the west. Semi-rural feel with mixed architectural styles of mainly cottages. Plots enclosed by garden fences and mature trees and hedges, leading to open countryside. Ford at south end.



Defining Features

- Piggots Yard Barn a large scale barn on the street frontage, prominent at northern end of the road
- Letheringsett Water Mill, set back from the road but a key building in the Conservation Area
- Attractive flint cottages set back from road behind small front gardens
- Small converted Methodist Chapel
- Mix of old and new houses
- Pleasant front gardens
- Farm complex at southern end of the road
- Ford at the end of the road

Key Issues

- uPVC windows on some historic buildings

Recommendations and Opportunities for Enhancement

- When uPVC windows are at the end of their lives and require replacement, it is preferable that this should be done with painted timber windows. If this is impossible, any new uPVC window should be of high quality, closely imitate timber windows and which, where the requisite information is available, has been designed to match the window that existed historically in that particular location in that specific building.

Listed Buildings

Grade II

- 1, 2 & 3 Riverside Road
- 4, 5 & 6 Riverside Road
- Hobbs Cottage, Middle Cottage and Honeysuckle Cottage

Proposed Locally Listed Buildings

N/A

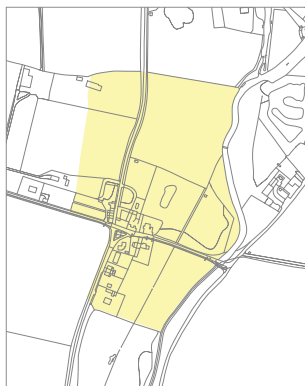


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6. LITTLE THORNAGE

Isolated rural hamlet made up of small flint cottages and converted farm buildings. The houses are enclosed by tall hedgerows and mature trees on the lanes leading up to the centre, although the hamlet is open and quite exposed.



River Glaven to east.

Defining Features

- Next to floodplain of River Glaven
- Small flint cottages in clearing
- Honeysuckle Cottage on former green is a focal point
- Very rural
- Wooded lanes leading to hamlet in clearing
- Open fields in all directions

Key Issues

- uPVC windows to some historic buildings

Recommendations and Opportunities for Enhancement

- When uPVC windows are at the end of their lives and require replacement, it is preferable that this should be done with painted timber windows. If this is impossible, any new uPVC window should be of high quality, closely imitate timber windows and which, where the requisite information is available, has been designed to match the window that existed historically in that particular location in that specific building.

Listed Buildings

Grade II

- Glaven Farmhouse

Proposed Locally Listed Buildings

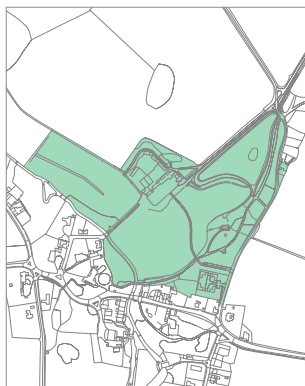
- Honeysuckle Cottage





7. GARDEN LANE AND HALL FARM

Garden Lane leading north out of the village, with sparsely populated houses. Large Hall Farm complex set well back from the road along a straight track, set in open fields.



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Defining Features

- Open fields providing views across them
- Converted walled garden at south end of Garden Lane
- Wooded areas along Garden Lane
- Distinctive straight track to Hall Farm, with smart metal park fencing
- Large complex of farm buildings, in flint and brick, some of a large scale

Key Issues

- uPVC windows on some historic buildings

Recommendations and Opportunities for Enhancement

- When uPVC windows are at the end of their lives and require replacement, it is preferable that this should be done with painted timber windows. If this is impossible, any new uPVC window should be of high quality, closely imitate timber windows and which, where the requisite information is available, has been designed to match the window that existed historically in that particular location in that specific building.

Listed Buildings

Grade II

- Summerhouse in grounds of Letheringsett Hall
- Fountain in grounds of Letheringsett Hall
- Hall Farmhouse
- Stables at Hall Farm c60m north of Hall Farmhouse
- Range of farm buildings of Hall Farmhouse comprising barn, machinery shed with turbine house, goathouse with granary
- Stables at Hall Farm c.10m south-east of Hall Farmhouse

Proposed Locally Listed Buildings

N/A

Section 7

Vulnerabilities and Opportunities

This section describes the threats which face the significance of the conservation area and identifies any opportunities to remove or enhance these threats.

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7.1 CONDITION

Generally, the condition of the conservation area is good with well-maintained buildings, gardens and boundaries. It is important for buildings and structures individually and for the conservation area as a whole for built fabric to be maintained to a high standard. This maintains their aesthetic qualities, the integrity of the built fabric and prevents loss of historic fabric.

There are very few examples of structures in poor condition, which include:

- There is some ivy growth to some walls and buildings in the Conservation Area, such as on Church Lane and Riverside Road, while could threaten the walls' structural integrity if not controlled.

- Some gravestones in the churchyard have some ivy growth and/or are leaning slightly.

- Vegetation growth is also present on the top of the pedimented feature set into the wall on the Holt Road, which indicates the presence of moisture in the wall which will contribute to the decay of the brickwork.
- Some of the metal framed windows on the malt kiln and mill are rusting and bowed, and a small number have panes missing or broken.
- Some green staining on the mill indicates the presence of potentially leaking down pipe or hopper.
- A barn at Riverside Farm appears to be in poor condition, with parts of the roof missing.
- Some eroding brickwork on chimneys was noted.

The regular maintenance of buildings and vegetation growth would benefit the buildings themselves and the general appearance of the Conservation Area.



Ivy growth and leaning gravestones



Ivy growth to the churchyard walls



Ivy growth to a building could cause issues with structural integrity and encourage moisture into the building



Vegetation growth on the pedimented feature on Holt Road



Rusted window frame with glass pane missing



Rusted and bowed window on the mill



Barn in poor condition with parts of the roof missing



Eroding brickwork on a chimney



7.2 NEGATIVE FEATURES

The overwhelming majority of buildings and structures in the village contribute positively or are neutral to the Conservation Area. However, there are a few elements which detract from its character and which could be improved or avoided in future.

The replacement of historic or traditional doors and windows with inappropriate alternatives, such as those in uPVC, is a significant threat to individual historic buildings and to the Conservation Area as a whole. This has occurred on a few buildings within the Conservation Area. Changes to traditional fenestration causes the loss of historic fabric, can alter the appearance and aesthetic value of a building and can also affect the historic fabric of the remainder of the building by changing its breathability. It is preferable to repair damaged windows and to undertake regular maintenance to ensure their enduring longevity.

Well executed like-for-like replacement windows (i.e. same size and proportions of elements constructed using the same materials and finishes as the existing) maintain the aesthetic, though not the evidential value, of the historic windows. It can also be possible with some windows to incorporate slimline double-glazing to traditional style timber windows without affecting the appearance substantially. uPVC windows and doors should not be used in historic buildings in a Conservation Area and are undesirable on modern buildings within the Conservation Area. If there is a compelling reason to use uPVC windows and it can be demonstrated that they will not cause long term damage to the fabric of the historic building, then the uPVC windows used should be of high quality, closely imitate timber windows/doors and closely match the window/door that existed historically in that specific location, where this information is available, or the most likely historic window as advised by the Conservation Officer if historically information on the specific building is unavailable. uPVC conservatories are also likely to be inappropriate, particularly where they are visible from the public highway. Frames painted white or alight colour tend to be more appropriate than dark colours or stained wood.

Satellite dishes and multiple aerals positioned on roofs or facades visible from publicly accessible areas are visually intrusive. Pale coloured plastic downpipes are also visually intrusive. All downpipes should be black and ideally cast iron on historic buildings. Each case will be assessed on an individual basis

A bottle bank situated next to the village hall (currently outside the Conservation Area boundary) is utilitarian in appearance and would benefit from relocating or screening to reduce its visual impact.

Cement render has been applied to a pair of cottages on the Blakeney Road. Cement render, as well as cement pointing, reduces the breathability of historic buildings, trapping moisture which then affects the condition of the fabric. It also obscures original brick or flint finishes that are consistent with the character of the Conservation Area.



Inappropriate uPVC window



Inappropriate uPVC door



Unattractive bottle bank



Though timber, the replacement windows do not have the original pattern of glazing bars and openings and the dark stained finish is not as appropriate as a light coloured paint. The image also shows a pale coloured plastic vent pipe

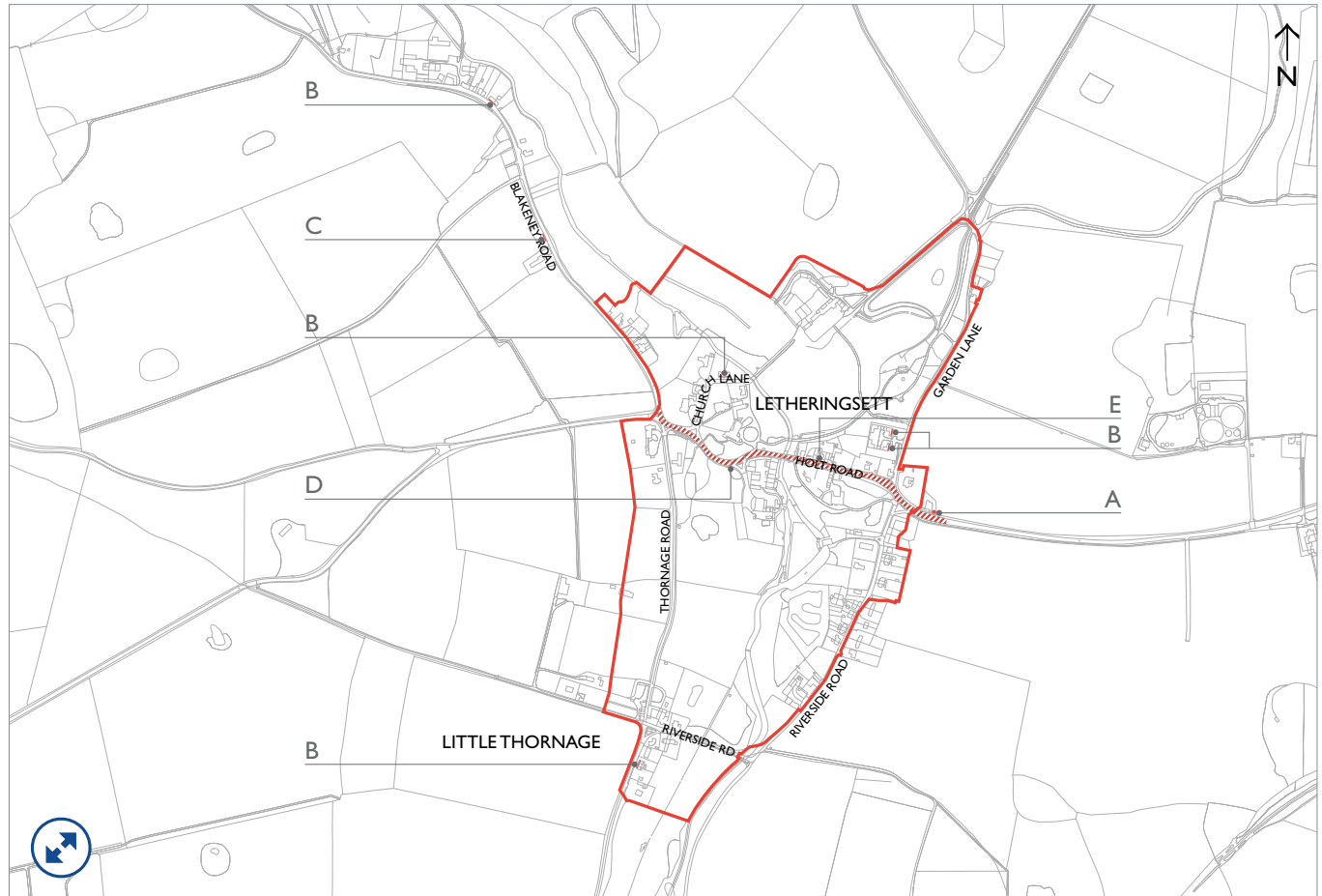


Cement render, satellite dishes and uPVC windows, all inappropriate additions (house currently outside the Conservation Area boundary but proposed for inclusion in section 8)



KEY

- Conservation Area Boundary
- // Negative Feature
- A Bottle bank
- B uPVC windows and/or doors to historic building
- C uPVC windows and doors, cement render and satellite dishes
- D Busy road with narrow pavements
- E uPVC windows and/or doors, plus dirty façades from traffic movement



Negative Features Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.



7.3 TRAFFIC

Most roads within the Conservation Area are quiet rural lanes. However, the Holt Road running through the centre of Letheringsett is a busy through road from Fakenham to Holt, with traffic also joining the road from Blakeney to the north. The road is precarious for pedestrians, with no clear crossing point and in places very limited pavements. The busy flow of traffic also creates a noisy and disruptive atmosphere. The traffic also causes dirt to be thrown up on buildings and structures adjacent to the road, particularly the row of terraced cottages and the bridge adjacent to the maltings site. The stone plaque on the north elevation of the former malt kiln is also eroding, likely caused by a mixture of pollution and water being splashed onto the building by vehicles. While the amount of traffic is not likely to reduce, sensitive traffic calming measures could help to reduce the impact of traffic within the Conservation Area and make it a safer place for pedestrians.



Dirty stonework to the bridge on Holt Road, also showing the lack of pavement at this point on the road

7.4 NEW DEVELOPMENT AND EXTENSIONS

As pressure for housing increases there is a risk of the spreading the settlement edges of Letheringsett and Little Thornage into the landscape of the Glaven Valley. While some housing will be required this should be weighed against need and carefully planned to be located as sensitively as possible, with minimal or no negative impact on heritage values. New buildings should be planned to reduce or eliminate visibility within the surrounding landscape. Harsh edges to settlements should be avoided. Screening with existing and new hedgerows, trees and woodland could assist with reducing visibility. However, this should not be used as the sole justification for development as other factors, such as the impact from subdivision of historically open space or the contextual relationship of a development to its setting, are relevant. Development should therefore respect existing scales, densities, materiality and the local vernacular. It should also respect historic property and field boundaries.



Planning legislation allows for buildings of high design quality to be constructed in historically sensitive areas, which enables the continuing evolution of a place whilst ensuring the quality of the environment. Provided the design is of high quality and construction, the materials and style of the new building does not necessarily have to match those of the existing buildings in the area. The converted barn in Little Thornage is a good example of modern design within an historic context.

However, there is a risk that the construction of too many buildings of contrasting design and materials could erode the character of the Conservation Area and it is important that the collective impact of the growing numbers of such buildings is taken into account each time one is proposed. Consideration should also be given to the impact of large areas of glazing in a design of otherwise traditional materials as these can create detrimental blank spaces in views.

Wherever possible, applicants should be encouraged to make use of sympathetic traditional materials, scale and massing so that new buildings sit harmoniously within the streetscape and the wider Conservation Area. The density and scale of buildings varies throughout the Conservation Area, with smaller buildings in Little Thornage and larger, smarter houses around Holt Road for example. A bespoke approach to context is therefore important when planning new development so that it accords with the individual characteristics of that particular part of the Conservation Area.

The same is true for extensions to existing buildings, which should normally be located to the rear of buildings or in locations out of sight from publicly accessible areas.

7.5 TOURISM AND HOLIDAY COTTAGES

The popularity of the North Norfolk coast and the inland villages and landscape with tourists will create demand for new facilities and infrastructure. There could be pressure for an increase in size and number of camp and caravan sites, which would not be suitable in the Glaven Valley as they would cause visual harm to the setting of historic buildings and landscape. There may be pressure for more conversions of historic buildings into holiday lets if the demand for this type of rental spills out from the villages. Whilst holiday lets allow tourists to experience the North Norfolk landscape and heritage, as well as create some jobs and revenue, there is also a risk in terms of the hollowing out of local communities, especially in winter, creating a distorted population which undermines local services and pricing locals out of the area. Traffic levels will also increase with increased tourism demands.



7.6 DARK SKIES AND LIGHT POLLUTION

North Norfolk is one of the best places in the country to view the sky at night. Letheringsett and Little Thornage are not far from the Wiveton Downs Dark Sky Discovery Site. There is a potential risk from increasing use of bright external lighting which could reduce the ability to see the night sky and impact on the tranquillity and rural feel of the area. Avoiding excessive external lighting would help to preserve the special character of Letheringsett and Little Thornage at night.

7.7 RURAL CHARACTER AND SUBURBANISATION

Letheringsett and Little Thornage's rural character is one of the things that make them so special. With the desire of owners to improve their properties and the conversion of once functional agricultural buildings into residential use, there is a risk of suburbanisation or over restoration of buildings and public realm or surfacing treatments. Elements such as hard surfacing, for example kerbs, bricks or concrete as opposed to gravel, formal gates, loss of grass verges, conifer hedging, high or hard fences and larger parking areas could erode the informal, rural feel of the area.

Excessive signage should be avoided and traditional signage, such as timber finger posts as opposed to modern metal road signs, should be encouraged. Road markings are generally quite minimal and this should remain the case.

7.8 COASTAL AND RIVER LOCAL AND CLIMATE CHANGE

Letheringsett and Little Thornage lie on the River Glaven not far from the North Norfolk coast. Sea level rates are estimated to increase by between 68 and 80cm over the course of the twenty-first century whilst changes in temperature and precipitation are also likely to occur.²³ The North Norfolk Coast AONB Climate Change Action Plan identifies key changes that are likely to result from climate change including:

- Rising sea levels with an associated increase in the frequency and severity of flooding;
- Increased frequency and severity of storms affecting beaches and other facilities associated with visitors, which could in turn affect the tourist economy;
- Warmer and drier springs and summers resulting in a potential longer tourist season; and
- Loss of habitats and species.

More intense rainfall alternating with periods of drought has implications for the river, the floodplain and water management,²⁴ both in ecological terms and as a threat to historic buildings. Those buildings on or next to the river, such as the mill, are more at risk than those set further away. Flooding can cause structural damage and a general increase in water levels causes problems with damp. Wet conditions promote decay and increase the risk of subsidence. Gutters and drainpipes may not be sufficient to cope with increased rainfall resulting in water ingress, damp and associated rot caused by water not being carried away from the built fabric.

The need to respond to changing climatic conditions may also put pressure on the historic environment and individual buildings with the incorporation of renewable energy sources, increased insulation and other measures.

Damage may also occur to below ground archaeology that has the potential to enhance understanding of the village's history and development. This may be as the result of flooding or drying out of the ground.

Current planning legislation and heritage guidance allows for changes to historic buildings to facilitate environmental sustainability providing that they do not detract from the significance of the heritage asset.

Section 8

Management Plan

This section sets out recommendations for the management and enhancement of the Conservation Area. It also includes details of a review of the boundary of the Conservation Area.

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8.1 INTRODUCTION

This management plan provides:

- An overarching **conservation philosophy** which sets out the guiding principles for the retention and enhancement of the character and appearance of the Letheringsett and Little Thornage Conservation Area.
- **Recommendations** which give more detailed guidance for the protection of existing features of special interest and the parameters for future change to existing buildings or new development.

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Once this Conservation Area Appraisal and Management Plan has been adopted by NNDC, the philosophy and recommendations in this section will become a material consideration in the council's determination of planning applications, Listed Building consents and appeals for proposed works within the Conservation Area.

Building owners and occupiers, landlords, consultants and developers should refer to these recommendations when planning change within the Conservation Area. Adherence to this guidance will ensure designs consider the special interest of the Letheringsett and Little Thornage from the outset and that change makes a positive impact on the Conservation Area.





8.2 CONSERVATION PHILOSOPHY

The overarching aim of the recommendations in this management plan is the preservation and enhancement of the character, appearance and special architectural interest of the Letheringsett and Little Thornage Conservation Area.

- Nationally and locally designated buildings and associated structures and features should be preserved and enhanced.
- Fundamental to the character of Letheringsett and Little Thornage is their well-maintained historic built environment. Regular maintenance is vital to achieving this as it prolongs the life of historic fabric. Timely repairs should be undertaken on a like-for-like basis.
- Where possible, detracting features should be removed where they already exist and the addition of detrimental features should be avoided.
- Sensitive reinstatement of features that have been lost or replaced with inappropriate alternatives will be encouraged where based on a sound understanding of the significance of the building and its historic development.
- The preservation and enhancement of the setting of individual heritage assets is important and will include maintaining historic outbuildings, subsidiary structures, boundary features and landscape features or reinstating them where there is evidence of their loss.
- The character of the Conservation Area will be preserved through the maintenance of a built environment in which the buildings are almost all of one or two storeys in height, are of small or medium scale, and use traditional local materials, namely flint with brick dressings and clay pantiles. Pitched roofs, gables and chimneys are important elements of the varied roofscape of the village. There are historical exceptions to this scale, massing and materiality but they are, by definition, rarities and will not be regarded as precedent for new development.
- The village will be managed to maintain the existing contrast in scale and density of building between the core centred Holt Road where buildings tend to be larger and detached, and smaller detached, semi-detached or terraced buildings on peripheral roads and in Little Thorange.
- The rural character of the village should be preserved: urban or suburban introductions will not be permitted and an overly manicured public realm will be avoided.
- Any new development, whether attached to an existing building or detached in its own plot, must be appropriate in terms of scale, massing, design and materials. It should be the minimum necessary to meet the required demands for housing. It will be of high quality in both its design and construction so that it is valued by current and future generations.
- Landscaping associated with new development should be appropriate to the area of the village in which it sits and current green spaces will be preserved. There will be a presumption in favour of the retention of existing mature trees for all new developments.
- New development will not negatively impact on views within or towards the Conservation Area and views of landmark buildings will be preserved.
- The agricultural and river setting of the village contributes considerably to its special interest and will be maintained.



8.3 RECOMMENDATIONS

8.3.1 Repairs, Materials and Techniques

There is a consistency to the materials palette used in Letheringsett and Little Thornage that is a fundamental part of its character, which includes predominately flint, red brick, and red or black glazed pantiles, complimented by some stone, lime render and slates. These traditional materials require repair and maintenance using traditional techniques, particularly the use of lime mortars and renders, in order that the breathability of the historic buildings is maintained and moisture does not become trapped within the fabric, leading to decay. Regular maintenance ensures the appearance of the Conservation Area is preserved and is also of benefit as it ensures that small problems do not escalate into larger issues, which cause more damage to historic fabric and a greater cost to put right.

Recommendations

- Buildings and structures should be maintained in good condition.
- Repairs should be on a like-for-like basis wherever possible. That is, a repair that matches the historic element removed in terms of material, method of construction, finish and means of installation.
- Maintenance and repairs should be undertaken on a regular basis in order prevent problems with condition and to rectify and issues before they escalate.
- Reversibility, i.e. the ability to remove a modern repair or material without damaging the historic fabric, is an important consideration, as better alternatives may become available in the future.
- Historic materials should be reused for repair wherever possible, for example rebuilding a brick wall in poor condition using as many of the original bricks as possible.

8.3.2 Retention of Existing Features and Details

Architectural features and details and the design, materials and form of buildings, as outlined in [Section 4](#), make important contributions to the appearance of individual buildings and the streetscape as well as to the character of the Conservation Area overall. Loss or inappropriate replacement of such features and details causes the incremental diminishment of appearance and character.

Existing features and details may not be original to a building but may be later additions which are also historic. Such features and details still have aesthetic value and also illustrate the changes to the building and the Conservation Area over time. Some features and details may also record past uses of a building and so contribute to the evidential record of the village's history.



Recommendations

- Original and historic windows (including dormers, bay and oriels windows) and doors should be preserved and maintained through diligent repair.
- Patterns of flint and/or brickwork in buildings and boundary walls will be preserved. If rebuilding is necessary, a record will be taken in advance of works starting and the wall rebuilt to match exactly.
- Inscription stones, plaques and decorative features will be retained and preserved in situ.
- The rendering or painting of buildings within Letheringsett and Little Thornage is unlikely to be appropriate as the traditional materials which give the Conservation Area its character are red brick and flint, with stone. The use of render or paint currently are exceptions to the rule.
- The appearance of windows and doors that are recent replacements made to match the original or historic designs should be retained.

- Chimneys and chimney pots should be retained and preserved. Where rebuilding is necessary, the design and form of the existing chimney should be retained and historic materials reused where possible.
- Historic gates, railings and walls will be retained and preserved. Where new gates or railings have been made to match removed historic ones, the pattern, form and materials will be preserved in any future replacements.

8.3.3 Alterations, Extensions and Demolition

Letheringsett and Little Thornage have evolved over centuries and its built fabric reflects both historic uses and prevailing fashions. It is not the purpose of designation to prevent future change, which is necessary for the enduring sustainability of the heritage asset. Instead, the purpose of designation is to ensure change is carried out in a manner that does not cause harm and also, where appropriate, enhances the heritage asset.

Loss of fabric (demolition) and additions of new fabric can cause harm to individual buildings, the streetscape and the Conservation Area more widely. Proposed change will be evaluated on a case by case basis as the small variations in location, past change and detailing between one existing building/site and another means that what is acceptable for one building/site may not be acceptable on another. The impact of proposed changes on the heritage asset or assets affected should be undertaken through a formal Heritage Impact Assessment. This should consider the heritage asset or assets affected, their setting and key views. Any change in the Conservation Area or close to it (in its setting) will require assessment in terms of its impact on the Conservation Area as a heritage asset. Further assessment may be required in relation to an individual listed building or listed buildings near the subject of the proposed change.



What is a Heritage Impact Assessment?

Heritage Impact Assessment (HIA) is a process of identifying what is historically and architecturally important about a heritage asset, in order to be able to assess whether proposed changes will have a positive, negative or no impact on the heritage values of the place. Advice is usually given by a specialist heritage consultant and the resulting conclusions presented in a report, which should include:

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- Identification and description of the proposals site and its setting;
- Identification of any designations, such as listing, which the site is subject to or which are within the setting of the site;
- Description of the history of the property;
- Identification of the 'significance' of the site, i.e. its historic and architectural interest;
- Assessment of the impact the proposals will have on the significance of the site, as well as recommendations for any changes to the scheme that will reduce any negative impacts that are identified.

Alterations to existing buildings should be carried out using materials that are of appropriate appearance and of a composition that will not cause harm to the existing fabric. For example, alterations should not be carried out using brick that is harder than the existing as it will cause the existing brick to deteriorate.

Buildings can be important records of their own development. There should not be a presumption that reversing historic changes will be acceptable as this can diminish the illustrative value of a building. However, not all past changes are beneficial to a building and the removal of negative features or reinstatement of lost features can enhance a building.

Alterations and extensions should be of a scale, design and quality that will enhance the Conservation Area. The addition of modern fittings also needs to be considered carefully as items such as satellite dishes and aërials can be visually detrimental to the Conservation Area. These should be located on rear elevations away from sight of the public highway. The addition of solar panels will require planning permission if they protrude 200mm above the roofline or are sited on a wall/roof adjacent to the highway.

Demolition or removal of buildings or features that detract from the Conservation Area may be beneficial. Whether or not the existing building contributes positively to the Conservation Area in terms of its appearance, if it contributes positively in terms of layout, demolition should only be permitted where rebuilding is proposed.

When considering change to individual buildings or elements in the public realm, the impact on the streetscape should be assessed both in terms of the impact of the change and the impact in conjunction with other changes that are either proposed or have taken place. It may be acceptable for a change to be made once on a street but to repeat the change multiple times would diminish the character of the street.

Article 4 Directions can be placed on individual properties by local planning authorities to restrict certain permitted development rights. This can be a means of providing extra controls over the type and extent of development that is allowed. Given the exiting controls that conservation area designation brings, plus the number of Listed Buildings and proposed Locally Listed Buildings within the Letheringsett and Little Thornage Conservation Area, which themselves are subject to controls over development, no Article 4 Directions, which would control development to unlisted buildings, are deemed necessary in Letheringsett and Little Thornage at this time.



Recommendations

- The heritage impact of proposed alterations, extensions and demolition will be assessed prior to approval of works.
- Proposed changes should preserve or enhance the character of the Conservation Area. This means that the changes should be respectful of the typical architectural and visual character of the Conservation Area.
- Extensions will be subsidiary to the existing buildings in their massing and design. The scale of extensions should be in keeping with the existing buildings. The use of traditional materials will be encouraged, though thoughtful and sensitive design with modern materials may be acceptable.
- Extensions will be of a high quality of design and construction.
- Negative features should be removed when the opportunity arises. Enhancement could be achieved through removing a feature which is out-of-character with the characteristics of the area and replacement with something more in-keeping.
- Modern additions, such as (but not limited to) solar panels, aerials or satellites dishes, should not be located on primary elevations or street frontages.

- Any modern materials added to a building should be high quality and sympathetic.
- Proposed change will be considered in relation to the streetscape and change will be regulated to preserve the specific character of different streets.

8.3.4 New Development

New development will be subject to national and local planning policies. It may take the form of replacement buildings or construction on undeveloped plots. Any new development should respect the character of the immediate area of the Conservation Area in which it is proposed, in order to preserve the differentiation between areas within the Conservation Area and so preserve the differentiation between parts the Conservation Area as a whole (for example, larger houses on Holt Road and smaller cottages in Little Thornage). New development should not compete with or overshadow existing buildings, particularly where the existing buildings are historic. This is so that the character-defining historic buildings remain preminent and their setting is not harmed.

The materiality of new development is important. High quality materials should be used to maintain the overall quality of the built environment and to ensure, from a sustainability point of view, that the building has durability. Traditional local materials are widely used in the Conservation Area and are a major contributor to its character, though with good design it may be possible to incorporate some limited modern materials.

Recommendations

- The heritage impact of proposed new development will be assessed prior to approval of works.
- New development should be of the same or a lesser scale and massing as the buildings around it.
- Traditional local vernacular materials should be used, namely flint, red brick and clay pantiles. There may be scope for limited use of timber, stone, slate and other traditional materials, though thoughtful and sensitive design with modern materials may be acceptable.
- The design of new development should be of a high quality that will be valued now and in the future. There is no presumption in favour of either traditional or contemporary design.
- The quality of construction should be high.
- Historic plot or field boundaries should be preserved when new development occurs.
- New development should have wheelie bin space/storage included. For existing buildings screening with planting, fences or walls would help to reduce their impact where it is feasible.
- New development should have defined boundaries demarcated with boundary treatments that are in keeping with the character of the Conservation Area.



8.3.5 Public Realm and Green Landscape

Letheringsett and Little Thornage is a rural village and its public realm should reflect this. Efforts should be concentrated on ensuring the long-term conservation of the built fabric, for example, through the removal of vegetation from flint walls to improve condition, rather than creating a pristine public realm.

Current public realm features in the Conservation Area are minimal and in materials that are generally appropriate to the character of the area, such as timber benches. Ubiquitous road or bus stop signage should be kept to a minimum and more traditional forms of signage, such as finger posts, should be encouraged. Road markings should be kept to a minimum to preserve the rural character of the village.

Boundary walls are also a common feature in the Conservation Area, with low flint and brick walls enclosing plots, particularly around the Holt Road and Church Lane area. These form an important part of the streetscape.

The green spaces and trees within Letheringsett and Little Thornage provide an important contrast with the built areas and should be preserved. They also contribute to the character of the Conservation Area. The River Glaven is an important visual element, both in terms of views of the water itself and of the increased vegetation which lies along it and can be seen in views. It is also a highly important historical aspect of the village.

Recommendations

- Boundary walls and historic fences should be preserved and regularly maintained.
- There will be a presumption in favour of preserving the green spaces within the Conservation Area.
- Road markings will be kept to the minimum necessary and use narrower format lines appropriate for Conservation Areas where they are necessary.
- Traditional forms of signage will be encouraged.
- Traditional materials for street furniture and signage should be used.
- Trees and planting will be maintained.

8.3.6 Setting and Views

The setting of Letheringsett and Little Thornage contributes to its special interest. The physical setting encompasses different types of landscape, including agricultural fields and the riverbed. These may be subject to some change as a result of climatic or natural change as has been seen over the centuries.

The ability to appreciate heritage assets individually or collective from key viewpoints contributes to their special interest. Lighting has the potential to impact on the ability to appreciate the dark skies of the area.

Recommendations

- The setting of the Conservation Area will be protected from inappropriate development.
- Key views within and into the Conservation Area will be preserved.
- Views of landmark buildings, particularly the former maltings complex, the church, the mill and Letheringsett Hall, will be preserved.
- Excessive use of external lighting will be avoided.



8.3.7 Traffic

The busy through road in Letheringsett detracts from the character of the Conservation Area and has limited pavements and crossing points for pedestrians. Damage could be caused to buildings which are located adjacent to the road by vehicles passing too close to them, such as the Listed bridge, former malt kiln and the row of terraced cottages. Measures to improve both public safety and the impact of fast-moving traffic would be beneficial to the character of the Conservation Area.

Recommendations

- Sensitively designed traffic calming measures should be considered to slow the fast-moving traffic on the Holt Road, including improved pavements and crossing points for pedestrians. Measures should include the minimum road markings and signage necessary for safety and would preferably be of a bespoke design to avoid harm to the Conservation Area.

8.3.8 Boundary Review

In accordance with the *Planning (Listed Buildings and Conservation Areas) Act 1990*, the National Planning Policy Framework and Historic England best practice guidance, the boundary of a conservation area should be periodically reviewed and suitably revised in accordance with findings made during this exercise.

The need to review the boundary can be in response to a number of factors: unmanaged incremental changes which have, over time, diluted the character of an area; the boundary may have been drawn too tightly originally; or the special interest of a feature may not have originally have been evident to the assessor. Although it is principally the built structures that are recognised in amending the boundary, their accompanying plots often provide an important historical context which should be incorporated together with the building(s).

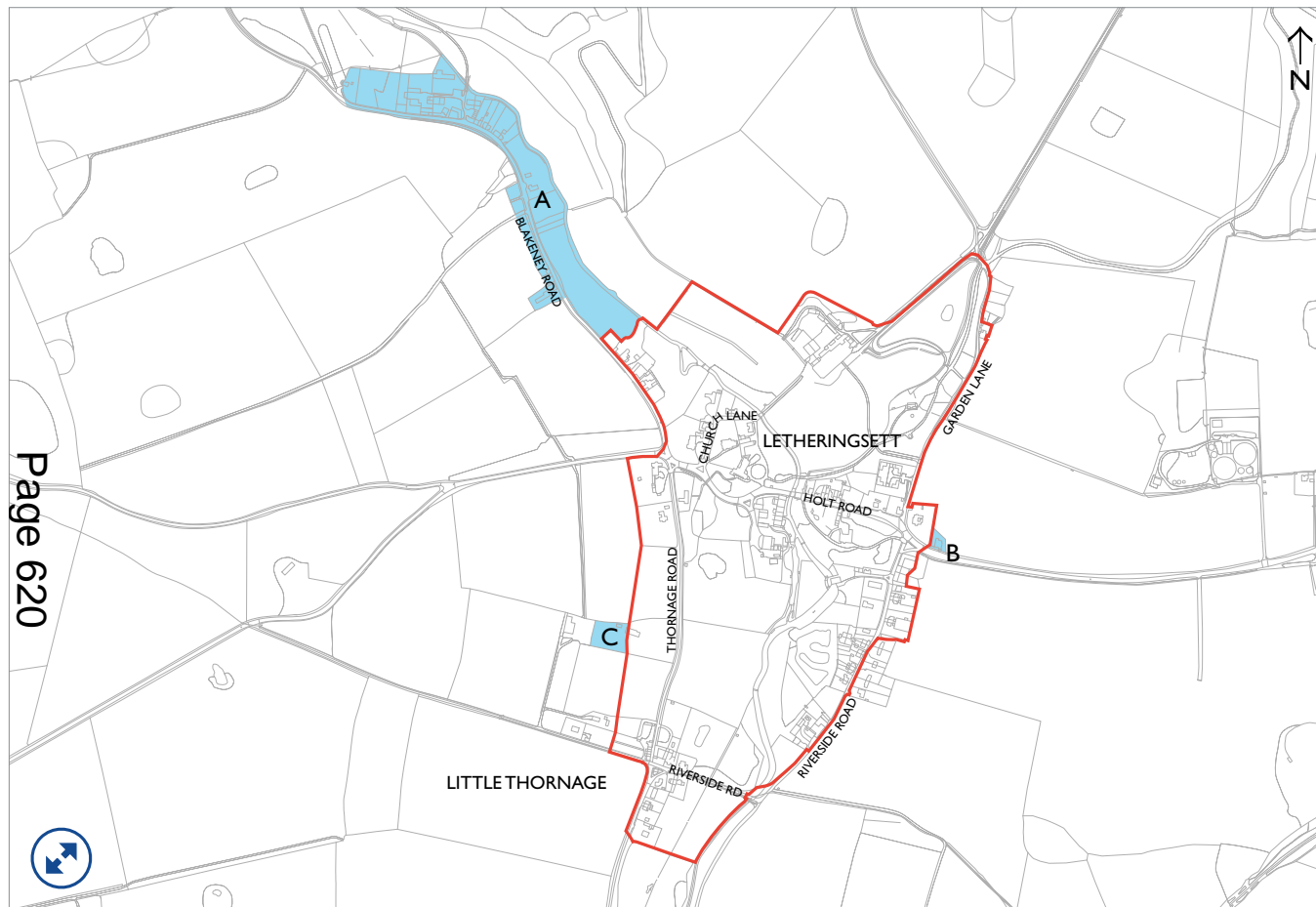
The boundary has been reviewed and proposed changes are detailed below and on the map on the following page. If, following public consultation, these amendments are approved, the appraisal document and maps will be updated in accordance with the boundary changes for the final adopted document.

Recommendations

- A To the north of the current Conservation Area boundary, on Blakeney Road, are a series of cottages and farm buildings that are currently within the Glaven Valley Conservation Area boundary. That Conservation Area is primarily characterised by scattered farms, former mills and large country houses. The smaller domestic

buildings on the outskirts of villages are typically more closely related to the character of the settlements, as is the case here. These buildings share similar characteristics in terms of scale, use and materials as the Letheringsett and Little Thornage Conservation Area, and forms an outlying group of cottages and farm buildings in the same manner as Little Thornage itself. It is therefore proposed that the boundary is redrawn to include the group of buildings along Blakeney Road.

- B The village hall is currently excluded from the Conservation Area boundary. This is an interesting part of the Letheringsett's history, was built over 100 years ago and has formed part of the social life of the village since then. Its exclusion from the boundary appears to be an anomaly. It is therefore proposed to redraw the boundary to include the village hall.
- C Part of the boundary cuts straight across a large plot on the west side of Thornage Road, cutting directly through Waveney House. A more logical boundary would follow the plot line and include the whole of the house. It is therefore proposed to redraw the boundary around the edge of the plot for Waveney House.



KEY

- Conservation Area Boundary
- Area to be Included

Boundary Review Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.

Section 9

Further Information

A summary of the significance, issues and opportunities within the conservation area, as well as details of next steps and contacts.

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The preservation and enhancement of the character, appearance and special architectural interest of the Letheringsett and Little Thornage Conservation Area should be at the heart of changes made within the area. All its residents have the opportunity to contribute to the preservation and enhancement of the village and ensure that it is passed on to future generations.

RESEARCHING THE HISTORY OF A BUILDING OR SITE

Before proposing any change, it is important to understand the significance of a building or site. This will require research into historical development. Some useful places to start your search are detailed below.

- **The National Heritage List for England**, to find out whether your building is listed.
- **The Norfolk Heritage Centre at the Norfolk and Norwich Millennium Library**.
- **The Blakeney Area Historical Society**, who run a History Centre containing documents on local history.
- **The Norfolk Records Office**. You can search their catalogue online before you visit or request research to be carried out on your behalf.
- **Norfolk Heritage Explorer**, the Heritage Environment Record for the county.

- **Holt Library**. Interlibrary loans mean that you can always borrow books from other libraries if necessary.
- **The National Archives**. These are located at Kew, London, but the catalogue can be searched online.
- **British Newspaper Archive Online**, which can often be a useful source of local history information.
- **National Library of Scotland**, which allows you to view numerous historic plans online.

PLANNING ADVICE

If you need further advice on buildings in conservation areas, design guidance and planning permissions, visit the Heritage and Design pages of North Norfolk District Council's website, <https://www.norfolk.gov.uk/section/planning/heritage-design/> or contact the Planning Department: planning@north-norfolk.gov.uk

ADVICE ON CONSERVATION BEST PRACTICE

Historic England's website contains a range of advice and guidance, such as *Conservation Principles: Policies and Guidance* and guides on understanding heritage value, setting and views, to specific guides on types of repairs or types of buildings. This information can largely be found in the advice area of the website. <https://historicengland.org.uk/advice/>

FINDING A CONSERVATION ARCHITECT, CONSULTANT OR CONTRACTOR

When undertaking work to an historic building it is important to employ contractors who have worked with them before and understand what would be appropriate in terms of change. There are several organisations that maintain lists of experienced conservation and heritage professionals from architects and surveyors to leadworkers and roofers. The following are databases of consultants who have a proven track record of working with historic buildings:

- The Institute of Historic Building Conservation (IHBC), who have a database of accredited practitioners.
- Royal Institute for British Architects (RIBA) list of conservation architects.
- The Register of Architects Accredited in Building Conservation (AABC).



TRACKING OR COMMENTING ON PLANNING APPLICATIONS

If you or a neighbour submits a planning application, there will be a period when members of the public can comment on the application. This can be done electronically online via the Council's Planning website: <https://idoxpa.north-norfolk.gov.uk/onlineapplications/>

If you are planning works to your own property, it can be useful to check the planning applications that have been approved for similar works in the village to understand what might be acceptable.

It may also be useful to review the planning history of your own site to find out what changes may have been made to your property prior to your ownership. Note that the council only holds planning application records online for recent years. For older applications please contact the planning department (planning@north-norfolk.gov.uk) for details of how to access the documentation.

COMMUNITY ACTION

The Government recognises that local communities care about the places where they live and in light of this has developed neighbourhood plans as a tool for local communities to shape the future of their built environment. These are documents that are created by the local community to sit alongside the local Council's planning policies to provide planning policies that are specific to that area. It acts as guidance for anyone wanting to make change to that place and for those who are assessing proposals for change.

Appendices



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ENDNOTES

- 01 Section 69 (1), Planning (Listed Buildings & Conservation Areas) Act 1990
- 02 Section 71 (1), Planning (Listed Buildings & Conservation Areas) Act 1990
- 03 Section 71 (2) and (3), Planning (Listed Buildings & Conservation Areas) Act 1990
- 04 [http://www.heritage.norfolk.gov.uk/record-details?TNF1469-Parish-Summary-Letheringsett-with-Glandford-\(Parish-Summary\)](http://www.heritage.norfolk.gov.uk/record-details?TNF1469-Parish-Summary-Letheringsett-with-Glandford-(Parish-Summary))
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- 07 Cozens-Hardy, *The History of Letheringsett in the County of Norfolk*, p. 43.
- 08 Cozens-Hardy, *The History of Letheringsett in the County of Norfolk*, p. 12.
- 09 Ian Shepherd, pers. comm., March 2021.
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- 14 Cozens-Hardy, *The History of Letheringsett in the County of Norfolk*, p. 26.
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- 20 North Norfolk SSSI Citation, accessed: <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1001342.pdf>
- 21 See Historic England *Local Heritage Listing* (2016) for more details
- 22 [http://www.heritage.norfolk.gov.uk/record-details?TNF1469-Parish-Summary-Letheringsett-with-Glandford-\(Parish-Summary\)](http://www.heritage.norfolk.gov.uk/record-details?TNF1469-Parish-Summary-Letheringsett-with-Glandford-(Parish-Summary))
- 23 North Norfolk Coast AONB Climate Change Action Plan, <http://www.norfolkcoastaonb.org.uk/mediaps/pdfuploads/pd004256.pdf>, accessed 2 March 2018.
- 24 Holt-Wilson, 2014, p.8
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ARCHIVE MATERIAL

NORFOLK RECORD OFFICE

Maps

DN/TA 53 Letheringsett Tithe Map, 1834

DN/TA 230 Thornage Tithe Map, 1838

C/Sca2/164 Award of the Commissioners under the Holt and Letheringsett Inclosure Act, 1810

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NORFOLK HERITAGE CENTRE

Maps

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Norfolk Heritage Explorer, <http://www.heritage.norfolk.gov.uk/>

Historic England, National Heritage List for England, <https://historicengland.org.uk/listing/the-list/map-search?clearresults=True>

Open Domesday, Letheringsett, <https://opendomesday.org/place/TG0638/letheringsett/>

Glaven Valley Benefice, <https://glavenvalleychurches.org.uk/letheringsett-parish/>

LEGISLATION

Section 69 (1), Planning (Listed Buildings & Conservation Areas) Act 1990

Section 71 (1, 2, 3), Planning (Listed Buildings & Conservation Areas) Act 1990

Appendix B

Glossary of Terms

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Alteration

Work intended to change the function or appearance of a place (HE, Conservation Principles, 2008, 71).

Conservation Area

‘An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’, designated under what is now s69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (HE, Conservation Principles, 2008, 71).

Conservation

The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance (NPPF, 2018, 66). The process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations (HE, Conservation Principles, 2008, 71).

Designated heritage asset

A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation (NPPF, 2018, 66).

Heritage asset

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing) (NPPF, 2018, 67).

Historic environment

All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora (NPPF, 2018, 67).

Preserve

To keep safe from harm²⁵ (HE, Conservation Principles, 2008, 72).

Renewal

Comprehensive dismantling and replacement of an element of a place, in the case of structures normally reincorporating sound units (HE, Conservation Principles, 2008, 72).

Repair

Work beyond the scope of maintenance, to remedy defects caused by decay, damage or use, including minor adaptation to achieve a sustainable outcome, but not involving restoration or alteration (HE, Conservation Principles, 2008, 72).

Restoration

To return a place to a known earlier state, on the basis of compelling evidence, without conjecture (HE, Conservation Principles, 2008, 72).

Reversible

Capable of being reversed so that the previous state is restored (HE, Conservation Principles, 2008, 72).

Setting of a heritage asset

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (NPPF, 2018, 71). The surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape (HE, Conservation Principles, 2008, 72).

Significance (for heritage policy)

The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance (NPPF, 2018, 71). The sum of the cultural and natural heritage values of a place, often set out in a statement of significance (HE, Conservation Principles, 2008, 72).

Value

An aspect of worth or importance, here attached by people to qualities of places (HE, Conservation Principles, 2008, 72).

Appendix C

Audit of Heritage Assets

Identification of all the designated and adopted locally listed heritage assets within the Conservation Area.

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CHURCH LANE

Address / Building Name	Church of St. Andrew
Street-by-Street Area	Church Lane
Status	Grade II*
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1047927
Brief History	Church with 12th century nave and 13th century chancel. North aisle and chapel built 14th century, with 15th century tower. Knapped and cobble flint with stone dressings, lead sheet roof.
Brief Description	Flint church with round tower, dating to the 12th century with later additions. The round tower is Romanesque and features remains of the original double bell openings.




Address / Building Name	Stables at Letheringsett Hall to North of House
Street-by-Street Area	Church Lane
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1152235
Brief History	Stables and Coach House built 1843 for William Cozens-Hardy.
Brief Description	Gault brick and dark knapped flint, slate roof to front, pantiles to rear. Two single storeyed 5 bay ranges to west and north forming an L, attached at south to Hall. Central brick arch to stables doors, with Cozens-Hardy arms above, central wooden lantern with doveholes. Stables with original fittings.


Address / Building Name	The Old Rectory
Street-by-Street Area	Church Lane
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	c1835
Brief Description	Impressive grey flint house with ashlar dressings and central porch. South elevation features double height canted bay window. Surrounded by high fence and mature gardens. Proposed for the Local List for its early 19h century date, impressive Georgian design, historic relationship with the church and prominence of position in the streetscape.



BLAKENEY ROAD


Address / Building Name	Meadow Farmhouse
Street-by-Street Area	Blakeney Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1304844
Brief History	Farmhouse dating to the 17th and 18th centuries, formerly dated 1664 on gables with initials W/EM for Edward Worsley, Rector.
Brief Description	Flint and brick, black glazed pantiles gable parapets. Irregular plan. Main range of 6 bays plus chimney bays to left and right. Two storeys and attic, forward wing to front (south) bays 4 and 5, 19th century wing to rear.
	

THORNAGE ROAD


Address / Building Name	Letheringsett Lodge
Street-by-Street Area	Thornage Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049835
Brief History	House dating to 16th and 18th centuries. Iron letters JB on each gable for John Burrell (1734 – 86).
Brief Description	Flint with brick dressings, black glazed pantiles, T-plan. Front range facing north of 7 irregular bays, 2 storeys and attic having 2 ridgelines, bays mainly 3 – 5 mainly in brick forming a polygonal projection with polygonal roof.
	

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HOLT ROAD

Address / Building Name	Letheringsett Hall
Street-by-Street Area	Holt Road
Status	Grade II*
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049832
Brief History	Country house built 1809 (south front) and 1832 (north range).
Brief Description	Gault brick with green slate roof, wide eaves and irregular plan. South range of 4 bays and 2 storeys with additions to either side and rear. Principal façade to south: full height colonnade of 5 fluted and rendered Greek Doric columns, supporting wide Doric entablature with part returns to left and right.
	

Address / Building Name	Tunnel at Letheringsett Hall (under A148 Road c50m s/s/w of Church of St Andrew)
Street-by-Street Area	Holt Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373482
Brief History	Tunnel under road linking Letheringsett Hall with water supply at reservoir to south of road. Built 1805.
Brief Description	Tunnel giving direct access to south reservoir for water supply to Letheringsett Hall. North entrance of dark broken flints with embattled brick parapet; rendered arch with wave moulded jambs and round shafts, moulded arch with outer order of brick, stone hood mould. Keystone of both orders of classical bearded mask, triangular niche above.

Address / Building Name	The Tun House c. 25m west of the Malt Kilns and Brewery
Street-by-Street Area	Holt Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1152290
Brief History	Dated 1814. Converted to residential use in recent years.
Brief Description	Storage building of former brewery. Brick and flint, hipped pantile roof with central lantern. Square, gault brick to west and south, rusticated bands to base, battered walls oversailing cornice. West façade with two semi-circular headed panels of pebble flint, string course at impost level to brick central and clasping pilasters. Cast iron plaque in central spandrel inscribed WH/1814 (William Hardy 1770 – 1842).
	

HOLT ROAD (CONT.)

Address / Building Name	Malt Kilns attached Brewery and Glaven Cottage
Street-by-Street Area	Holt Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049837
Brief History	Malt Kilns c. 1800 for William Hardy, brewery c. 1783 for William Hardy. Glaven Cottage originally 1792 for brewery clerk, renewed 1870 as brewer’s cottage. Now converted for residential use.
Brief Description	Malt Kilns to north adjacent to road; gault brick with corrugated tiles, hipped roof with wide eaves; battered walls with clasping pilasters of gault brick, 2 panels of knapped flint to each of west and east facades. Clock of 1937 with a face on both east and west returns, chiming bells to centre north.




Address / Building Name	Bridge across River Glaven on A148 Road
Street-by-Street Area	Holt Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049836
Brief History	Bridge dated 1818.
Brief Description	Bridge designed by William Hardy of Letheringsett Hall. Cast iron and gault brick. Upstream and downstream facades: segmental brick arch of gault brick with stepped string above of dark glazed chamfered brick, parapet of fat cast iron balusters with cast iron coping between 2 oblong brick piers with double iron caps.


Address / Building Name	The King’s Head public house
Street-by-Street Area	Holt Road
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	1805, rebuilt by William Hardy Junior when he diverted the Holt Road around new pleasure grounds for Letheringsett Hall
Brief Description	Two storeys, three bays wide. Georgian style. Stock brick with slate roof. Timber sash windows and timber door with glazed upper panels. Recessed central bay. Proposed for inclusion on the Local List as a key social building within the village, for its elegant Georgian style and its link with William Hardy Junior.





Address / Building Name	Glavenside
Street-by-Street Area	Holt Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1304859
Brief History	Built c. 1800 with 1902 additions by E. Boardman.
Brief Description	House, former miller’s house rendered and colourwashed, low pitched hipped slate roof with wide eaves. Principle façade to south: 3 wide bays with additions and wings to rear. 2 storeys. Sashes with glazing bars, wide canted bay window with flat lead roof of 1902 to ground floor left.

RIVERSIDE ROAD

Address / Building Name	1, 2 and 3 Riverside Road
Street-by-Street Area	Riverside Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1304825
Brief History	Estate cottages dated 1870.
Brief Description	Flint with brick dressings, black glazed pantiles. Four bays plus set back bay either end with door. Gable parapets, axial stacks between bays 2 and 3, 3 and 4 in brick with oversailing cap and a thick cross in flint flushwork to each face. Casement windows with cast iron glazing bars having gothic heads.
	

Address / Building Name	4, 5 and 6 Riverside Road
Street-by-Street Area	Riverside Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049839
Brief History	Estate cottages dated 1870.
Brief Description	Flint with brick dressings, black glazed pantiles. Four bays plus set back bay either end with door. Gable parapets, axial stacks between bays 2 and 3, 3 and 4 in brick with oversailing cap and a thick cross in flint flushwork to each face. Casement windows with cast iron glazing bars having gothic heads.
	


Address / Building Name	Hobbs Cottage, Middle Cottage and Honeysuckle Cottage
Street-by-Street Area	Riverside Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1068824
Brief History	Terraced estate houses c. 1870 – 75.
Brief Description	Knapped flint with red brick dressings. Pantile roof with tiled coping to gable ends. Two symmetrical red brick axial stacks to right and left of centre.
	


Address / Building Name	Letheringsett Mill
Street-by-Street Area	Riverside Road
Status	Grade II*
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049838
Brief History	Built 1802.
Brief Description	Working watermill. Four storeys in brick with black glazed pantile roof. Metal framed windows. Water wheel and driving mechanism survives internally.
	

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LITTLE THORNAGE

Address / Building Name	Glaven Farmhouse
Street-by-Street Area	Little Thornage
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1152266
Brief History	Farmhouse built late 17th century.
Brief Description	Flint with brick dressings, pantiles, 2 cell plan with end internal stacks, 2 storeys and attic plus one bay to right of rear wing. Rendered plinth. Central porch rebuilt c. 20th century, rendered, pantiles, boarded gable with bargeboards, small 20th century light with glazing bars to right return.
	

Address / Building Name	Honeysuckle Cottage
Street-by-Street Area	Little Thornage
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	Early 19th century
Brief Description	Small cottage, formed from two cottages, built on a former green so the layout has an unusual wedge shape to fit the triangular plot. Red brick with a small amount of flint cobbles. Red pantile roof. Timber casement windows and plank doors. Proposed for inclusion on the Local List for its unusual plan form and prominent position at the centre of Little Thornage.
	

GARDEN LANE AND HALL FARM

Address / Building Name	Summerhouse in grounds of Letheringsett Hall
Street-by-Street Area	Garden Lane and Hall Farm
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1152241
Brief History	Mid 19th century
Brief Description	Rustic summerhouse in oak with a reed thatched roof. Y-tracery window of curved oak branches, 15th-century glass removed c1958 to Church of St. Andrew.

Address / Building Name	Stables at Hall Farm c10 m south-east of Hall Farmhouse
Street-by-Street Area	Garden Lane and Hall Farm
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1152233
Brief History	Mid 19th century
Brief Description	Stables, single storey, 4 bays, uncoursed flint with brick cornice and dentil dressings, tarred slate roof, 4 windows with semi-circular heads and cast iron glazing bars.



Address / Building Name	Fountain in the grounds of Letheringsett Hall
Street-by-Street Area	Garden Lane and Hall Farm
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049833
Brief History	c1790
Brief Description	Stone, three dolphins supporting large fluted shell in circular pond.

Address / Building Name	Range of farm buildings east of Hall Farmhouse comprising barn, machinery shed with turbine house, goathouse with granary
Street-by-Street Area	Garden Lane and Hall Farm
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373481
Brief History	c1842 – c1852
Brief Description	Uncoursed flint with brick dressings, tarred slate roofs or animal sheds with pantiles. Windows of cast iron glazing bars and ventilation slits.



Address / Building Name	Hall Farmhouse
Street-by-Street Area	Garden Lane and Hall Farm
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049831
Brief History	Early 17th century with additional range of 1874
Brief Description	Two storey with attic, flint rendered with pebbledash, red pantile roof.

Address / Building Name	Stables at Hall Farm c60m north of Hall Farmhouse
Street-by-Street Area	Garden Lane and Hall Farm
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1304889
Brief History	Early 19th century
Brief Description	Stables. Gault brick with corrugated tiles. Single storey with loft. 8 bays with two bays either end projecting forward.

Appendix D

Full Size Plans

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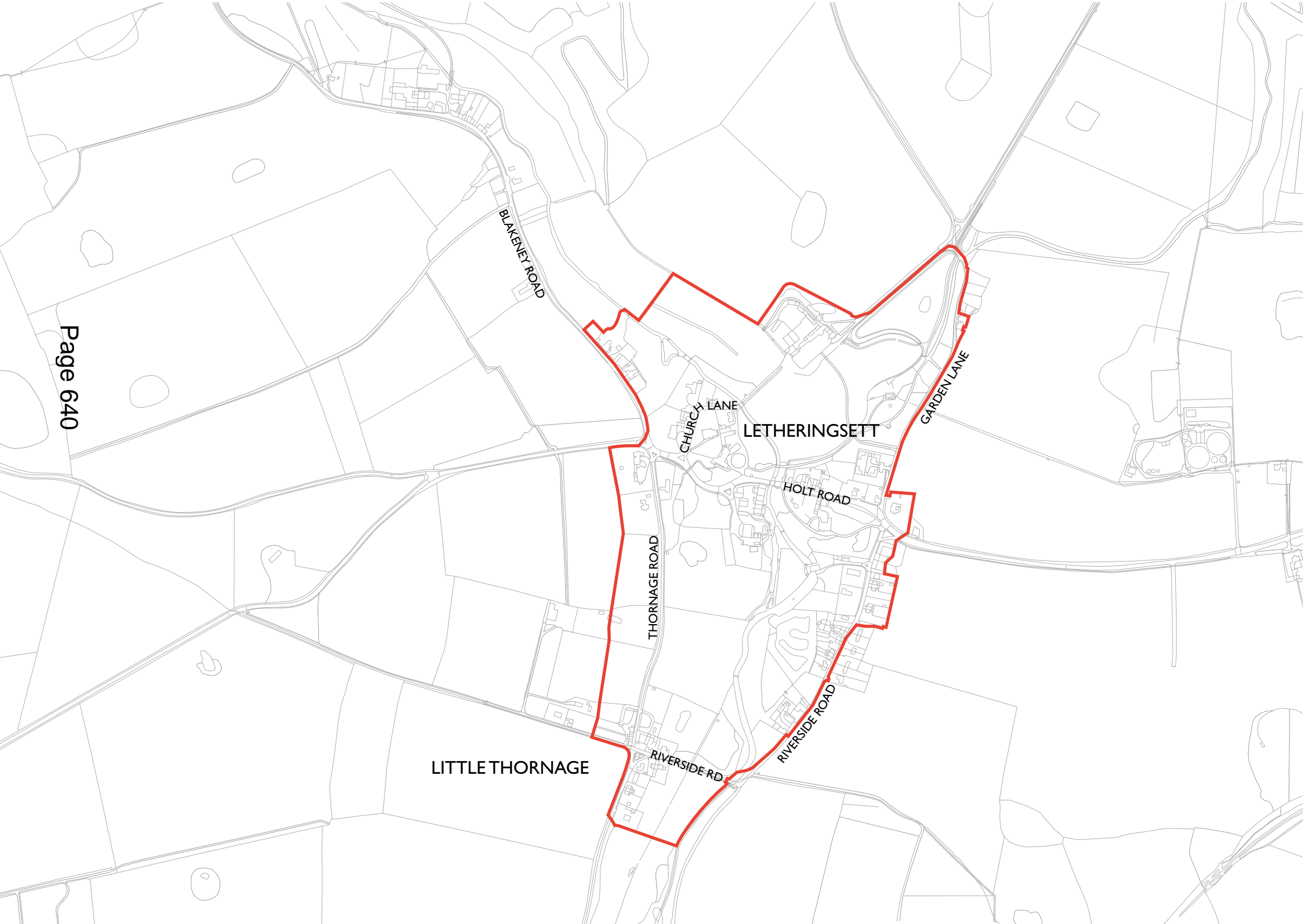
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Full Size Plans: How to Use This Layered PDF

Click on the layers button  on the left of this window to show different elements of the Conservation Area analysis. If necessary, refer to page 3 of this document for further instruction.



Key

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THE GLAVEN VALLEY CONSERVATION AREA APPRAISALS & MANAGEMENT PLANS 2021

Summary:

This report seeks approval for the draft Brinton, Thornage, Edgefield, Hunworth, Sharrington and Stody Conservation Area Appraisals and Management Plans to be taken forward to public consultation in line with national policy and best practice.

Recommendations:

- 1. That the draft appraisals as set out within the body of this report be approved for public consultation.**
- 2. That following consultation, the amended appraisals be brought back to Working Party for consideration and subsequent adoption by Cabinet.**

Cabinet Members(s)	Ward(s) Affected
All Members	All Wards
Contact Officer(s), telephone number and email: Alannah Hogarth, Conservation & Design Officer, 01263 516367	

1. Introduction

- 1.1 As well as its picturesque coastline, rural landscape and big skies, the District is known for its rich historic environment. The District's heritage is an intrinsic part of its character and stands as testament to how the area has been shaped and evolved over time. This heritage significance manifests itself in many different forms and this is reflected in the quantity and variety of designations found across North Norfolk including:

- 81 Conservation Areas
- Over 2,200 Listed Buildings
- 33 Registered Parks and Gardens
- 86 Scheduled Monuments
- Nearly 200 Local Listings

1.2 The quality of the environment brings with it many benefits for those living, working, visiting and seeking to invest in the area. Proper management of our shared heritage is therefore vital for a whole range of reasons including:

- **Sense of Place**
Heritage provides the unique character that helps to make communities distinctive.
- **Economic Prosperity**
Heritage attracts visitors and these in turn help to bring wealth and prosperity to the area.
- **Regeneration**
Heritage can support the revitalisation of deprived or run down areas through character, location and use.
- **Civic Pride**
Heritage contributes to a joint sense of pride. The legacy and past reinforces our history and echoes of the past.
- **Sustainability**
Physical lie of heritage assets is often greater than their functional life – bringing them back into use is an effective use of resources.
- **Education**
Opportunities to access and understand heritage can have a positive impact on learning and attainment.
- **Leisure and Tourism**
Heritage can provide a focus for leisure activities from simply visiting and enjoying a place to providing a focus for detailed research and interpretation.
- **Health and Well-being**
Exploring heritage helps people in maintaining a healthy physical life-style and can help reduce stress and mental health issues.

1.3 As part of the ongoing management of the Council's 81 Conservation Areas, funding was received for the outsourcing of a small grouping of conservation areas focusing on the Glaven Ports. To this end, the Councils appointed specialist consultants 'Purcell' have produced draft Conservation Area Appraisals and Managements for the following six settlements:

- Brinton
- Thornage
- Edgefield
- Hunworth
- Sharrington
- Stody

These five conservation areas were chosen for review as they were considered priority cases:

- All four conservation areas were designated in the 1970's and 80's and have not been reviewed since this time. During this intervening period, significant change has taken place and the conservation areas must adapt to any prevailing changes.
- All four settlements are under increasing development pressure and are in need of robust definition and understanding to ensure the Conservation Area status remains meaningful and justified.
- It is felt that the additional information and guidance provided by an adopted appraisal would help inform and assist future decision making.

2. Statutory Background

- 2.1 Conservation Areas are designated under the provisions of Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990. A Conservation Area is defined as 'an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'.
- 2.2 Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of these conservation areas. Section 72 also specifies that, in making a decision on an application for development within a conservation area, special attention must be paid to the desirability of preserving or enhancing the character or appearance of that area.
- 2.3 The appraisal documents now being considered conform to current Historic England guidance (Conservation Area Designation, Appraisal and Management 2019). Additional government guidance regarding the management of historic buildings and Conservation Areas is set out within the National Planning Policy Framework (2012). The District's adopted Local Development Framework (LDF) provides the local planning policy context.

3. What is a Conservation Area Appraisal?

- 3.1 To assist in the preservation and enhancement of Conservation Areas and their settings, all Local Planning Authorities are required to review their Conservation Areas from 'time to time'. The preparation of Conservation Area Appraisals and Management Proposals is a key element in this process. They play a central role in the Council's efforts to safeguard the environment, which is one of the stated priorities of the Council in its Corporate Plan: 2019-2023.
- 3.2 A Conservation Area Appraisal and Management Plan has two primary objectives;
 - 1. Firstly, it defines the special characteristics or historic interest of the Conservation Area and identifies the issues that threaten these special qualities.
 - 2. Secondly, it offers guidelines to prevent erosion of character and achieve enhancement.

In practice, the benefits of reviewing a Conservation Area often extend much further;

- a) A fully adopted Appraisal and set of Management Proposals provides additional support and guidance for decision-making through the Development Management process, since they become, on adoption, a material consideration for the Local Planning Authority when dealing with applications for development.
- b) Having an up to date conservation area boundary which reacts to and reflects the position on the ground is easier to defend and becomes a more meaningful and justified designation.
- c) An up to date Conservation Area Appraisal and Management Plan provides the backcloth, together with the planning policies contained in the North Norfolk Local Development Framework, to good decision-making, particularly in respect of applications for development.
- d) Experience has shown that the preparation of Conservation Area Appraisals and Management Plans can offer a real and practical opportunity for local communities to engage in the future management of their local environment and as such the process contributes positively to community empowerment.

4. Assessment and Methodology

4.1 Purcell in association with NNDC officers have drafted the conservations area appraisals after a detailed period of research, site assessment, survey analysis and collation of key sources. The structure and format of the Conservation Area Appraisals are consistent across the six documents. Each appraisal includes:

- A Summary of the special interest of the area;
- A review of the areas historic development;
- An overall character assessment;
- A summary of the heritage assets contained within the conservation area;
- A 'street by street' assessment;
- An overview of the areas vulnerabilities and future opportunities;
- A robust management plan to protect the area;
- A guide for further information and sources.

With the above in mind, the documents will set out the planning policy context; special interest including location and setting; historic development and archaeology; layout and plan form; architectural and townscape character; spatial analysis and key views; character analysis including the qualities of buildings; prevailing uses and the contribution of green spaces and suggested boundary changes.

However; it should be noted that no character appraisal can ever be completely comprehensive and the omission of any particular building, feature or space should not be taken to imply that it is of no interest.

4.2 The documents aim to be user friendly, accessible and easy to navigate. To this end, they have been designed primarily as an online resource to be accessed as interactive PDF's.

5. Timetable for public consultation and formal adoption

- 5.1 It is advised that a six-week public consultation period be undertaken. This would include exhibitions at each settlement as well as an open meeting for members of the public to attend. The documents would be placed on the Council's website and comments invited. It is anticipated that following public consultation, an amended document would be brought to the Working Party for approval and adoption by Cabinet by 13 September 2021.

6. Budgetary Implications

- 6.1 There are no further budgetary implications to consider at this stage.

Recommendations:

- 1. That the draft appraisals as set out within the body of this report be approved for public consultation.**
- 2. That following consultation, the amended appraisals be brought back to Working Party for consideration and subsequent adoption by Cabinet.**

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Brinton

Conservation Area Appraisal and Management Plan

Second Draft: March 2021

Note: The report has been written on the assumption of Brinton and Thornage being separated into two CAs.

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How to Use This Document

For ease of use this document has been produced to be read on-screen as a PDF. It contains a series of features that make it easier to use and navigate between the sections.

Contents

The contents page allows users to navigate directly to the required section by clicking on the section heading. The first page of each section also has an individual contents page for navigation within that section.

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3.1 Early History
3.2 Medieval Heyday



3.1 EARLY HISTORY

Artefacts, such as flint axe heads and pottery, from as early as the Mesolithic period (10000-4001 BC) have been found around Blakeney. Bronze Age (c2350-701 BC) and early Saxon (410-1065 AD) barrows (burial mounds) are located on the Blakeney Downs, and there was probably a small settlement in the parish in the Roman period (43-409 AD).⁰⁵

Navigation

The buttons along the bottom of each page allow you to jump to a specific section. Once you've clicked on a section, it will turn bold so you know which section you are in.



You can also use the buttons in the top right hand corner to jump to the contents, appendices, or back to the page you were previously on.



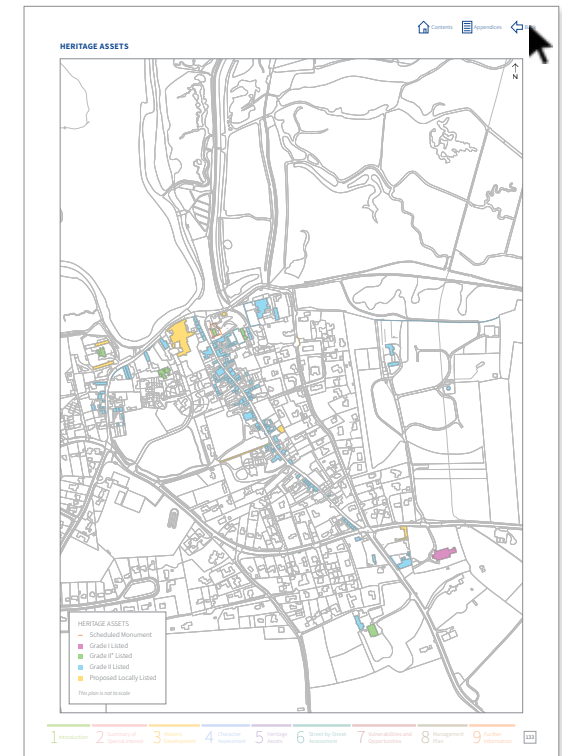
- Advertisements and other commercial signage may be subject to additional controls and/or require planning permission.
- Changing the use of a building (e.g. from residential to commercial) will require planning permission.

Plans



When you see this icon, click to see a full-sized version of the plan (located in [Appendix D](#)).

To return to the page you were previously on from the full-sized plan, click the back button in the top right hand corner of the page.

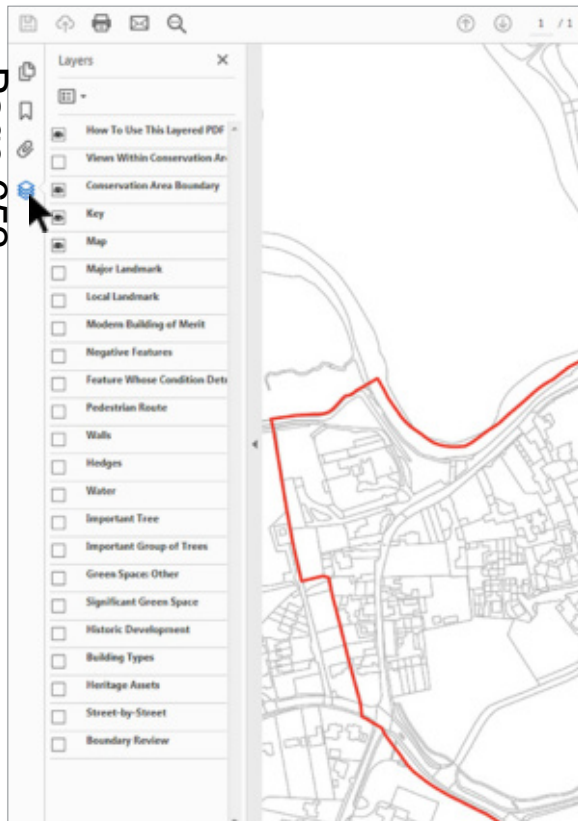


How to Use the Layered PDF in Appendix D


The PDF showing the full size plans is interactive. By switching the layers on and off you can view different elements of the conservation area analysis in context with each other. If your software does not have this capability, please view the separate PDF file of individual maps on the conservation area pages of North Norfolk District Council's website.

Opening the Layers Panel

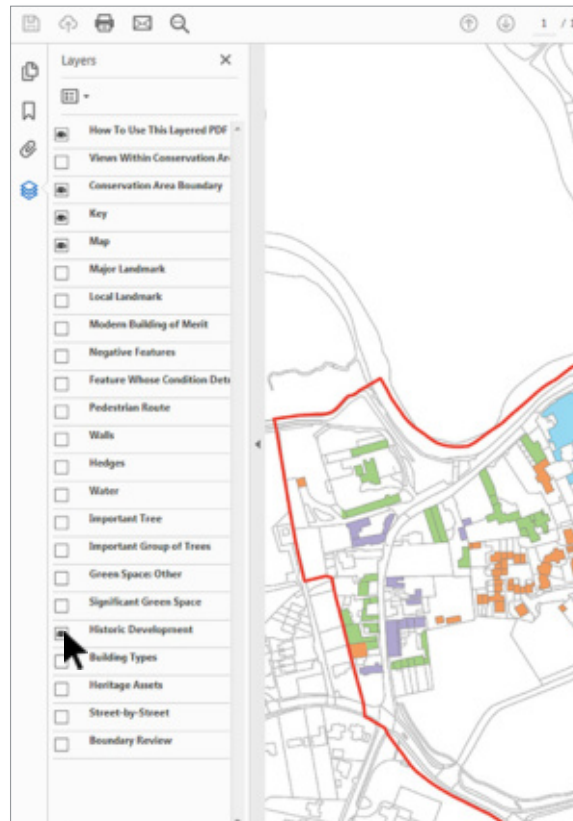
Click on the layers icon  to open the layers panel. This will bring up options for the different mapping elements that are available to view.



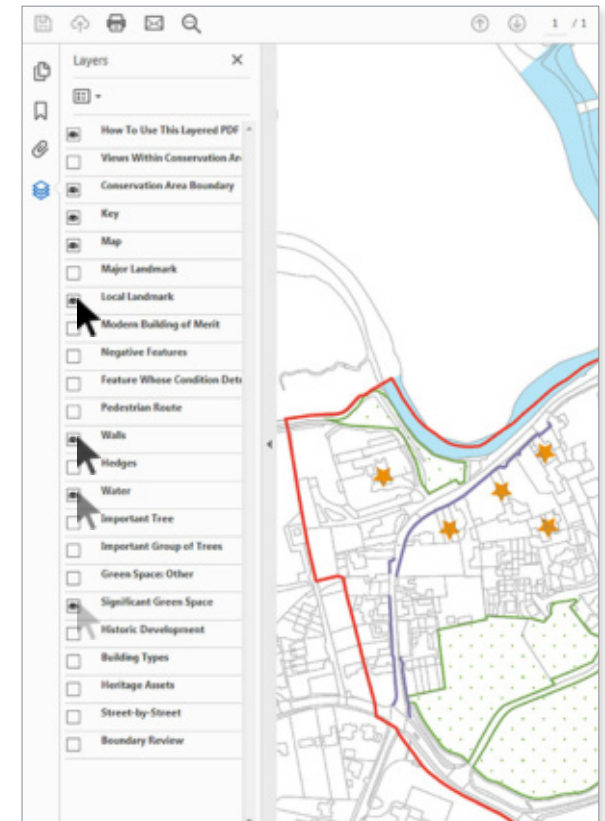
Viewing Different Layers

The map will initially show just the conservation area boundary. Click on your desired layer from the options listed. A small eye icon  will appear to indicate which layers you have switched on. You may need to switch some layers off to view others which sit underneath.

Switching on a layer to view that part of the map



Switching layers on and off as desired



Frequently Asked Questions

Conservation Areas

- What is a Conservation Area?
See [Section 1.2](#)
- What is the current boundary of the Conservation Area?
See [Boundary Map](#)
- Has the boundary of the Conservation Area been changed as part of this review?
See [Section 8.3.8](#)
- What is a Conservation Area Appraisal and Management Plan?
See [Section 1.3](#)
- How does the Conservation Area designation affect changes permitted to my property?
See [Section 1.4](#)
- What are my responsibilities in maintaining my property?
See [Section 1.4](#) and [Section 8.3.1](#)

Understanding your Property

- Is my property within the Conservation Area?
See [Boundary Map](#)
- What is the overall special interest of the Conservation Area?
See [Section 2](#)
- What characteristics of the built environment contribute to the special interest of the Conservation Area?
See [Section 4](#)
- How old is my property?
See [Historic Development Plan](#)
- Is my property a listed building?
See [Section 5](#), [Section 6](#) and [Audit of Heritage Assets](#)
- Is my property an adopted locally listed building?
See [Section 5](#), [Section 6](#) and [Audit of Heritage Assets](#)
- How does the natural environment contribute to the special interest of the Conservation Area?
See [Section 4.1](#) and [Section 4.2](#)
- What are the problems facing the Conservation Area?
See [Section 7](#)
- Where are there opportunities to enhance the Conservation Area's special interest?
See [Section 7](#)
- How can I understand my property better?
See [Section 9](#)

Making Changes

- Is there an overall vision for the conservation management of the Conservation Area?
See [Section 8.2](#)
- What characteristics do I need to consider when planning changes or development?
See [Section 4](#), [Section 6](#) and [Section 8](#)
- Does the Council have a design guide for new development?
See [Section 1.2](#)
- How should I approach repairs to my property?
See [Section 8.3.1](#)
- Can I replace my windows and doors?
See [Section 8.3.2](#)
- What alterations and extensions are appropriate to my property?
See [Section 8.3.2](#) and [Section 8.3.3](#)
- What characteristics should new development have within the Conservation Area?
See [Section 8.3.4](#), [Section 8.3.5](#) and [Section 8.3.6](#)
- How can I get advice about making changes to my property?
See [Section 1.5](#) and [Section 9](#)

Section 1

Introduction

This section gives an overview of the Brinton Conservation Area, provides information about what conservation area designation means and its implications for development, as well as outlines the consultation process that has been undertaken to prepare this Appraisal and Management Plan.

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- [1.3 The Purpose and Scope of the Conservation Area Appraisal and Management Plan](#)
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- [1.5 Pre-Application Advice](#)
- [1.6 Who Have We Consulted While Preparing this Plan?](#)
- [1.7 What Do These Terms Mean?](#)

1.1 BRINTON WITH THORNAGE CONSERVATION AREA

Brinton is currently a conservation area as part of the Brinton with Thornage Conservation Area, which was originally designated in 1975. It also covers the village of Thornton. As part of a review of the conservation areas in the Glaven Valley, it is proposed to separate the two villages into their own conservation areas. This appraisal has been prepared on this basis.

The buildings in Brinton are dispersed along several roads which snake out from the central triangular village green. There may have been a Saxon church here but the current church dates from the fourteenth century with nineteenth century alterations. Also by the Green, Brinton Hall took its current form in 1822 on the site of an earlier hall and is set in a fine parkland. There are a number of polite Georgian (or Georgian fronted) houses, and a large farm complex to the east. A tributary to the River Glaven passes through the northern reaches of the village from west to east.

1.2 WHAT IS A CONSERVATION AREA?

Definition of a Conservation Area

A conservation area is defined as an 'area of special architectural or historic interest the character of which is it desirable to preserve or enhance'.⁰¹

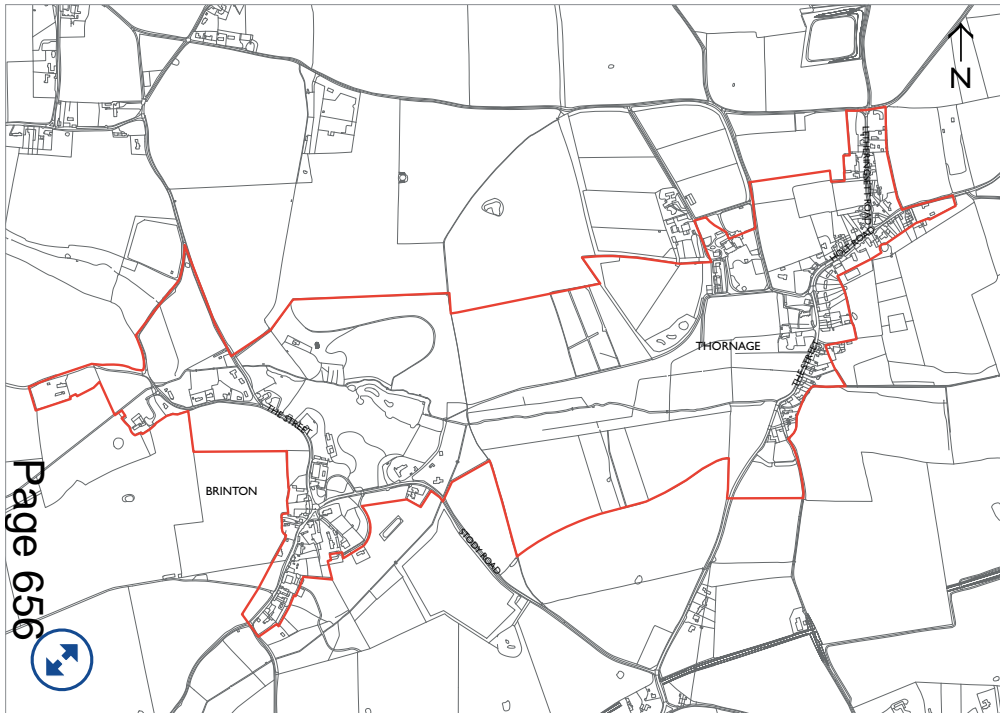
Designation of a conservation area recognises the unique quality of an area as a whole. It is the contribution of individual buildings and monuments as well as other features including (but not limited to) topography, materials, spatial relationships, thoroughfares, street furniture, open spaces and landscaping. These all contribute to the character and appearance of an area, resulting in a distinctive local identity.

The extent to which a building or group of buildings/ structures positively shape the character of a conservation area comes from their street-facing elevations, the integrity of their historic fabric, overall scale and massing, detailing, and materials. Rear and side elevations can also be important, as can side views from alleys and yards or views down to buildings in valleys or low-lying topographies.

If the significant qualities of a conservation area are retained and inappropriate alterations prevented, the benefits will be enjoyed by owners, occupiers and visitors to the place, including the ability to experience interesting and important heritage structures and places. It is therefore in the public interest to preserve the area for cultural appreciation.

Conservation Areas are governed under the *Planning (Listed Buildings and Conservation Areas) Act 1990* and the National Planning Policy Framework (NPPF, 2019) sets out the overarching requirement for local planning authorities to identify and protect areas of special interest. North Norfolk District Council's (NNDC) Local Development Framework (LDF, adopted 2008) sets out the council's policies for guiding development within the district. See this link for the latest heritage related policy: <https://www.north-norfolk.gov.uk/section/planning/planning-policy/>.

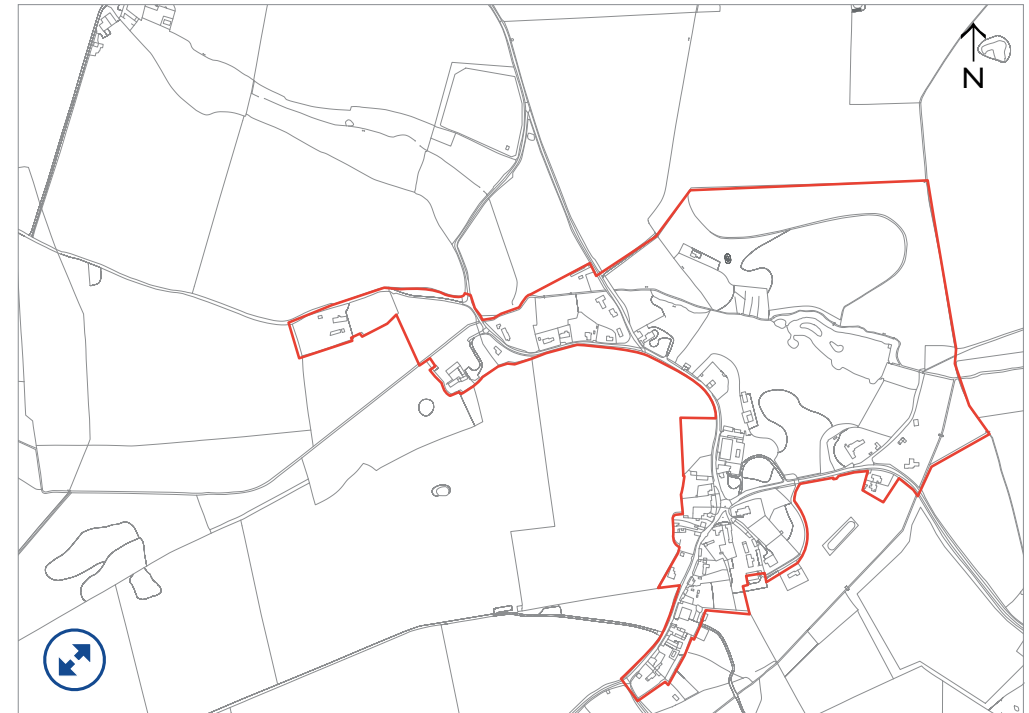
In addition to the policies contained within the LDF, NNDC has produced a Design Guide which includes guidance on appropriate alterations to historic buildings and within conservation areas. This guidance should be referenced when considering development within the Brinton Conservation Area and can be viewed here: https://www.north-norfolk.gov.uk/media/1268/north_norfolk_design_guide_adopted_2008_-web.pdf.



Existing Brinton with Thornage Conservation Area Boundary Plan © North Norfolk District Council.
 Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009].
 All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.

KEY

— Current Conservation Area Boundary



Proposed Brinton Conservation Area Boundary Plan © North Norfolk District Council.
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KEY

— Proposed Conservation Area Boundary



1.3 THE PURPOSE AND SCOPE OF THE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

Understanding the character and significance of conservation areas is essential for managing change within them. It is therefore a requirement under the *Planning (Listed Buildings and Conservation Areas) Act 1990* that all local planning authorities ‘*formulate and publish proposals for the preservation and enhancement*’ of conservations areas within their jurisdiction, and that these proposals are periodically reviewed.⁰² The proposals are normally presented in the form of a Conservation Area Appraisal and Management Plan, which defines and records the special interest of a conservation area, as well as setting out a plan of action for its on-going protection and enhancement.

Conservation areas may be affected by direct physical change by changes in their setting or in the uses of buildings or areas within them. A clear definition of those elements which contribute to the special architectural or historic interest of a place will enable the development of a robust policy framework for the future management of that area, against which applications can be considered.

Over time, conservation areas evolve and the characteristics which underpin their special interest may decrease in their integrity because of gradual alteration. It is therefore important to review and take stock of the character of a conservation area at intervals to ensure designation is still suitable and that the proper management of change is in place.

Often, conservation area boundaries have historically been drawn too tightly or include peripheral areas which do not contribute to an understanding of its character. Consequently, it is important to review the boundary and include/exclude buildings and spaces which do/not meet conservation area designation criteria.

This Conservation Area Appraisal and Management Plan therefore seeks to:

- ***Record and analyse the special interest of Brinton Conservation Area;***
- ***Recognise the designated and non-designated heritage assets which comprise the Conservation Area;***
- ***Identify issues relating to condition and pressures for change;***
- ***Identify opportunities for the enhancement of the Conservation Area;***
- ***Provide guidance and recommendations for the positive management, preservation and enhancement of the Conservation Area; and***
- ***Set out any proposals for changes to the Conservation Area boundary.***



Although this document is intended to be comprehensive, the omission of any building, structure, feature or space does not imply that the element is not significant or does not positively contribute to the character and special interest of the Conservation Area. The protocols and guidance provided in [Section 8 \(Management Plan\)](#) are applicable in every instance.

The assessments which provide the baseline information for this Conservation Area Appraisal and Management Plan have been carried out utilising publicly available resources and through on-site analysis from the public thoroughfares within the Conservation Area.

Definition of a Heritage Asset

The NPPF defines a heritage asset as: *A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).*

1.4 WHAT DOES DESIGNATION MEAN FOR ME?

To protect and enhance the Conservation Area, any changes that take place must positively conserve the character and special interest that make it significant. Statutory control measures are intended to prevent development that may have a negative or cumulative effect on this significance.

- Planning permission will be required to totally or substantially demolish buildings or structures (including walls, gate piers and chimneys). This will also need a heritage statement (sometimes called a heritage impact assessment) as part of the application.
- The extent of permitted development (i.e. changes that are allowed without requiring consent from the local authority) may be restricted; for example, replacement windows, alterations to cladding or the installation of satellite dishes. Additional control may be sought through Article 4 Directions, which specifically remove permitted development rights.
- Trees with a diameter of 75mm or greater, measured at 1.5m from soil level, are protected. Any work proposed to these trees require permission from the local authority by means of a planning application. This allows the authority to determine whether a Tree Preservation Order (TPO) is necessary.

- Advertisements and other commercial signage may be subject to additional controls and/or require planning permission.
- Changing the use of a building (e.g. from residential to commercial) will require planning permission.

If you wish to carry out work within the Brinton Conservation Area your proposals will be assessed against Policy EN8 of the Local Development Framework and the NNDC Design Guide.

1.5 PRE-APPLICATION ADVICE

If you require tailored planning advice or need assistance regarding a specific development proposal, North Norfolk District Council offers a pre-application advice service.

Whatever the scale of development proposed, applying to the Council for pre-application advice will add value to the design quality of your scheme and it will help reduce potential uncertainty and delays by identifying any issues at an early stage.

Meaningful public consultation is also a critical part of this process and whilst responsibility for this lies with the applicant, the Council strongly encourages you to undertake consultation with the local community and stakeholders.



For further information regarding pre-application advice, please visit our website: <https://www.north-norfolk.gov.uk/tasks/development-management/pre-application-service/>.

1.6 WHO HAVE WE CONSULTED WHILE PREPARING THIS PLAN?

It is a statutory requirement under the *Planning (Listed Buildings and Conservation Areas) Act 1990* for conservation area guidance produced by local authorities to be subject to public review, including a public meeting, and for the local authority to have regard to any views expressed by consultees.⁰³

The Draft Brinton Conservation Area Appraisal and Management Plan is being made available for public consultation across a six-week period between XXXXX and XXXXX 2020. This includes the publication of the draft document on North Norfolk District Council's website and a public consultation meeting held at XXXX on XXXX.

Other means of consultation carried out include:

- NNDC and Purcell met with the Friends of North Norfolk in March 2018 to discuss with them the content, scope and aims of the Appraisals.
- Comments on the Conservation Areas were invited through NNDC's website during 2020 and an email address provided to send comments.
- Local NNDC Members and Councillors were contacted to inform them of the Appraisal process and to invite comments on the Conservation Areas.

1.7 WHAT DO THESE TERMS MEAN?

There are words and phrases used in relation to the conservation of the historic environment that have a specific meaning in this context. An explanation of some of the most used terms can be found in the Glossary in [Appendix B](#).

Section 2

Summary of Special Interest

This section provides a summary of what is significant about the Brinton Conservation Area in terms of its history, architecture and setting.

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2 Summary of Special Interest

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Brinton's special interest lies in its relatively unaltered historic character as a Georgianised village. It centres on the Green, where the church, Brinton Hall, the former public house, former reading room and former schoolhouse with its distinctive cupola and clock once created a lively communal hub. Further houses stretch in three directions from the centre with large houses at the ends of the village, namely, Brinton Old Hall, The Grange and Home Farm. The larger houses date entirely or partly from the seventeenth or eighteenth centuries. Contributing to the historic character of the village is the comparatively small number of modern buildings and the way these are dispersed through the village.

With archaeological evidence dating from the Neolithic period onwards, there appears to have been human activity in Brinton for thousands of years with evidence of settlement including a possible Roman villa. The oldest standing fabric is St Andrew's church, which incorporates medieval and possibly Anglo-Saxon material, and the remains of the medieval stone cross on the Green.

An agricultural village for much of its history, Brinton had several large farms but today has relatively few farm buildings as these have been demolished or converted. Home Farm and especially its large barn on the side of The Street, the farm buildings of Church Farm on the Green and, although hidden from view, the barns at Old Hall are all important links to the village's agricultural economy, past and present. Brinton also

has a notably high survival of historic outbuildings for all buildings, which contributes to the varied scale of buildings in the village.

Of great importance to the character of the Conservation Area is the Greek Revival Brinton Hall, which is visible from the Green, and its outbuildings, railings, walls and gate piers. The large, early nineteenth century landscaped park to the north of the Hall and the walled garden south of the church are important components of the landscape in the village.

The significance of Brinton's historic buildings are reflected in the relatively high number of national listings within such a small village: seven listed buildings, including the Hall and the church, are located round the Green whilst six others are spread through the village. With its large number of high-quality historic buildings, Brinton fully merits its recognition as a Conservation Area.

The buildings in Brinton are mostly vernacular although many were built or altered to be fashionable in the later eighteenth and early nineteenth centuries. The buildings are typically built of traditional North Norfolk materials of red brick, flint and red and black clay pantiles though there is a greater predominance of brick over flint than is seen in other villages in the area. The small number of modern buildings have generally been built of brick. The two buildings that form exceptions in their materials are Brinton Hall, which has

buff brick walls and a slate roof, and the church which includes knapped flints and ashlar stonework.

Brinton has a secluded character which derives partly from its valley location around the River Glaven and partly from the high number of mature trees and woodland blocks in and around the village. Areas of meadow are also important and reflect its riverside location. Hedges, together with brick and flint walls and, relating to Brinton Hall and the church, iron railings, are important boundary markers. The Green is the most important area of green open space although the agricultural fields that roll into the village also create a sense of openness in some areas. Reflecting its rural character, properties are generally set in private gardens.

The agricultural fields, meadow and woodland around the village are all important contributors to its setting. Important too are the villages of Thornage and Sharrington with which Brinton has historic manorial and current parish ties respectively. Brinton's location in the valley and high number of trees means it is mostly hidden in long distance views but there are views into the Conservation Area from the south.

Section 3

Historic Development

This section describes the history of Brinton and discusses how the settlement pattern has developed over time.

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3.1 INTRODUCTORY SUMMARY

The name Brinton derives from Old English meaning farm settlement connected with 'Bryni,' a personal name.⁰⁴ Brinton was first documented in the Domesday Book of 1086. From at least the twelfth century, the medieval footprint of the village was centred around the Village Green, the central locus where a large house, parish church and stone cross were located and routes along The Street and Stody Road met. St Andrew's church, includes a rare pre-Reformation statue of St Andrew, and the remains of the stone cross which are the oldest structures in Brinton and date from the medieval era. Brinton was a beiruite to the manor of Thornage.

The earliest secular dwellings to survive are from the sixteenth and seventeenth centuries and include cottages, farm buildings and larger houses such as Brinton Old Hall and parts of The Grange and Brinton Hall. Houses located along the Green are predominantly late-eighteenth century and early-nineteenth century. The Brereton family took over the Brinton Hall estate and in 1822 refaced and extended the hall in the fashionable Greek Revival style.

The possibility of bringing the railway to Brinton was discussed later in the nineteenth century but the topography made it unviable. The main change in the later part of the century was the erection of the new schoolhouse on Stody Road. The Grange was remodelled and smaller buildings disappeared from

the periphery of the village. In the second half of the twentieth century five modern houses and bungalows were added individually around the village. However, the relative lack of additions in the last 200 years has preserved the historic character of the Conservation Area.

3.2 EARLY HISTORY

Brinton has been subject to a number of archaeological surveys and artefacts have been found across the village. Evidence of human activity in Brinton dates back to the Palaeolithic period where two flint handaxes were found from metal detecting.⁰⁵ Neolithic activity has also been evidenced through finds of pot boilers and flints recovered east of The Old Coach House and several worked flints and a polished axe.⁰⁶ Brinton has little evidence from the Bronze Age but archaeological discoveries indicate Roman occupation including a concentration of building material which has been interpreted as a Roman villa and would therefore be the earliest built fabric in Brinton.⁰⁷ Roman finds include pottery and coins found east of the village and a puddingstone quern.⁰⁸ Evidence of late Anglo-Saxon occupation in the village was revealed at St Andrew's church in 1873 when Anglo-Saxon masonry was discovered whilst in the 1970s finds of late Anglo-Saxon pottery were discovered south of the church and north of Stody Road⁰⁹

3.3 MEDIEVAL

Brinton was first documented in the Domesday Book in 1086 as an outlier of Thornage located in the hundred of Holt.¹⁰ The entry for Thornage states there were 12.8 households, 100 sheep, 3 mills and 1 church with land belonging to Bishop William of Thetford, the tenant-in-chief who also owned land at nearby Hempstead and Thornage.¹¹ There is no evidence of mills in Brinton. Prior to the conquest, Brinton had been under the ownership of Bishop Almer of Elmham.¹²

Landscape archaeology and earthworks further contribute to the understanding of the medieval settlement in Brinton. A house, moat and group of enclosures surviving as earthworks were discovered south-west of the village along with three medieval coins.¹³ A number of medieval pottery fragments have been found throughout the village with a particular concentration discovered south of the church and on the site of Brinton Hall.

The earliest surviving standing fabric in Brinton dates from the medieval period. The remains of a stone cross stands on the Green, however, very little remains of the monument.¹⁴ It has been suggested that the cross would have been a preaching station for pilgrims as they travelled to the medieval shrine at Walsingham or Binham Priory north of the village.¹⁵ A larger stone cross survives in nearby Sharrington which has also been interpreted as a stop for pilgrims.



St Andrew's church is the earliest building in the village. Mostly cobble with knapped flint, galletting and ashlar stone dressings, it dates from the thirteenth and fourteenth centuries and is one of the smallest churches in the area.¹⁶ There is evidence of Anglo-Saxon masonry, Early English, Norman and Perpendicular work. A feature of special interest is the pre-Reformation statue of St Andrew which survives on the west elevation. The niche containing the statue had been plastered over and rediscovered in 1871 during restoration work.¹⁷ A fireplace can be seen at the base of the tower, it was originally used by pilgrims who would shelter in the church overnight but was still in use by 1894 to warm the church.¹⁸ Inside the church are carved bench ends dated 1544. Near the church, against the north elevation of Church Farmhouse, stands a brick archway of an uncertain date, which, it has been suggested, is of medieval origin from a previous building which stood on the site.



Pre-reformation statue of St Andrew



Church of St Andrew



Remains of Brinton cross



Possible medieval arch at Church Farmhouse



3.4 SIXTEENTH AND SEVENTEENTH CENTURIES

Brinton has always been an agricultural village and appropriately the earliest secular buildings dating from the sixteenth and seventeenth centuries are mostly farmhouses and farm buildings. The exception, The Coppice, is located on the Village Green and has a seventeenth century core. It is likely a small number of surrounding houses and cottages have some seventeenth century fabric.

Brinton Old Hall is situated north-west of the village a short distance south from the River Glaven. It is mostly obscured from the road by trees and is also set back from the road. The hall is modest in size and dates from the late-sixteenth or early-seventeenth century and is formed of five bays of cobble flint with red brick dressings and a red clay pantile roof. Features which suggest the wealth of its original owner include the diapering work on the bricks, and a fine internal door and staircase. The hall is surrounded by a seventeenth century flint and red brick barn and a small two storey seventeenth century cottage which had formerly been a granary.¹⁹

Although the most visible part is the c.1900 range, the older part of The Grange located on Stody Road dates from the late-seventeenth century. This range has a black glazed pantile roof and is constructed of cobble flints and red brick. The rear pile of Home Farmhouse, a house located along The Street at the southern tip of the Conservation Area, also dates from the seventeenth century but was refronted in the eighteenth century. The building of these large houses may reflect the changes in land holding patterns following the Reformation in the sixteenth century, which ended the holding of Thornage manor by the Bishops of Norwich.

In the seventeenth century, the Cooke family occupied a house on the present site of Brinton Hall. A date of '1660' can be seen on the south wall of the main house, although a 1721 date has been suggested as a more accurate date for this wall.²⁰ Edmond Cooke of Brinton was a successful property-owning tanner who died in 1669 and his memorial tablet can be seen in an aisle of Brinton church. The estate passed to Brereton family when Cooke's son Robert had a daughter, Cicely Cooke, who married John Brereton of Shotesham (1642-1734). The Hall has remained in the Brereton family since.



3.5 EIGHTEENTH CENTURY

Brinton underwent significant change in the eighteenth century. Many houses and buildings around the Green were built or refaced in red brick with large sash windows to create the impression of a fashionable village. A schoolhouse was built at the centre of the Green and a reading room to the west. These significant changes to the village have left it with a character unlike most Norfolk villages and it is possible that it was instigated by the Brereton family who by the late-eighteenth century had large landholdings in the parish. John Brereton (1753-1823) became patron of the estate in the late-eighteenth century and worked as a successful tradesman, draper, grocer, and tallow chandler who specialised in delivering Norfolk game and parcels to London.²¹ Brereton's eldest son William John (1787-1851) was responsible for the major works to the house and estate including the remodelling of the house.

The first known map of Brinton is William Faden's Map of Norfolk from 1797. Although Faden did not label landmarks in Brinton as he did with nearby parishes, the site of the church and hall on the Green can be distinguished from the nearby buildings. Faden did not distinguish between dwellings and other buildings and the locations are indicative. Settlement was centred around the Green as it is today but there were more buildings indicated to the east and north. Along Stody Road four buildings were illustrated on the north side

and four on the south side all to the east of Brinton Hall. Similarly there were buildings shown on the south side of the single track to the north of the village opposite where Rose Cottage now stands. To the north-west, a group of three buildings were shown which probably represent Hill Farmhouse together with a large barn and row of outbuildings. To the east, opposite the entrance to the track to Hill Farm was another building.

There are many eighteenth century buildings surviving in Brinton. These include the row of houses on the Green which were built in the eighteenth century with good quality red bricks and fashionable sash windows as well as a traditional Norfolk black tile roof. The houses do not retain their original appearance having had several larger sash windows inserted in the early nineteenth century. The house to the north, The Coppice, was built earlier in the eighteenth century but appears to have been refaced and refenestrated in the late nineteenth or twentieth century. Less altered is the Thatched House on the south side of the Village Green, which dates from the mid-eighteenth century and was originally a public house which closed in 1961.²²

Larger houses were also constructed or altered in a vernacular rendering of the fashionable Georgian style. These include Cedar House,²³ which is tucked into the edge of the parkland north of Brinton Hall and, formerly known as Brinton Cottage, may have been part of the

estate. Home Farm at the southern end of the village had a new front pile added in 1780 and its symmetrical front has a fine doorcase. A Norwich insurance plaque is fixed over the door which indicates that it was insured against fire in the eighteenth century.²⁴

The accuracy of the map is poor but Brinton Hall itself is indicated as a house facing onto the Green. It is likely that the earlier house faced the Green and that this earlier house was later subsumed into the larger Hall as the south range.



Eighteenth century houses on the Village Green including Church House, The Pages and The Coppice



Eighteenth century school building on the Village Green



Cedar House barns located at the edge of the garden



Home Farmhouse



Fire insurance plaque on Home Farmhouse



William Faden's 1797 Map of Norfolk Courtesy of Norfolk Record Office



3.6 NINETEENTH CENTURY

Brinton's buildings continued to be updated in the early nineteenth century; for example the churchyard wall of cobble flint and red brick was rebuilt in 1805.²⁵ The most notable upgrading was that to Brinton Hall. It was remodelled in the Greek Revival style by William John Brereton in 1822; a brick survives on the hall with this date. The house was enlarged, reorientated to face the parkland and the old front elevation of the hall was refronted with yellow gault bricks as the secondary elevation. On the new front elevation there was a Greek Revival porch with details of Greek Doric columns, antae, entablature and a part glazed door on the main entrance.²⁶ A series of outbuildings were erected to meet the needs of the family including an icehouse and a boathouse north of the estate. The parkland was landscaped at the same time as the hall. Plantations were added and the River Glaven was dammed to create a lake. A ha-ha separated the parkland from the gardens.²⁷

The remodelled Brinton Hall was captured in its parkland on Andrew Bryant's map of 1826. This depicts a greater number of buildings in the village than Faden's map although this may have been because Bryant's map was more accurate, rather than because they had been newly built. Like Faden, Bryant did not distinguish between dwellings and other buildings. What is clear is that there were a greater number of buildings in the north of the village than there are now. Where Faden's map had shown one building opposite the entrance of the track to Hill Farm, Bryant showed four. He also showed another building immediately east of Hill Farm. At the far south end of the village, a building was shown beyond the road junction where currently there are no buildings. The number of buildings along Stody Road had decreased, probably cleared as part of the works to the Hall and park. A cluster of buildings are shown at the east end, comprising the Grange and buildings on the site where the former schoolhouse and Coach House now stand. To the north-east, along the track towards Thornage was another small group of buildings. The map also labels the footway to Thornage Hall through the Brinton estate and the track north-west of the village as Swans Croft Lane, which runs towards Sharrington.



South elevation of Brinton Hall



Brinton Hall park



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Andrew Bryant's 1826 Map of Norfolk Courtesy of Norfolk Record Office



In 1836, Brinton Hall became the site of the country bank and a huge safe was installed within the house. The bank was operated by William and John Brereton but failed drastically and the bank acquired debts of £70,000. Despite a major court case in which all the brothers became involved as executors of the will, William John's son, John Brereton, took over the estate in 1838.²⁸

The first map to show Brinton in greater detail and accuracy is the tithe map from 1838 although the buildings north of the river, such as Hill Farm, were not included as they fell within the parish of Sharrington and were shown on its tithe map. The Brinton tithe map showed smaller parcels of land close to the centre and larger open fields at the peripheries of the village. The area of woodland surrounding Brinton Hall estate has also been depicted near to the lake, following the path of the River Glaven.

The tithe map distinguished between dwellings (shown in red) and other buildings (shown in grey). This confirms that as well as the Hall and cottages clustered at the centre of the village, there were three dwellings at the south end of The Street including one beyond the junction. At the east end of the village, there was a house corresponding with the old range of The Grange but the adjoining buildings were outbuildings. There was a cottage on the site of the former Schoolhouse and another located on the road in the plot now occupied by The Coach House. Three cottages were

located north-east of these. On The Street north of the village centre, Hall Cottage and Cedar House are shown together with Grange Cottage, Rose Cottage, Brook Cottage and a tiny cottage on the opposite side of the road. Brinton Old Hall and cottage are also shown. The Sharrington tithe map (not reproduced here) shows Hall Farm with two barns or ranges of outbuildings, a smaller house to the east flanked to the north and south by small outbuildings and, opposite the entrance to the track, two dwellings in one plot with associated outbuildings of different sizes.



Iron gates to Brinton Hall park



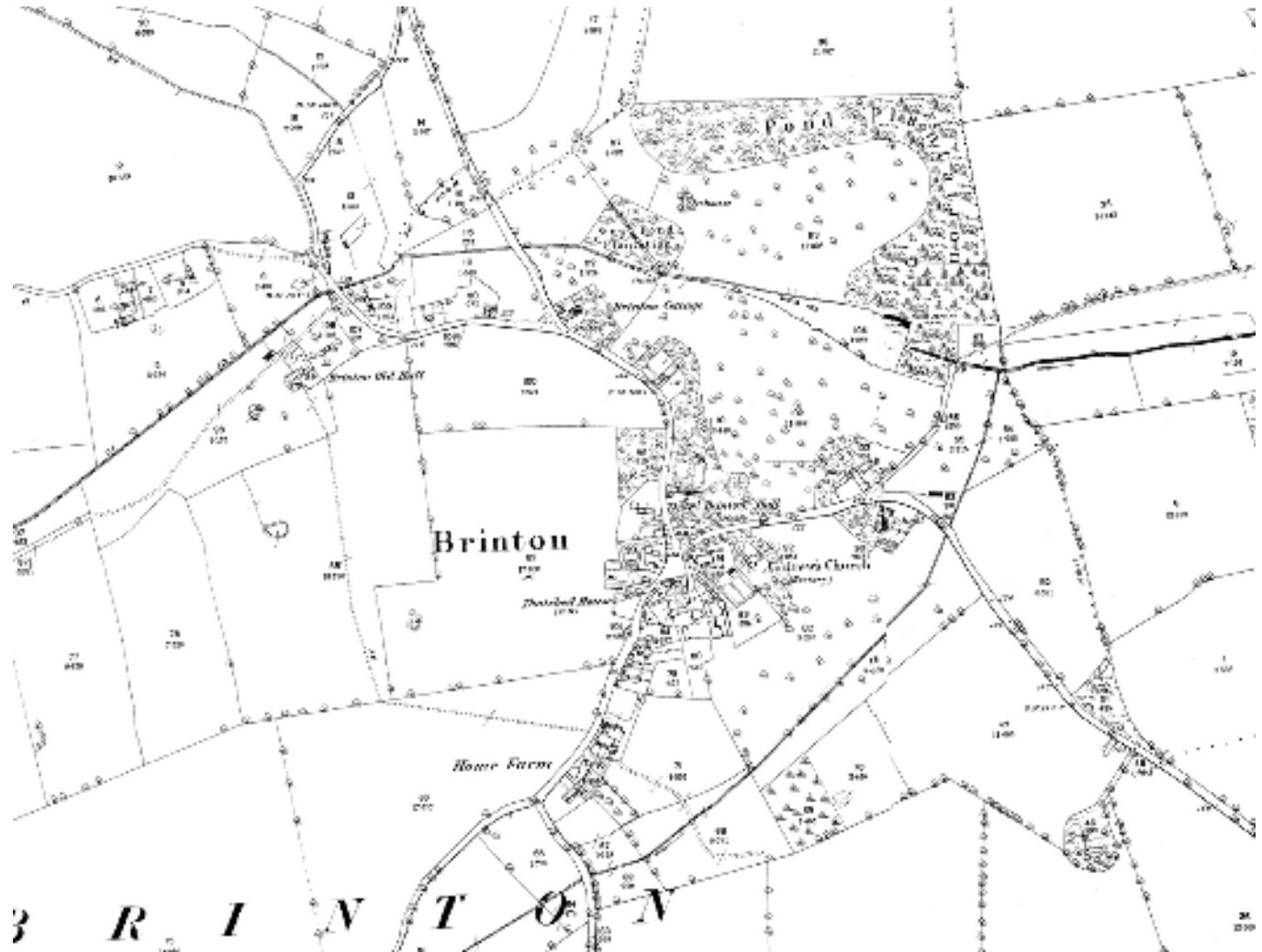
Brinton Tithe Map 1838 DN-TA-131 Courtesy of Norfolk Record Office





St Andrew's church was altered in the last three decades of the century. Restoration work took place in 1871 which led to the revealing of the pre-Reformation statue of St Andrew on the west elevation.²⁹ Much of the stained glass in the church dates from the late-nineteenth and early-twentieth century and includes the story of St Andrew illustrated by Paul Quail donated by the Dowson family who lived at Thatched House.³⁰ The East window has a representation of the Epiphany and is dated 1895.

The first Ordnance Survey map of Brinton was published in 1886 and is the most accurate map of the village as even the trees are accurately depicted. There had been considerable change at the east end of the village with the demolition of the three cottages near the track to Thornage and the dwelling on the plot of The Coach House. The dwelling on the south side of the road had been demolished to make way for a purpose-built school that was erected in 1876. The dwelling at the southern end of the village had also disappeared, as had the tiny cottage opposite Rose Cottage at the north end of the village. In the wider landscape, a railway line had been built by the Eastern and Midland Railway south of Brinton. The company had looked at the possibility of the railway serving the village but it was deemed unfeasible.



OS map of Brinton 1886, 1:2,500



3.7 TWENTIETH AND TWENTY-FIRST CENTURY

There was relatively little change in Brinton between the late-nineteenth century and the early twentieth century as recorded on the 1907 OS map. At the north end of the village, a cottage was built east of Grange Cottage whilst in the village centre, Marestail Cottage is labelled as a post office. A building in the field north-east of the Brinton Old Hall complex had been demolished.

During the Second World War, two pillboxes were built in Brinton.³¹ Brinton also played a role in the Cold War when an underground monitoring post was constructed. The post opened in 1958 and closed in 1991 and is still intact.³²

Probably an early twentieth century house, The Villa is first depicted on the 1952 OS map as is Mayflower Cottage. Little else had changed in the village apart from the loss of some of the outbuildings opposite the entrance to the track to Hill Farm. However, by 1976, when the next OS map was published, several changes had occurred. The house east of Hill Farm had been demolished, as had all but one outbuilding opposite

the entrance to the track to Hill Farm. (This outbuilding has since been demolished.) Two new bungalows had been built west of Cedar House, Osotua and New Homestead. South of the church, Meadow Cottage had been constructed whilst The Rectory had been built south of the village centre on the west side of The Street.

A number of post Second World War interventions took place at St Andrews church. The altar underwent refurbishment in 1954. In 1957 the single bell, which dates from 1617, was rehung and the tower was reroofed. In 1965, the nave and transept roofs were repaired at a cost of nearly £5000.³³

The only substantial building to have been added in the village since 1976 is the range of stables in the grounds of Mayflower Cottage. The large barn at Hill Farm has been demolished. The former Schoolhouse was converted into residential accommodation in the mid-1980s and both The Villa and Grange Cottage have recently been extended.



The Villa, north-west of Brinton



Twentieth Century bungalow north-west of Brinton



1952 OS Map of Brinton, 1:2,500

**KEY**

- Conservation Area Boundary
- Medieval
- Sixteenth and Seventeenth Centuries
- Eighteenth Century-1838
- 1839-1886
- 1886-1952
- Post-1952

This plan indicates the age of the existing built fabric of the main buildings and structures in Brinton. It is mostly based on a comparison of historic maps with limited verification through viewing of the existing building from the street. Some buildings may have been constructed in phases but generally only the main phase is shown here. Some buildings may have been partially rebuilt or substantially repaired since they were first built but their footprint was unchanged and so the change is not obvious in map comparisons. Where this is the case, generally the building is coloured for the earliest date that it appears on the map.

Section 4

Character Assessment

This section describes the elements of the Brinton Conservation Area that contribute to its setting, architecture form, street pattern and townscape character.

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4.1 LOCATION AND TOPOGRAPHY

Brinton is located approximately 3.2 miles south-west of Holt and 28 miles north-west of Norwich. The proposed Conservation Area in Brinton covers the north area of The Street which loops around to the north-west before re-joining The Street as it passes Cedar Hall towards the Green. The south section of The Street is included in the Conservation Area terminating at a set of crossroads north of Home Farmhouse. The boundary runs along Stody Road to the east of the Green and terminates immediately east of the Old Coach House.

The land within the village has very gentle undulations, with a slight fall from south to north. To the south of the village, the land continues to rise towards the ridge at Barningham.

Brinton is located near the North Norfolk Coast Area of Outstanding Natural Beauty (AONB). Policies for the management of the AONB are contained within the AONB Management Plan, prepared by the Norfolk Coast Partnership. It includes objectives and policies relating to the built and historic environment, which should be referenced when planning change in the area: <http://www.norfolkcoastaonb.org.uk/partnership/aonb-management-plan/377>.

Brinton Conservation Area does not include or lie adjacent to any Sites of Scientific Interest (SSSI). However, part of Swanton Novers Wood SSSI is 2.3 miles to the south-west. Holt Lowes SSSI is 2.9 miles to the north-west and Edgefield Little Wood SSSI is approximately 4.4 miles to the west.



Slight dip in the land along the north area of The Street



View along Stody Road showing the level topography of the road



KEY

- Norfolk Coast Area of Outstanding Natural Beauty
- North Norfolk Coast Site of Special Scientific Interest
- Special Scientific Interest
- A Holt Lowes
- B Edgefield Little Wood
- C Swanton Novers Wood

Location Plan. Base map © Google Earth. This plan is not to scale.



4.2 SETTING AND VIEWS

Definition of Setting

The setting of a conservation area provides its physical context, reflecting the landscape character around it. Setting is made up of several elements beyond just topographical or natural parameters; it is also made up of sounds, smells, environmental atmosphere and the way people move around it and experience. It can contribute both positively and negatively to the significance of a site and can provide evidence of the historic context of a place. Views also form part of the contribution to the setting of conservation areas. They may include views from, to, within or across an area, taking into consideration the area's surroundings, local topography, natural and built features, and relationships between buildings and spaces.

The Importance of Views

The assessment of views within the setting of heritage assets is an important part of establishing its heritage value. A view may be significant for a number of reasons: it may clearly show a key building or group of buildings, it may show the relationship of one heritage asset to another or to the natural landscape, it may illustrate the unplanned beauty of a village-scape, it may tell the narrative of how a place has evolved over time, or it may show how a view has been deliberately designed. Views can be static or may change as a viewer moves through a place. They may be short or long range, or look across, through, to or from a heritage asset.

At Brinton, the natural landscape setting is a vital part of the character of the village. This is described below, together with a discussion of views of the Conservation Area. The view photographs included in this Appraisal are a representative selection. The omission of any view imagery here does not mean that they have no value.



4.2.1 Surrounding Landscape

The Glaven Valley area around Brinton consists of gentle hills, typically used for arable farming. At Brinton there are fields flanking all sides of the village. However, in the north of the village, the parkland of Brinton Hall includes areas of woodland including Stew Pond Plantation and the Pond Plantation, both of which run alongside the River Glaven. To the north-west of the village, farms are set sporadically amongst open fields accessed along narrow tracks lined with trees such as Swans Croft Lane and a separate track that branches north towards Valley Farm. To the east of the village, Stody Road meets the B1110 on the line of a former railway where a small stretch of dismantled tracks survives.

Brinton is located close to many small villages that are also part of the Glaven Valley. Many of the villages historically depended on the river for milling. However out of the original sixteen that lined the river, only five survive and most of these have been converted for residential use. The village of Thornage is located to the north-east, Stody to the east, Briningham to the south and Gunthorpe to the west. The closest is Sharrington, which is situated north of the village, and now forms part of the same parish, such is their proximity.



Tributary of the River Glaven north-west of Brinton



Agricultural field with trees north-west of Brinton



Large open aspect agricultural located north of Brinton and south of Sharrington along The Street



Track enclosed by trees



4.2.2 Views Into And Within Conservation Area

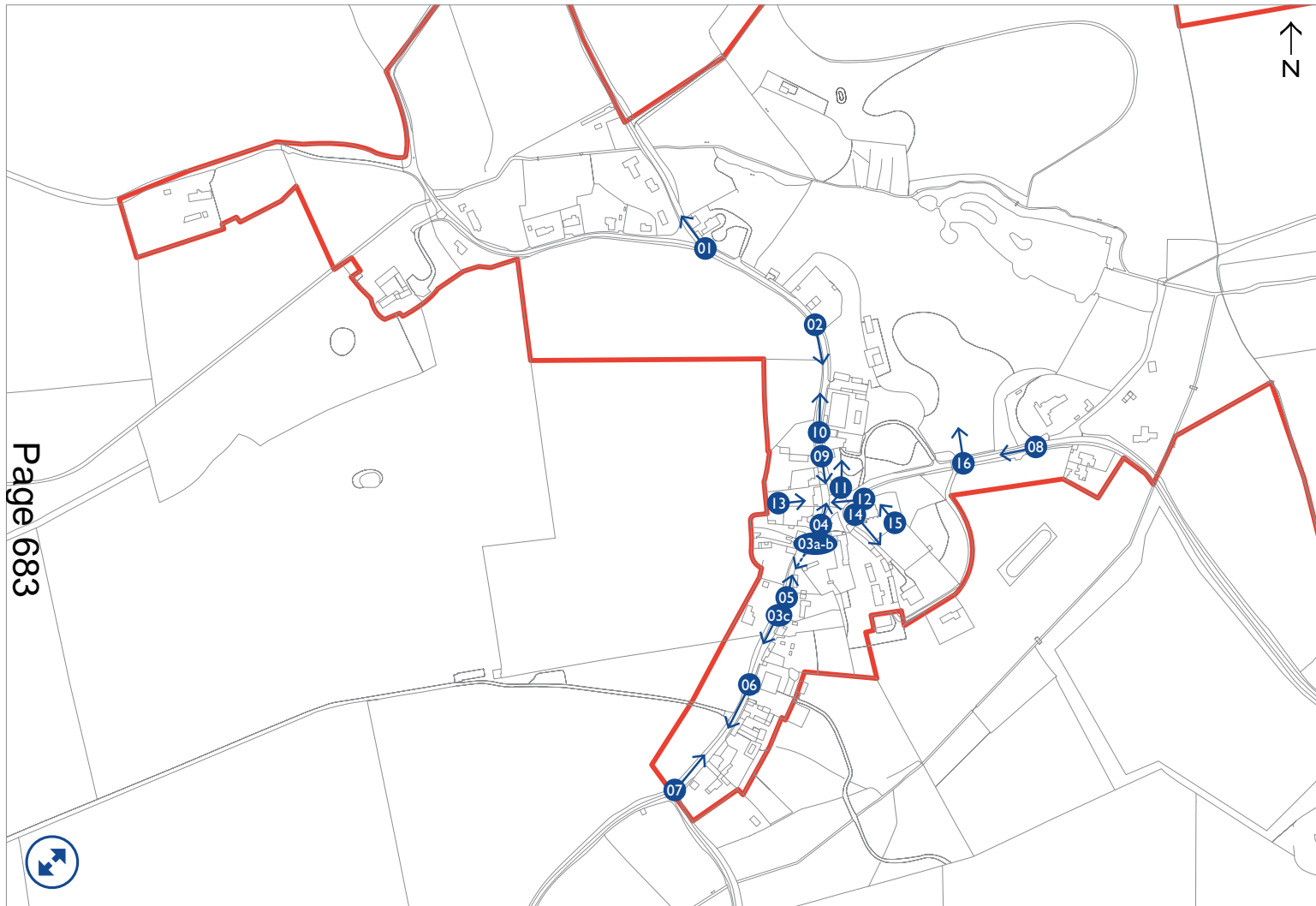
Views in and around Brinton fall into a number of different categories. There are long distance views towards the Conservation Area (Views 17-20). The village's valley location and abundance of mature trees means that little of the buildings in Brinton can be seen apart from the church from the ridge at Brinington (View 20). Nearer the village, the buildings at the south-west end of the village can be seen forming an attractive cluster in the landscape.

Within the Conservation Area, there are many views along The Street, Stody Road and smaller tracks branching off the two main roads. View 1 in the north of the village typifies the predominance of trees with the cluster of outbuildings by Cedar House forming an attractive focal point at the junction. Many of the key views are those across the Green or along The Street to the north and south of the Green (Views 2-5, 9-14). The varied building lines and massing create interest in the dynamic views along the street whilst trees frame buildings at certain points. Many of the houses and farm buildings in Brinton are positioned at the edge of

roads, following the contours and creating attractive lines of sight. On the south stretch of The Street, views along the road show a variety of historic houses giving way to farm buildings, which reflect the importance of agriculture historically to the village. Along Stody Road and the north area of The Street, roads are lined with hedges and mature trees which creates a rural and semi-enclosed feel, channelling dynamic views along the road.

Where Stody Road and The Street meet at the Green the open space facilitates a range of attractive views. There are glimpsed views of the high-status and landmark historic assets such as Brinton Hall and the Church of St Andrew. The group of late-eighteenth century red brick houses contribute to attractive views from the north, east and south that typify the unusually polite Georgian character of Brinton compared with other nearby village centres. Contrasting with this are the views into Church Farm, which again reflect the historic importance of agriculture and its ties with the church. Furthermore, the clock and bell cupola provide an unusual but attractive feature (Views 4, 9, 12 and 13).

Landmark and key views in the village focus on important features of the village which help contribute to character. The Church of St Andrew is the major landmark building in the village as a place of worship located centrally in the Village Green. Whilst mostly enclosed by mature trees, clear views of the south and east elevation can be appreciated from the churchyard where a wooden bench has been positioned to encourage viewing (View 15) whilst the tower can be glimpsed from the north part of The Street (View 2). Brinton Hall is situated north of the Village Green and can be glimpsed through a tree and hedge boundary (View 11). Brinton Hall sits within a large area of parkland which can be glimpsed through the trees north of Stody Road (View 16).



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View 01

View at junction north of the village showing the farm buildings at Cedar Hall



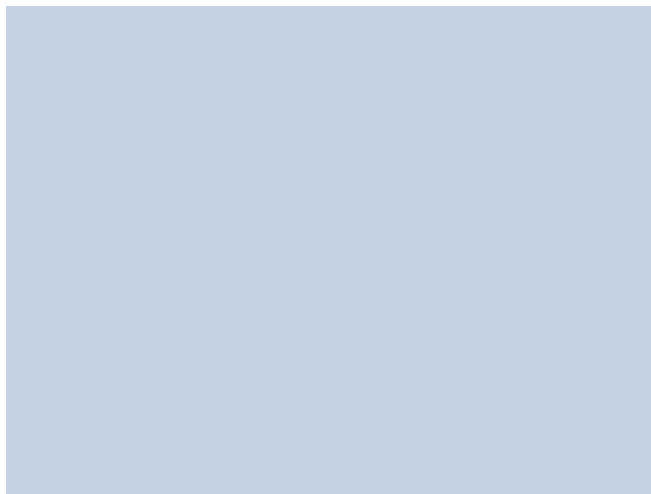
View 02

View looking south along The Street (north) with Hall outbuildings and the church tower beyond framed by the trees



View 03a

View looking south along The Street



View 03b

View looking south along The Street





View 03c

View looking south along
The Street



View 04

View looking towards
Brinton Hall in the Village
Green



View 05

View looking north along
The Street towards the
Green



View 06

View looking south
towards Home
Farmhouse and barns



View 07

View looking into the Conservation Area from the south



View 08

Dynamic view looking west of Stody Road showing road enclosed by trees



View 09

Dynamic view south towards The Street



View 10

View along The Street (north) looking north towards Hall Cottage





View 11

Glimpsed view of the side elevation of Brinton Hall



View 12

View looking west towards the Village Green from Stody Road



View 13

View south to the Village Green



View 14

View into Church Farm from the Green





View 15

East elevation of St
Andrew's church



View 16

View looking north from
Stody Road towards
Brinton Hall Park





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Long Distance Views Plan © Google Earth. This plan is not to scale



View 17

View of Brinton from the south-west



View 18

Dynamic view towards Brinton





View 19

View towards Brinton
from the south



View 20

View of Brinton Church





4.3 TOWNSCAPE, SPATIAL ANALYSIS AND GREENERY

4.3.1 Street And Plot Patterns

The defining feature of Brinton's layout is the meeting of its three curving main streets at The Green in the village centre. The Street forks in the north of the Conservation Area near Cedar House and there is a junction just outside the Conservation Area at Home Farm to the south. The roads meeting the main road of The Street are single tracks. Being a small village, Brinton does not feature the lanes or alleys of the larger villages and towns in North Norfolk. A track called Swan Croft Lane provides access to Hill Farmhouse.

The layout of Brinton is also partly defined by the course of the River Glaven which runs along the north boundary of the Conservation Area through Stew Pond Plantation and Pond Plantation. The river branches to the north-east of The Grange and flows along two different paths, to the north and the south-west of the village. In the area north-east of Cedar House, sluices channel water into a large lake and along small tributaries.

The cluster of houses immediately west of the Green sit in small, narrow plots. Otherwise, the farm buildings, small and medium sized houses along The Street typically have generous rear gardens and are set on the edge of the road or within small front gardens which closely follow the contours of the road.

There are some exceptions, notably Brinton Hall, which sits facing away from the street towards its garden and parkland. The Grange, The Old School House and The Coach House and their outbuildings are set back from the road in large private gardens accessed from sweeping driveways. The houses and outbuildings at Old Hall and Hill Farmhouse are set far back from the road in large private gardens and can only be accessed by tracks branching off The Street. More recently built properties, such as The Rectory and the bungalow Osotua, are set further back from the road, The Rectory on slightly higher ground.

4.3.2 Boundary Treatments

The property boundaries in Brinton are generally clearly defined and a variety of boundary treatments are used. Roads and open spaces such as fields and gardens within the Conservation Area are lined with hedges and mature trees. In the north area of the village, these natural boundaries are particularly thick, which creates a semi-enclosed rural feel and gives the houses greater privacy as many can only be glimpsed from the road. East of the village, mature trees and hedges line large areas of Stody Road creating an enclosed feel which contrasts with the open aspect of the Green.

Cobble flint and red brick walls bound large sections of The Street, following the curved contours of the road. Smaller walls typically front small and medium sized houses whilst Brinton Hall has a tall and grand wall with gate piers flanking the east side of the house.

A lower stretch of wall and railings runs around the south side of Brinton Hall accommodating glimpses of the front elevation of the house. Tall gate piers also mark the former entrance to the yard associated with the Hall on the opposite side of The Street. A series of small stretches of wall run along the south-east area of The Street consistent with the small to medium sized houses that stand behind. Short stretches of wall also front the three medium to large houses on the east end of Stody Road. The walls break from the natural boundaries and signify the presence of private property and importance of these larger houses. Reflecting its high status, the Church of St Andrew is enclosed by a boundary wall of cobble flint and red brick, as well as stretch of metal estate fence and natural boundaries.

A large area of historic metal estate fencing survives north of Stody Road around the land of Brinton Hall, a smaller stretch can be seen to the south. This style of fence is an appropriate boundary treatment as it denotes the presence of a high-status building.

Areas of timber board fence usually occur in short stretches fronting modern houses but are also used in front of some historic buildings. These appear jarring in the Conservation Area, especially where not softened by vegetation.



Flint and red brick wall enclosing the churchyard with mature trees and shrubs beyond



New wall at The Grange north of Stody Road



A short stretch of timber fence on the west boundary to Brinton Hall



Small hedge and walling fronting the late-eighteenth century houses west of the Green

*Historic iron gate at Brinton Hall**Metal railing to the churchyard**Bridge railing separating public right of way from tributary of the River Glaven**Hedge and mature trees lining The Street*

**KEY**

— Conservation Area Boundary

— Walls

— Fences

— Hedges

● Trees



4.3.3 Public Realm

There are limited formal public realm features in Brinton, consistent with its character as a rural village. The main area of public realm is the Green, which is a simple triangle of grass that contains the village sign, a bench and public noticeboards. It is unedged and the only limited amount of paving is near the noticeboards.

Road surfaces in the village are tarmac with no pavements and minimal markings other than junction lines. Grass verges mostly line roads although there are instances where buildings are positioned on the edges of roads. Open fields flank stretches of road such as the fields west of The Street, whereas a steep grassy verge fronts The Rectory and Chandlers Cottage north-west of The Street. There is one island of grass on the village Green which is flanked by The Street as it cuts through the Green from the north to the south-west.

There are no formal parking areas in the village and vehicles are often kept on private driveways. Many of the private driveways in the village are combined with attractive green front gardens. Driveways and paths to houses are almost all gravel, which retains the soft, unmanicured character of the area. Cars do get parked on the Green, which intrude on the character and views of the area. Where possible, parking on the Green should be kept to a minimum.

Streets signs are limited in the village. There are a number of modern fingerposts in different parts of the Conservation Area, which contribute to Brinton's rural and traditional character. Roads signs are sensitive and speed warning signs typically smaller than the standard size. Many of the residential properties are named rather than numbered in the Conservation Area, which contributes to the character of the village, however, in some cases, more traditional signs would be of benefit to character.

A noticeboard in a timber frame is present on the wall of a house at the centre of the Green, an appropriate communal and open space. There are two further noticeboards in the porch of the church, a traditional space for displaying village notices. Timber benches are located in the churchyard and on a grass island at the centre of the Green. There is a wall post box and red phone box on the east side of The Street, the positioning of these features together is a typical arrangement in village settings.

There is no street lighting within the village, again contributing to the rural character, as well as preserving the dark night skies of the region. There are timber telegraph poles throughout the village which are somewhat visually intrusive, though not too prolific.



Noticeboard attached to house in central place on the Green



Two church noticeboards in the porch to the church



Modern fingerpost sign in a traditional style



Fingerpost located north-west of the Brinton



Red phone box on the east side of The Street



Wall post box on the east side of The Street near to the phone box



Chalk board for information on church services on the Village Green



Bench in the churchyard



4.3.4 Open Spaces And Greens

The Green in Brinton forms the heart of the village where the north and south stretches of The Street and Stody Road meet. With the Hall and church surrounding the Green, together with pretty cottages and farm buildings, the Green epitomises the ideal of an English country village achieved in the Norfolk vernacular. The array of public realm features and the clock and bell tower further reinforce the communal character. Mature trees line the east side of the area creating a semi-enclosed feel that contrasts with the south-east and central sections of The Green which have more of an open aspect.

Another important public green space is the churchyard surrounding St Andrew's Church, located adjacent to the Green. This open green space contains numerous gravestones and tombs as well as a bench for reflection. A cobble flint and red brick boundary wall encloses the churchyard; however, natural boundaries of mature trees and hedges dominate the perimeter of the churchyard giving the space an enclosed, private and reflective feel.

Brinton incorporates numerous areas of private green space. The most substantial of these is the fine mature parkland of Brinton Hall, some of which can be glimpsed from the surrounding roads. There is also the associated walled garden that is located south-east of the church and accessed via an attractive historic metal gate on Stody Road. Meadow with mature trees flanks the river between the two parts of The Street in the north of the Conservation Area.

Surrounding the Conservation Area are agricultural fields whilst a large expanse of meadow to the east separates Brinton from Thornage. A large field to the south-west of The Street brings the countryside into the village. At each entrance point into the village the scene of open fields changes into a scattering of buildings set within private gardens (south entrance via The Street and east entrance via Stody Road) or semi-enclosed by trees bordering the road (north entrance via The Street). The character of the landscape north and east of the village is semi-enclosed and there are typically more areas of woodland and clusters of mature trees which also contribute to the enclosed feel.



View of the Village Green from the north

Churchyard enclosed by mature trees and hedge



Parkland glimpsed from Stody Road



4.3.5 Trees And Vegetation

Brinton is characterised by mature trees and woodland to a considerable extent, which makes it unusual amongst North Norfolk villages. The creation of the parkland at Brinton Hall, with its substantial plantations and specimen trees is a significant contributor to this character. The fine cedar trees, that now give Cedar House its name, are a link with the parkland that surrounds it. The mature trees in the churchyard may well have been planted partly to help provide screening for Brinton Hall.

Generally many stretches of road within Brinton are lined with mature trees and hedgerow that create a semi-enclosed feel. The northern part of the Conservation Area has a less tamed character than the polite village centre and the trees in the meadow around the river and along the track to Hill Farmhouse contribute to this. Much of the housing in the rest of the village also has many mature trees surrounding it, particularly separating it from the landscape beyond. Consequently Brinton almost disappears in views from the surrounding area as the impression is overwhelmingly of trees. It should be noted that trees within the Conservation Area are protected, and notice is required for works to trees that have a trunk diameter of more than 75mm.

The appearance of private gardens within the Conservation Area vary in size and contribute positively to the countryside feel of the village. Many of the smaller houses and cottages in the village display traditional front gardens which contain small areas of grass, with features including flowers, trellises, picket fences and low garden walls. Brinton Hall has a much more formal appearance with a range of large trees fronting the south perimeter with a larger lawn. Medium-sized houses such as the houses east of Stody Road also have larger gardens however planting and boundary walls largely screen the gardens from street view and provide a private feel.

Hedgerows are a common feature throughout the village as boundary markers between fields and around private properties. Most of the hedges in the village are of native species and medium height allowing for privacy without detracting from attractive views of historic properties. A small number of properties of the village have non-native coniferous hedge boundaries, which detract from the character of the village.



Mature trees lining The Street on the north entrance to Brinton



Large trees located in Brinton Hall park



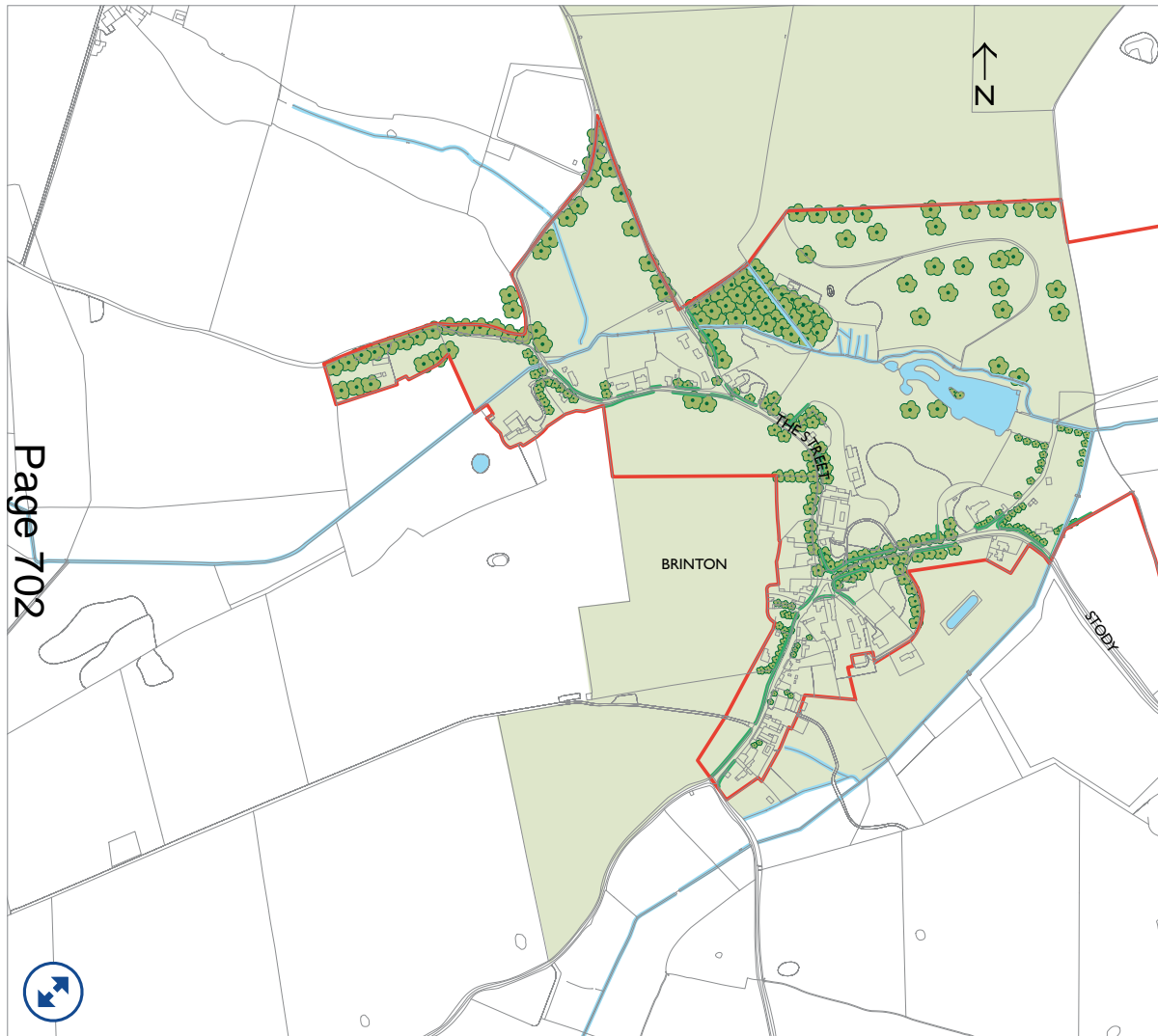
Trees lining the road near the tributary north-west of Brinton



Large tree located on the north side of Stody Road



Small cottage style gardens on the Green

**KEY**

- Conservation Area Boundary
- Hedges
- Trees
- Open Green Spaces
- Water



4.4 ARCHITECTURE

4.4.1 Materials

Within Brinton, building materials are typical of the North Norfolk vernacular comprising predominantly red bricks, cobble flints, and red and black glazed pantiles. Buff bricks front the principal façade of Brinton Hall whilst the building is roofed with slate. As non-local materials, the bricks and slates reflect the high-status of the building. Yellow bricks are also combined with red bricks on the Old School House building which creates attractive polychrome work typical of late-nineteenth century buildings. Moulded red bricks are commonly

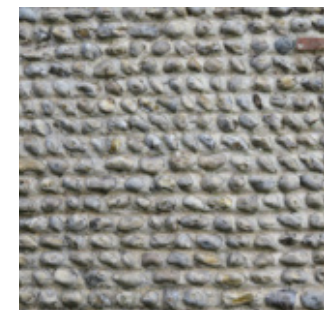
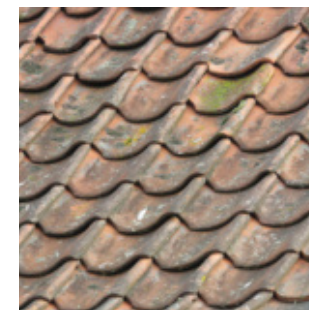
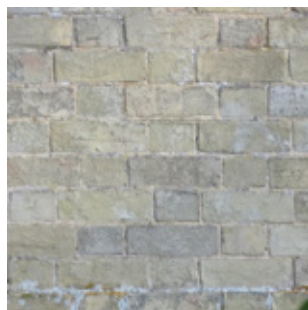
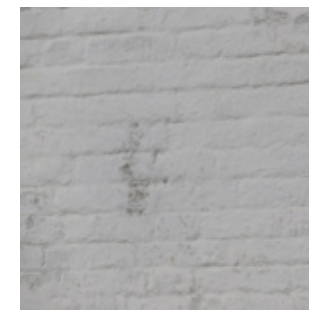
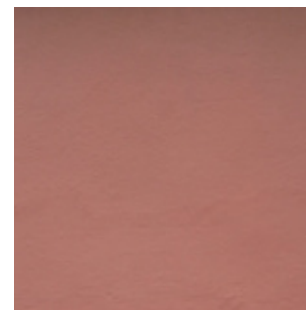
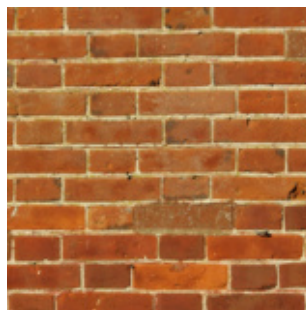
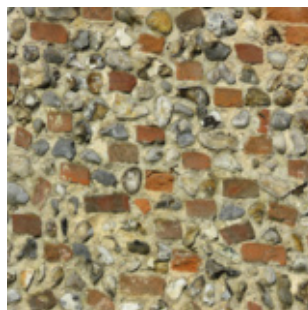
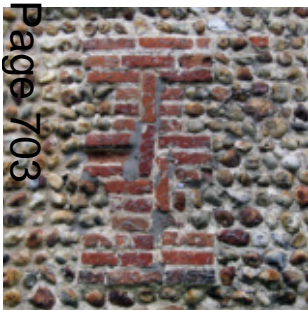
used for chimneys and chimney pots are mostly of red terracotta.

Cobble flints are the main walling materials for buildings on the outer stretches of the village and for outbuildings, farm buildings and boundary walls throughout the Conservation Area. Typically red brick quoins feature around windows and doorways. Houses in and near the village centre are generally built entirely of brick, which is sometimes painted. The most notable example is the row of late-eighteenth century red brick houses which flank the west side of the Green. Modern buildings in

the village are generally of brick. There are a very few instances of rendered houses in the village, finished in yellow or red, and parts of Brinton Hall have a light painted render coating which matches the pale bricks.

Whilst flint is an abundant material found throughout the village, the presence of knapped flints and galletting in flint on St Andrews church highlights its importance in the village as a sacred building. Window tracery and quoins on the building are in stone, which is not a local material, showing the status of the building. The tiles laid on the floor of the porch are from the nineteenth century.

Materials Palette





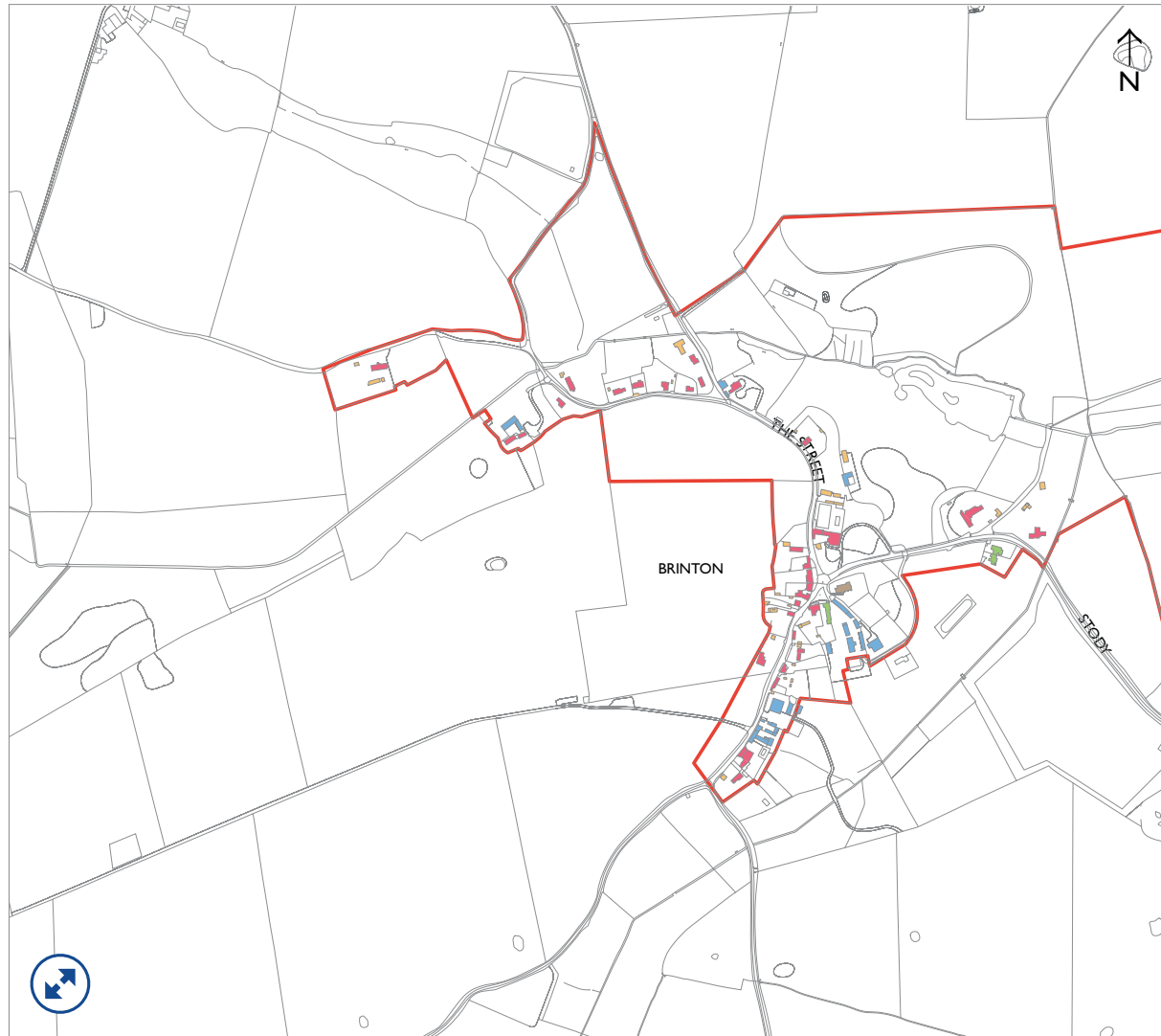
4.4.2 Building Types and Design

Most of the buildings within the Conservation Area are residential and were built for this purpose. Houses take the form of small cottages, medium sized houses, farmhouses, and large detached houses. The small number of modern houses take the form of bungalows and medium sized houses. There are some conversions within the village, mostly of farm buildings, but a converted schoolhouse is situated south of Stody Road. Many of the houses within the village have garages and small outbuildings whilst larger historic houses like Brinton Hall have a range of outbuildings. The church has a unique function in the village as a place of worship.

Many of the historic houses and cottages are regular in form but not symmetrical in the appearance of their main elevation. Another feature common to many of the historic buildings is the use of brick detailing at the eaves.

KEY

- Conservation Area Boundary
- Place of Worship
- Residential
- Residential Conversion: Other
- Barn/Agricultural
- Garage/Outbuilding



Plan showing types of buildings in the Brinton Conservation Area © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.



Examples of brick detailing at eaves level





Cottages and Small Houses

Most historic cottages in Brinton are located at the north end of The Street and around the Green, although there are a couple of examples on the loop off The Street located north of the Conservation Area. Cottages in Brinton are constructed with a variety of materials including red brick, cobble flints and some have rendered fronts. Cottages are typically formed of one and a half or two storeys and are either set in a small front garden or positioned at the edge of The Street.

Ham Cottage is one of the most prominent cottages in the village located on The Street along the north entrance to the Green. Whilst the rear of the cottage consists of cobble flints and red bricks, the front elevation is symmetrical and has been fronted with red bricks and sash windows giving it a polite appearance.

Swift Cottage and The Drift located south of the Green on The Street are two semi-detached brick cottages (The Drift has a rendered coating) and are painted pale colours. Stone Wall Cottage and Rowan Cottage are located further south of The Street and are positioned at the edge of the road following the curved contour of road contributing to an attractive view. Stone Wall Cottage has particularly attractive sash windows and Gothick style glazing bars on the front door. Cottages line the loop road of The Street in the north of the village and are mostly cobble flints dressed with red brick with the exception of The Grange Cottage, a brick cottage painted white. Cottages in this area tend to have larger gardens and more vegetation screening them from the sides of the road. Brook Cottage located east of the loop road has one of the tributaries of the River Glaven running north of the property which is crossed by a picturesque (modern) bridge that can be seen from the road.



Cottage located north of The Street



Stone Wall Cottage located on The Street



Cobble flint and red brick cottage lining The Street



Swift Cottage and The Drift



Medium sized houses

Medium sized houses in Brinton take a variety of forms and materials. They are typically two storeys but vary in bays. A row of late-eighteenth century houses lines the west side of the Green and form an attractive curve with repeated architectural features such as sash windows and doorways. The names of the houses from north to south are The Coppice, Pages and The Church House and all are listed at grade II. Each house is set within a small cottage style front garden with clear boundary treatments of cobble and red brick walling or short hedge. Thatched House located south of the Green is also from the late-eighteenth century. The bricks of its eaves detailing are inscribed with initials.

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The Villa is located north of the village and is a tall three bay house of two-storeys, built of red brick with a brick cornice and apron mouldings. The Coach House is another medium sized house located at the east entry to Brinton along the south side of Stody Road and is a mostly modern red brick house with a single cobble flint gable fronting the house.



Red brick cottages lining the Green



Medium sized houses located south of The Street



Thatched House on the Green



Farmhouses

In Brinton, farmhouses are typically located at the periphery of the village within settings close by to fields and separated from other buildings. They often sit within or near to a complex of farm buildings. Home Farmhouse is located on the south tip of the Conservation Area and is a late-eighteenth century farmhouse formed of five bays and two storeys in red brick. There are modern and historic agricultural buildings located east of the building. Hill Farmhouse has been redeveloped and is no longer a working farm; the outbuildings have also been converted.



Home Farmhouse

Church Farmhouse lies within the complex of farm buildings adjacent to the church and is thus at the heart of the village. A cupola with bell and blue clock face can be seen on the apex of Church Farmhouse which is a character-defining feature of the Green. It is not the original farmhouse, however (see Converted Schoolrooms).



Large Houses

Brinton Hall is the largest house in the Conservation Area located in a principal position north of the Green within surrounding parkland. The house is a grade II listed early-nineteenth century in Greek Revival style with two storeys and five bays. It is typical of houses of its type and style from the early nineteenth century but was an adaptation of an existing house that probably faced the Green.

Predating Brinton Hall is Brinton Old Hall located in the north area of the village. It is a late sixteenth century house of cobble flint with brick dressings with a seventeenth century barn and small cottage attached around a courtyard. Reflecting its age, Old Hall has diaperwork to its gables but is otherwise quite a plain building with relatively small windows.

The Grange is another large house in the village situated on the north side of Stody Road. It dates from the late-eighteenth century but has a circa 1900 front with of small, coursed flints with red brick quoins and dressings, boarded gables and barge boards surmounted with finials. Its windows with large lower panes and small paned upper sashes are distinctive of the turn of the twentieth century. A boundary wall and hedge front The Grange but the row of gables on the front elevation can be seen from Stody Road.

Cedar House is a tall three-bay, double pile house of two storeys located in the north of the Conservation Area adjacent to Brinton Hall's parkland. Originally called Brinton Cottage, it may have been the dower house or an associated dwelling for the Hall. The house is late-eighteenth century with rendered and colour washed walls and an ornate door case containing a fanlight.



South elevation of Brinton Hall



View of the west elevation of Brinton Hall



Gabled window on The Grange



Converted Buildings: Schoolrooms

To the south of Stody Road is a former village school built in c.1876 and now converted to residential use. The building is two storeys with a long plan parallel to the street. It is constructed of red bricks with details of herringbone brick patterns and bands of yellow brick creating polychrome brickwork, with a date stone on the east elevation. Dormer windows and a skylight have been added to the roof of the building and uPVC windows have been used in parts of the building. The former bellcote of the school can be glimpsed in the rear garden.

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Church Farmhouse is located south of the Village Green and is another converted school dating from the late-eighteenth century. The building has a long plan and is of two storeys. The building is built of red bricks and has an arched porch on the north elevation which is sunken into the ground. In the north gable, there is a blue clockface and bell in a cupola which signifies the function of the building despite its residential use.



Converted school room located in the Village Green.



Bell in cupola and clockface on north elevation of converted schoolroom in the Green



The Old Schoolhouse on Stody Road



Inscribed date stone on The Old Schoolhouse on Stody Road



Bellcote formerly on The Old Schoolhouse on Stody Road



Converted Buildings: Agricultural

The Stable Yard is located west of The Street and Brinton Hall and is a long and tall building of cobble flint and red brick walls with red brick quoins. The building served an equestrian function before its conversion to residential use.³⁴



North elevation of the Stable Yard



Farm buildings and outbuildings

Brinton is unusual in that many of its historic farm buildings and outbuildings have not been converted. The barn to Home Farmhouse south of the village is an impressive red brick barn from the eighteenth century with a large catslide roof and timber doors. Honeycomb brick vents are features of farm buildings in Brinton, examples of which are on Home Farmhouse barn and the barn south of The Grange. Two eighteenth/nineteenth century outbuildings are located at Cedar House and are positioned at the edge of the road. The buildings have decorative red brick shapes in the walls. Church Farm barns located south of the Village Green consists of a long complex of barns and cart shelters made of red brick, flint and weatherboarding.

A number of smaller buildings exist across the village which include stable ranges, storage houses and possibly small workshops. They have largely retained original timber doors.



Home Farm Barn on The Street



Church Farm barn located south of the Village Green



Stable range located to the rear of Thatched House



Small outhouse located north-west of Brinton



St Andrew's Church

The only place of worship in the village and a landmark building, St Andrew's Church has courses of rubble and knapped flints in the walls and flint galletting in areas on the north and west elevations of the building, reflecting to its high status. There are also stone surrounds on the windows, doors and large ashlar stone quoins on the corners of the building and on the stepped buttresses. A mix of stained glass and plain leaded light windows illuminate the building with exceptional examples of stained glass on the north elevation. The church is grade I listed and has fabric from the fourteenth century with nineteenth century alteration and additions.



Front door to church located in porch on the south elevation



View of east and south elevation of the church from the churchyard



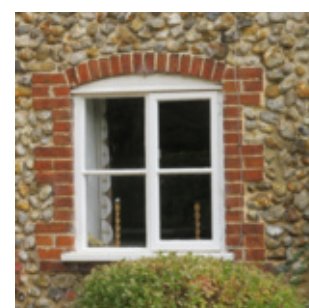
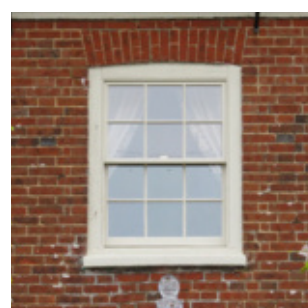
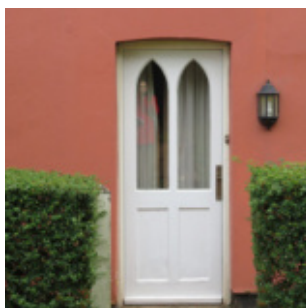
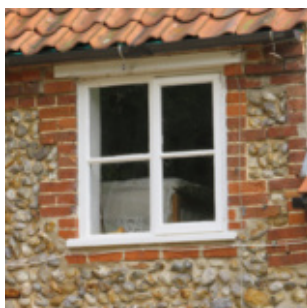
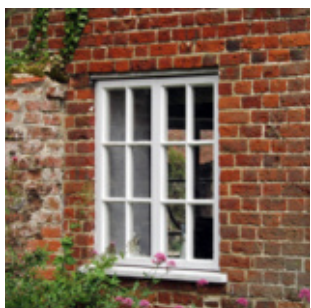
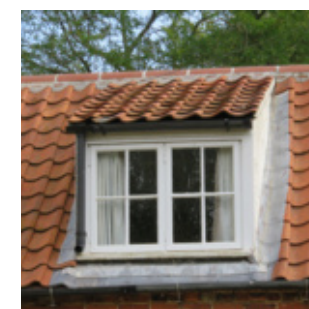
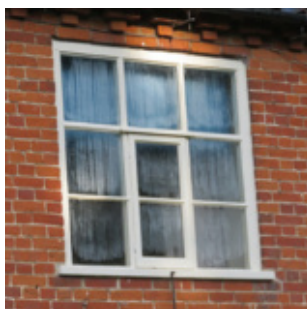
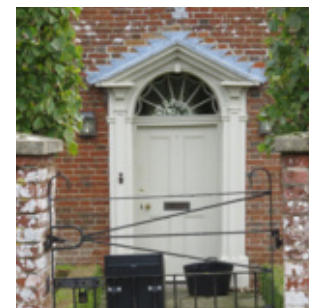
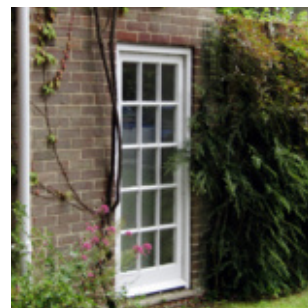
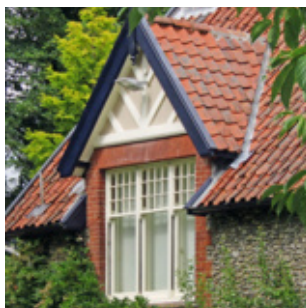
Detailed view of the church tower

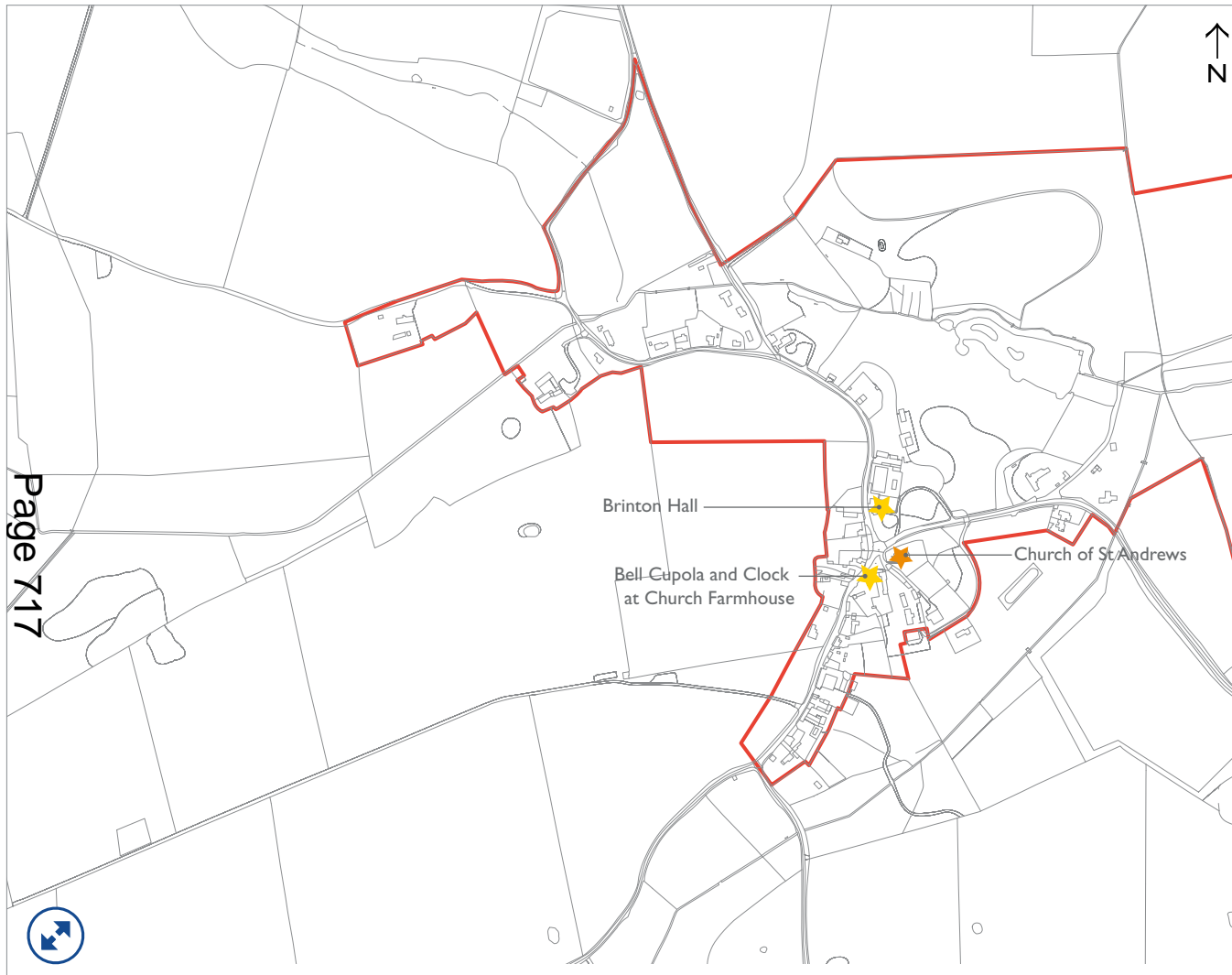


Stone statue in niche on the west elevation



Doors and Windows Palette



**KEY**

— Conservation Area Boundary

★ Major Landmark

★ Minor Landmark

Section 5

Heritage Assets

This section provides details of those buildings or structures that are nationally designated, as well as information regarding buildings adopted on the Local List. It also gives details of archaeological potential within the conservation area.

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5.1 INTRODUCTION

The Brinton Conservation Area, a heritage asset in its own right, contains other individual heritage assets, including both designated and proposed non-designated buildings.

This section of the Character Area Appraisal outlines the heritage assets within the conservation area, and is accompanied by a detailed gazetteer in [Appendix C](#). This identifies the individual heritage assets and their special interest.

The audit has been carried out by means of visual examination from public thoroughfares. The principal intention is to identify these heritage assets, not to provide a fully comprehensive and detailed assessment of each individual building. It should not be assumed that the omission of any information is intended as an indication that a feature or building is not significant. A detailed assessment of significance specific to a building or site within the Conservation Area should be carried out prior to proposing any change.

Also included in this section are details of known archaeological finds in the Conservation Area. The potential presence of archaeology will be a factor in determining the appropriateness of development, as it is a heritage feature which warrants protection.

5.2 LISTED BUILDINGS

Listed Buildings are designated under the *Planning (Listed Buildings and Conservation Areas) Act 1990* for their special architectural or historic interest. Listing gives them protection as alterations, additions or demolitions are controlled by listed building consent, which is required by local planning authorities when change is proposed. Listing ranges from Grade I (the highest level of protection) through to II* and II.

There are 13 listed buildings in the in Brinton. the highest grade is the medieval church at Grade I. Other buildings are all Grade II listed and include houses, cottages and barns, mainly from the seventeenth to eighteenth centuries.

Outbuildings associated with Listed Buildings are likely to be within their 'curtilage'. That is, a building or structure which is associated with a Listed Building and has been since before July 1948. This could be, for example, a wall attached to a Listed Building or a barn within a farmyard where the farmhouse is listed. In case of curtilage listing, the curtilage listed structure has the same level of protection as the main Listed Building and will be subject to the same Listed Building Consent procedures.

The location of Listed Buildings is shown on [page XX](#) and listed in detail in the heritage asset audit at [Appendix C](#).

5.3 LOCALLY LISTED BUILDINGS

A Locally Listed Building is one that has been identified as having a degree of significance meriting consideration in planning decisions, but which are not formally designated.³⁵ The maintenance of a Local List allows a community and local planning authority to identify heritage assets that are valued as distinctive elements of the local historic environment and provide clarity on what makes them significant. This in turn helps to ensure that strategic local planning can adequately manage their conservation.

Historic England gives advice regarding the assessment criteria for Locally Listed Buildings in *Local Heritage Listing* (2016). Locally Listed Buildings usually have qualities such as being a landmark building, being designed by a named architect, being associated with an historic event or being associated with a designed landscape, having aesthetic value, group value or communal value. NNDC also have their own adopted criteria for locally listed buildings, which include, age, rarity, landmark quality, group value, archaeological interest and social value. These criteria can be found on the planning pages of the Council's website.

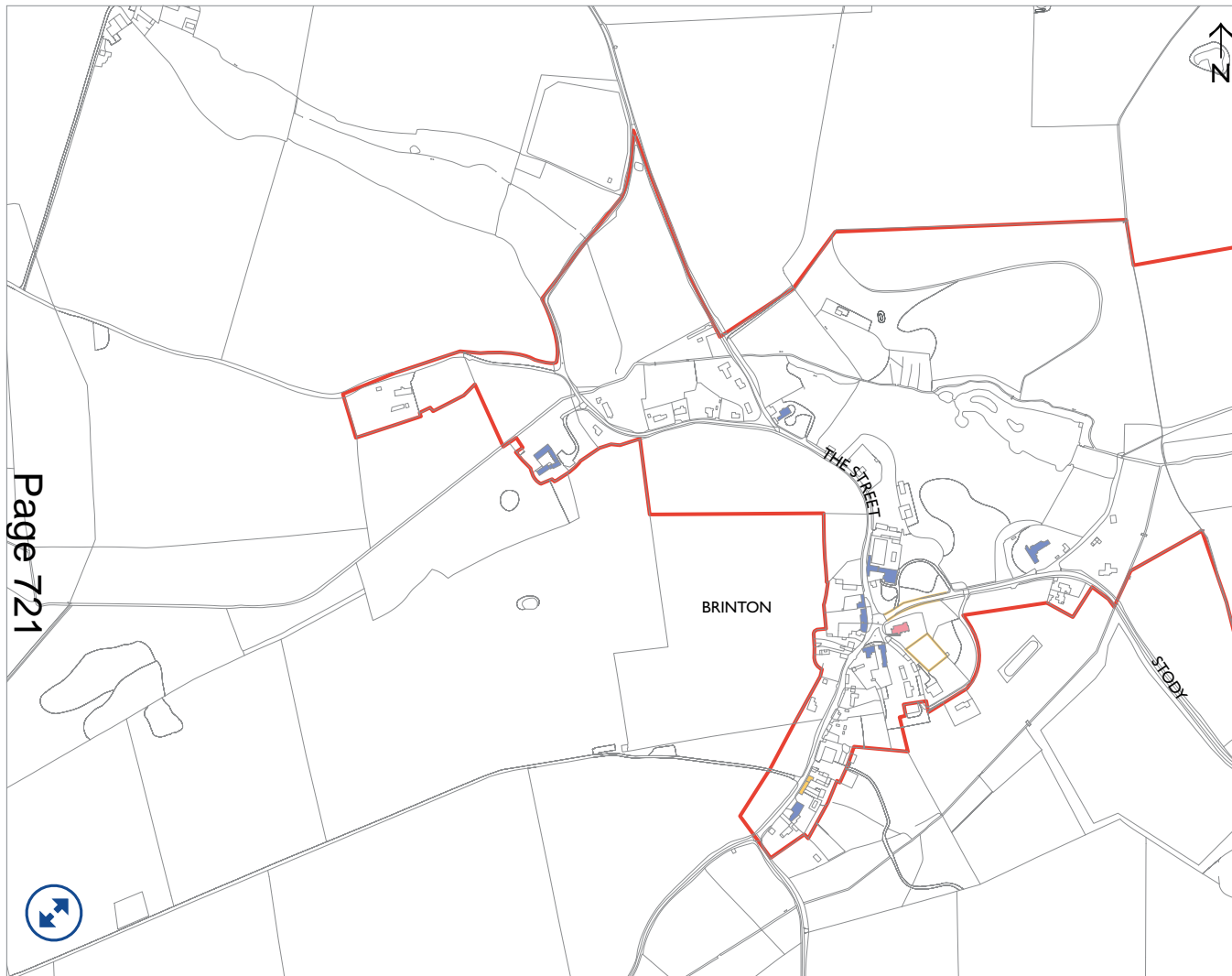


The designation does not affect a property's permitted development rights. However, when planning applications for changes outside of these permitted rights are submitted to NNDC this designation will be a material consideration in the planning process, to ensure that the special interest of the buildings and their setting within the Conservation Area is preserved.

Buildings within Brinton have been examined against these criteria and those which are proposed in this Appraisal for inclusion on the Local List are identified in the Street-by-Street Assessment at [Section 6](#) and in the audit of heritage assets in [Appendix C](#).

5.4 HERITAGE ASSETS PLAN

The following plan highlights the spread of non-designated heritage assets and Listed Buildings within the Conservation Area. This accompanies the gazetteer in [Appendix C](#). Omission of a specific feature should not lead to the presumption that such a feature is insignificant, and proposed alterations within the Conservation Area should be subject to individual assessment of significance.

**KEY**

- Conservation Area Boundary
- Grade I
- Grade II*
- Grade II
- Proposed Local Listing

Note: The buildings indicated are approximate only. Additional structures attached to listed buildings, such as boundary walls and outbuildings, may also be curtilage listed.



5.5 ARCHAEOLOGY SUMMARY

The details in this section have been summarised from the Parish Summary on the Norfolk Heritage Environment Record.³⁶

The parish of Brinton is located between Gunthorpe to the west and Thornage to the east. Its name comes from the Old English for ‘*enclosure of Bryni’s people*’, and it is mentioned in the Domesday Book as an outlier of Thornage.

The earliest evidence for human activity in the area comes in the form of two Palaeolithic flint handaxes (NHER 34848 and 37709). There have also been concentrations of burnt flints found, though these could not be dated (NHER 33561, 33562). Several Neolithic worked flints and a polished flint axe (NHER 11337) are the only finds from this period, with no evidence either for later Bronze Age activity. Brinton does have a few Iron Age pottery fragments and a harness fitting (NHER 32044, 33563).

Brinton does have evidence of a Roman settlement, with a dense scatter of building materials (NHER 32786) marking the site of a probable building, possibly a villa. Further finds associated with the Roman period include pottery fragments (NHER 32044, 32834, 33563, 33798), coins (NHER 32905, 37214) and brooches (NHER 33036) as well as part of a pudding stone quern (NHER 32842).

There have also been a number of pottery fragments dating to the Anglo-Saxon period found within Brinton (NHER 3196, 32834, 33560, 33798). Metal detecting has also recovered a gold ornament (NHER 32044), a box mount (NHER 25803), a brooch (NHER 32903) and coins (NHER 33036).

The medieval period is represented by the remains of two stone crosses (NHER 3174, 12315), which were possible preaching stations for pilgrims on their way to Binham and Walsingham Priors. St. Andrew’s Church in Brinton also dates to the medieval period but is thought to have its origins in the Saxon period. A deserted medieval village (NHER 29585) represented by a series of banks, enclosures and ditches is also recorded within the parish.

A number of post-medieval buildings survive in Brinton including Brinton Hall and Park (NHER 33726) dating to 1822 and Sharrington Hall (NHER 3175) a sixteenth/seventeenth century building that is possibly on the site of a former moated manor.

The parish also has two surviving World War Two pill boxes (NHER 18035, 18572) and the site of a crash landing of a German bomber in 1941 (NHER 15116).

Section 6

Street-by-Street Assessment

This section identifies the key features, both positive and negative, which define the character of each street in Brinton.

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6 Street-by-Street Assessment

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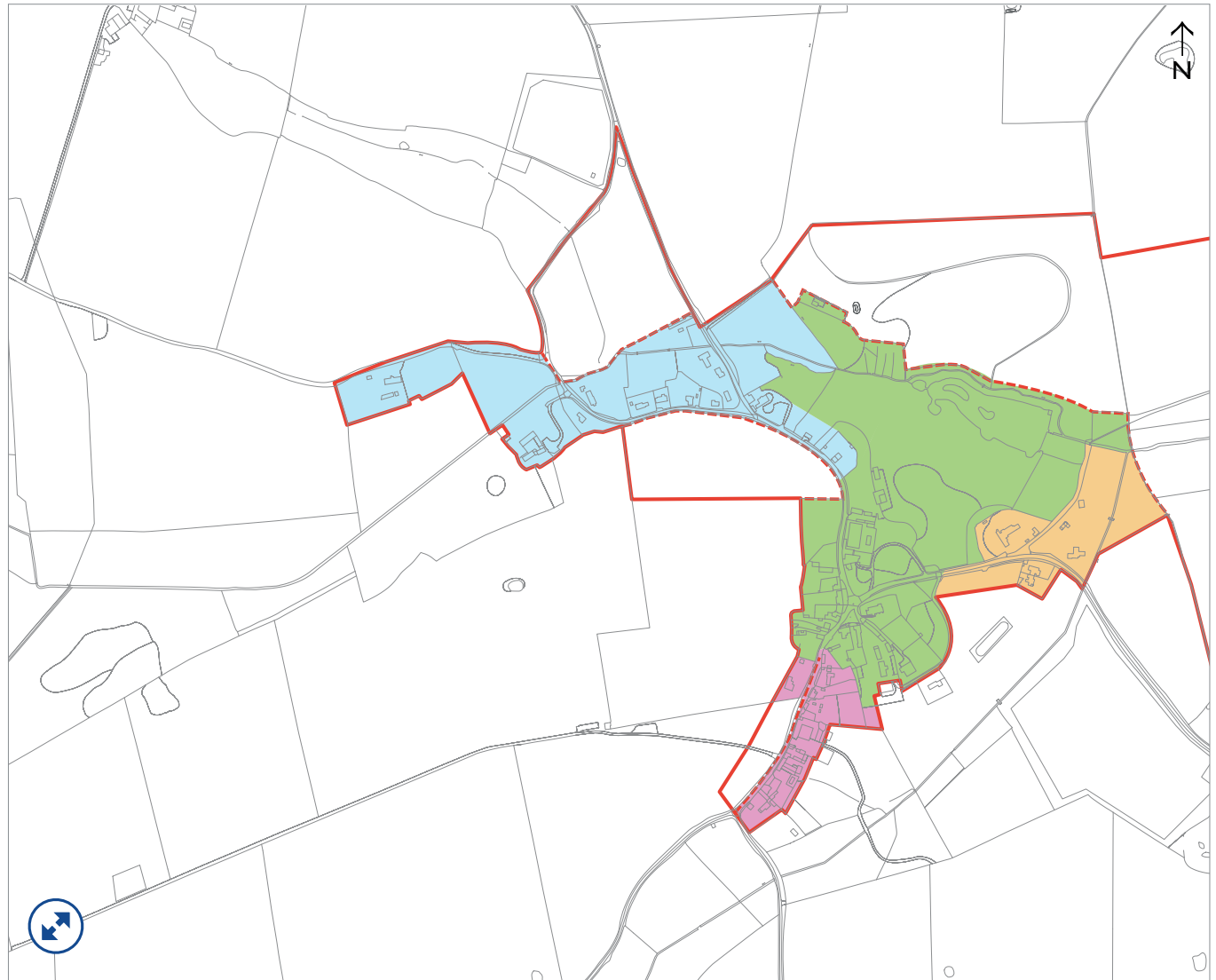
Each of Brinton's streets and open spaces have different characteristics. This assessment, prepared on an approximately street by street basis, provides more details on the issues, opportunities for enhancement and recommendations specific to different areas of the Conservation Area. More details on the Listed and proposed Locally Listed Buildings can be found in the Audit of Heritage Assets in [Appendix C](#).

Note, the building names given in the Listed Buildings sections are those given in their listing entries. These names and uses may have changed since the entry was written. Please refer to the [Heritage Assets Plan](#) in [Section 5](#) for listed building locations and to the Audit of Heritage Assets in [Appendix C](#) for further details.

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KEY

- Conservation Area Boundary
- - - Proposed New Conservation Area
- The Green
- The Street (North of The Green)
- The Street (South of The Green)
- Stody Road



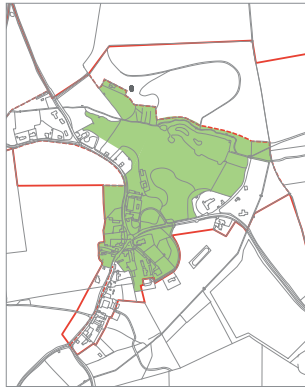
Street by Street Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.

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1. THE GREEN

Centre of the village with a green flanked by the church, Brinton Hall, a fine row of houses and farm buildings.



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Defining Features

- Triangular area of grass with the village sign.
- Glimpsed view of Brinton Hall set back from the road.
- Tower of St Andrew's church.
- Brick-fronted cottages and houses with white-painted, timber sash windows.
- Bellcote and blue clock face.
- Materials palette of red and black clay pantiles, red brick and buff brick, cobble flints and knapped flints (church).
- Mature trees border the west and east ends of the churchyard creating a semi-enclosed feel.
- Low brick walls and iron railings to the edges of gardens and the churchyard.
- View into Church Farmyard with a range of traditional farm buildings.
- Sound of bees buzzing in the churchyard and on the east portion of Stody Road relating to the set of hives located east of churchyard.

Key Issues

- Vehicles parked on the Green.
- Broken village sign.
- Vegetation growth on historic walling.
- Cementitious repairs to historic built fabric.
- Corroding unpainted railings.
- Missing railings that have been replaced with an informal post and wire fence.
- Patch repairs to the road surface.
- Aerials and satellite dishes clutter the rooflines and upper parts of historic buildings in the area.
- Bins left at the front of properties and are visible from the road.
- Ivy growth especially in the churchyard.
- Corrugated metal sheds at the north end of the Street behind Brinton Hall and the timber board fencing are a less attractive part of the Conservation Area.



1. THE GREEN (CONT'D)

Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- Cars should be kept on private driveways and hidden from view where possible.
- The village sign should be reinstated using traditional materials and style at an appropriate scale.
- Carefully remove vegetation growth from historic walls and carry out any repairs/repointing using lime mortar.
- The boundary wall and railings of the churchyard would benefit from repair and regular maintenance.
- Replace the post and wire fence with iron railings to match the historic ones and repair the historic railings to Brinton Hall.
- Use traditional materials, such as lime plaster. Non-traditional materials, such as cement render, should be avoided on historic buildings due to their lack of breathability and poor aesthetic appearance.
- Bins should be placed behind properties and hidden from view.
- Aerials and satellites dishes should be removed or hidden from street view where possible.

Listed Buildings

Grade I

- Church of St Andrew

Grade II

- Church Farmhouse
- Thatched House
- Church House
- Pages
- The Coppice
- Brinton Hall

Proposed Locally Listed Buildings

- Brinton Hall Walled Garden (east of St Andrew's Church)



2. THE STREET (SOUTH OF THE GREEN)

With houses and farm buildings lining The Street, the sense of space expands and contracts repeatedly with buildings alternatively set on and back from the road. Trees, banks and open fields contribute at the southern end.



Defining Features

- Houses and cottages of a variety of designs and scales, all using traditional materials.
- Street line defined by buildings, brick walls or hedges.
- Materials palette of cobble flints, red brick, painted brick, red clay pantiles, black clay pantiles, painted render and corrugated metal sheeting (agricultural buildings).
- Curving street creating changing views.
- Traditional post box and a red telephone box grouped together.
- Steep grass verges on the west side of The Street.
- Striking five-bay symmetrical eighteenth-century house featuring dentilled cornice and sash windows at the south end of The Street with formal front garden including pleached trees.
- Home Farm with farm buildings of various sizes with fields surrounding it.
- Mature trees especially towards southern end.

Key Issues

- Presence of uPVC windows on some historic houses.
- Vegetation growth to walls.
- Poor repointing and failed repointing to historic walls.
- Bins left at the front of properties and are visible from the road.
- Electricity pylons.
- Aerials and satellite dishes clutter the rooflines and upper parts of historic buildings in the area. Trailing cables and lights also detract.
- Letterbox fixed to an iron gate.
- Presence of coniferous trees in private land west of The Street erode the informal and rural feel to the village.
- Large corrugated metal farm buildings on the east side of The Street are incongruous to character of area but are reasonably hidden except when looking directly into the farmyard and from immediately north of Home Farm.



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2. THE STREET (SOUTH OF THE GREEN) (CONT'D)

Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- Planting should be considered to screen the corrugated metal barns.
- When uPVC windows are at the end of their lives and require replacement, this should be done with painted timber.
- Bins should be placed behind properties and hidden from view.
- Alternative ways of receiving reception such as underground cables should be considered and aerials and satellite dishes should be hidden from street view where possible.
- Native deciduous tree species should be planted to retain the traditional setting of the village.

Listed Buildings

Grade II

- Home Farmhouse

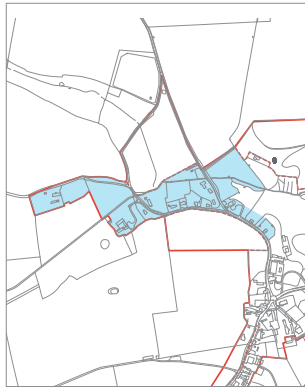
Proposed Locally Listed Buildings

- Home Farm barn



3. THE STREET (NORTH OF THE GREEN)

Dwellings and farm buildings mostly located on one side of the street giving a sparsely populated character within the surrounding countryside of meadow and agricultural land.



Defining Features

- Open, rural character with relatively few buildings.
- Open fields, meadow and woodland.
- Large cedar trees and two outbuildings at Cedar House are prominent at the junction.
- Buildings are a mixture of historic and modern.
- Materials palette of cobble flints, red brick, red and black clay pantiles, and painted plaster.
- Houses are mostly medium or large sized.
- Tributary of the River Glaven runs west to east through the garden of Brook Cottage.
- Smaller road which branches west from The Street is lined with tall hedgerows creating a semi-enclosed feel.

Key Issues

- Cementitious repairs to historic walls.
- Erosion of bricks in the boundary wall of Cedar House near the junction.
- Large expanses of timber board fencing.
- Large open driveway.
- Leylandii hedge.
- Presence of uPVC on some historic houses.
- Bins left at the front of properties and are visible from the road.
- Television aerials and satellite dishes clutter the rooflines and upper parts of historic buildings in the area.
- Trailing cables fixed to buildings.
- Suburban character of some houses and gardens at the north entrance to the village along the west side of The Street.



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3. THE STREET (NORTH OF THE GREEN) (CONT'D)

Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- Use traditional materials such as lime plaster. Non-traditional material such as cement render should be avoided on historic buildings due to its lack of breathability and poor aesthetic appearance.

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Replace board fencing with hedges or appropriate brick walling when the opportunity arises.

Native deciduous tree species should be planted to retain traditional character of the village.

- When uPVC windows/doors are at the end of their lives and require replacement, this should be done with painted timber.
- Bins should be placed behind properties and hidden from view.

- Alternative ways of receiving reception such as underground cables should be considered and aerials and satellites dishes should be hidden from street view where possible.
- Consider planting to screen modern features and uses of traditional materials if carrying out alterations.
- Bricks would benefit from conservation and repair to ensure the heritage asset is preserved.

Listed Buildings

Grade II

- Old Hall
- Barn to Old Hall
- Old Hall Cottage
- Cedar House

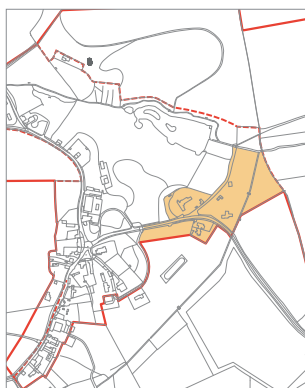
Proposed Locally Listed Buildings

N/A



4. STODY ROAD

East edge of the village with former school house and two substantial dwellings in large gardens.



Defining Features

- Materials palette includes cobble flints, red brick, yellow brick dressings, stone, red clay pantiles.
- Converted schoolhouse dating from 1876 on south side of Stody Road with attractive herringbone brickwork and polychrome stripes, stone bellcote can be glimpsed along driveway.
- Mock timber-framed blue and white painted gables of The Grange, a late-seventeenth century house with early twentieth century alterations, forms view along Stody Road from the west.
- Modern cobble flint and red brick boundary walls blend sensitively with materials palette of the area.
- Mature trees lining Stody Road in area east of church and Brinton Hall create an overhead canopy and semi-enclosed feel.

Key Issues

- Broken estate style fencing on the south side of Stody Road.
- Concrete plinth of cobble stone boundary wall south of Stody Road is unattractive and broken in parts.
- Unattractive and partially broken opening into the ground on north side of Stody Road on grassy verge.
- Grounds of the former Schoolhouse have a suburban character.
- Presence of uPVC on some historic houses.
- Bins left at the front of properties and are visible from the road.
- Telegraph poles, aerials and satellite dishes clutter the rooflines and upper parts of historic buildings in the area.



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4. STODY ROAD (CONT'D)

Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- Broken fencing would benefit from repair and regular maintenance.
- Cobble flint wall south of Stody Road would benefit from repairs and potential removal of concrete plinth to retain traditional feel.
- Planting and repairs should be considered regarding the opening into the ground north of Stody Road.
- Softer driveway materials such as gravel should be considered to retain rural feel.
- When uPVC windows/doors are at the end of their lives and require replacement, this should be done with painted timber.

- Bins should be placed behind properties and hidden from view.
- Alternative ways of receiving reception such as underground cables should be considered and aerials and satellites dishes should be hidden from street view where possible.

Listed Buildings

Grade II

- The Grange

Proposed Locally Listed Buildings

- Brinton Hall and churchyard estate fence

Section 7

Vulnerabilities and Opportunities

This section describes the threats which face the significance of the conservation area and identifies any opportunities to remove or enhance these threats.

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7.1 CONDITION

Generally, the condition of the Conservation Area is good with well-maintained buildings, gardens and boundaries. It is important for buildings and structures individually and for the conservation area as a whole for built fabric to be maintained to a high standard. This maintains their aesthetic qualities, the integrity of the built fabric and prevents loss of historic fabric. There are very few examples of structures in poor condition. There are a number of boundary walls that are in poor condition from a combination of poor cementitious repairs, lost pointing, missing flints and eroded brickwork. Examples include the boundary wall to the Church, Hall Cottage, Rowan Cottage and Cedar House. The railings to Brinton Hall are in poor condition as are the ones near the church and along the Stody Road. All would benefit from repair and regular maintenance including painting to prevent corrosion. There are also examples of joinery to windows and dormers that require repainting.



Broken and corroding railings



Cementitious repointing to brickwork



Cementitious pointing to a flint wall



Eroding brickwork



Excessive repointing, missing flints and damaged bricks to a historic boundary wall



Excessive repointing to flint wall



Vegetation growth on a historic wall and loss of flints



Window joinery that requires repainting



Trees in need of management

Brinton has a large number of trees and woodland areas. It is important that these are managed to ensure the trees remain healthy and to remove deadwood and ivy that could suffocate the trees. There are areas where the trees currently are in need of management. It should be noted that notice is required for works to trees that have a trunk diameter of more than 75mm.



7.2 NEGATIVE FEATURES, MATERIALS AND TECHNIQUES

The overwhelming majority of buildings and structures in the village contribute positively or are neutral to the Conservation Area. However, there are a few elements which detract from its character and which could be improved or avoided in future.

The greatest threat to the character of the area is the intrusion of modern elements that are out of keeping with the Conservation Area, in particular the introduction of inappropriate uPVC windows, doors or conservatories. Changes to traditional fenestration uses the loss of historic fabric, can alter the appearance and aesthetic value of a building and can also affect the historic fabric of the remainder of the building by changing its breathability.

It is preferable to repair damaged windows and to undertake regular maintenance to ensure their enduring longevity. Well executed like-for-like replacement windows (i.e. same size and proportions of elements constructed using the same materials and finishes as the existing) maintain the aesthetic, though not the evidential value, of the historic windows. It can also be possible with some windows to incorporate slimline double-glazing to traditional style timber windows without affecting the appearance substantially. uPVC windows should not be used in historic buildings in a Conservation Area and are undesirable on modern buildings within the

Conservation Area. uPVC conservatories are also likely to be inappropriate, particularly where they are visible from the public highway.

The rendering of buildings which were traditionally exposed brick is not appropriate as this also traps moisture and reduces the breathability of buildings. Traditional lime mortar should be used for renders to historic buildings if they are deemed appropriate. The painting of brickwork is not normally good conservation practice, as plastic paints also reduce breathability. Breathable traditional paints are therefore preferable to modern plastic paints.



Inappropriate cementitious repairs to chimney and roof



Inappropriate uPVC door and window



Inappropriate uPVC window



The cumulative impact of changes can result in a severe loss of historic character, which reduces the visual interest of individual buildings and the Conservation Area as a whole. Other modern accretions to buildings which negatively affect their appearance and that of the Conservation Area as a whole include:

- uPVC rainwater goods (gutters and downpipes) and ventilation pipes
- satellite dishes and television aerials
- solar panels
- wall/gate mounted letterboxes
- modern garage doors.



Satellite dishes fixed to a historic building



Accumulation of cables, light and security alarm

Wheelie bins are necessary for the collection of rubbish and will be left out on a weekly basis. However, bins should be stored off the street and ideally out of sight for the rest of the week to avoid intruding on the character of the Conservation Area.



The replacement of historic walls or railings with poorer substitutes or tall board fences detracts from the Conservation Area. Leylandii hedging is non-native,

grows rapidly and detracts from the character of the Conservation Area.



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Example of a tall board fence



Board fencing has been used to replace a historic wall



Temporary boundary marking on the track at the north end of the Conservation Area



Post and wire replacement fence



Poor quality post and barbed wire fence in poor condition



Leylandii hedge



The main road through Brinton has areas where it is breaking up at the edge of the road and where it has been patch filled for laying of services or repairs. This creates an untidy appearance. Similarly verges get worn to mud where cars try to pass on relatively narrow roads.



Patched road surface

The electricity cables and pylons, especially the large transistor pylon are prominent on The Street and the Conservation Area would benefit from these cables being put underground if the opportunity arose.



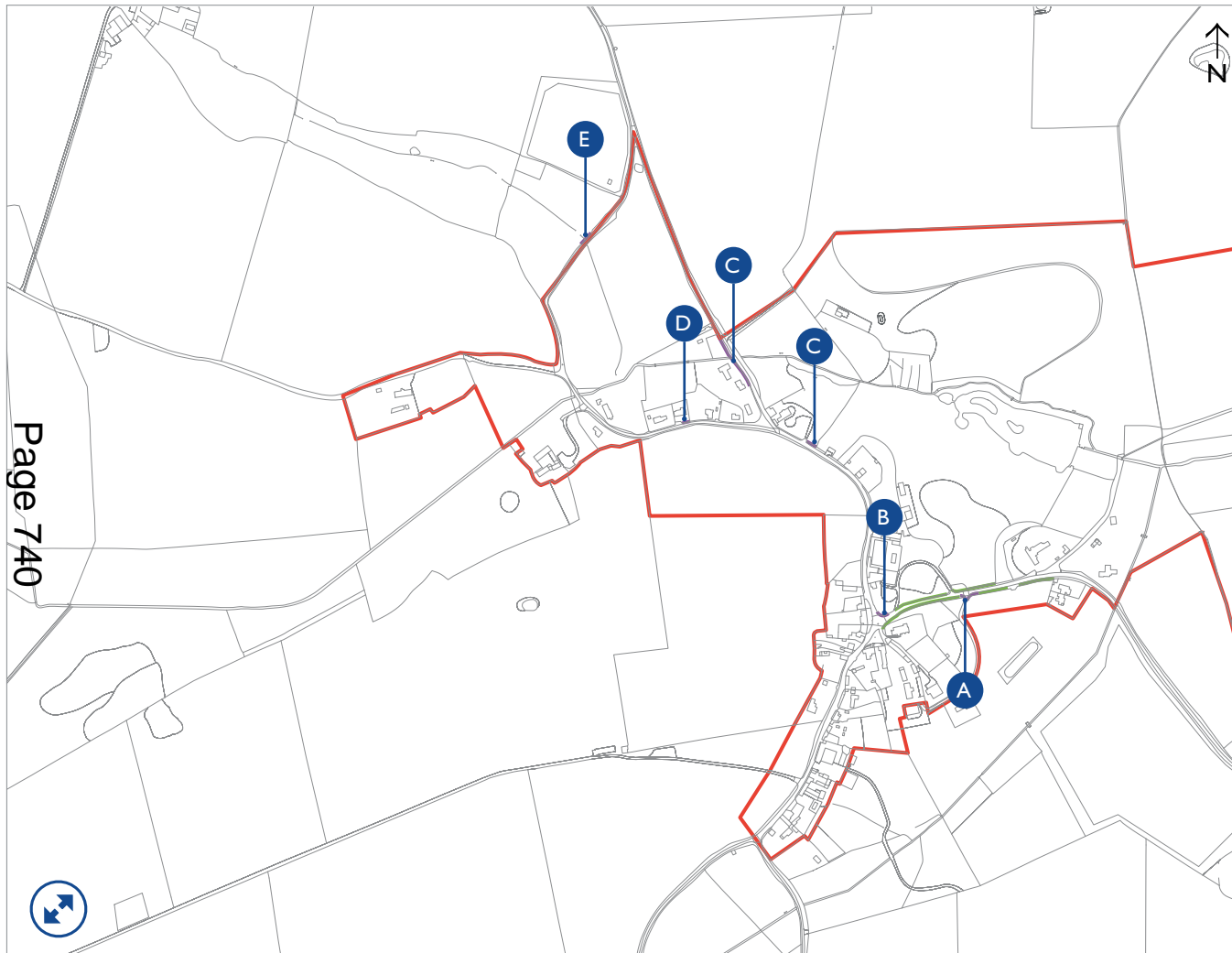
Poor road surface on The Street



Verge erosion



Pylon on The Street

**KEY**

- Conservation Area Boundary
- Negative feature
- Fences/railings in poor condition and requiring replacement if modern or repair where historic.

- A Cobbled bank
- B Collapsing post and wire fence
- C Tall board fence
- D Leylandii hedge
- E Temporary fence

Negative Features Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.



7.3 PRESSURES FROM DEVELOPMENT

As pressure for housing increases there is a risk of the spreading of the settlement edges of Brinton into the landscape of the Glaven Valley. The dwellings in Brinton mostly sit in large gardens and these green open spaces are an important part of the character of the Conservation Area which should not be eroded by excess development.

While some housing will be required, this should be weighed against need and carefully planned to be located as sensitively as possible, with minimal or no negative impact on heritage values. Developments of multiple houses are unlikely to be appropriate in Brinton and there are no existing examples of this in the village. New individual houses should remain relatively small in massing and footprint in order to reduce or eliminate their impact in the surrounding Conservation Area and landscape.

Harsh edges to settlements should be avoided. Screening with existing and new hedgerows, trees and woodland could assist with reducing visibility. However, this should not be used as the sole justification for development as other factors, such as the impact from subdivision of historically open space or the contextual relationship of a development to its setting, are relevant. Development should therefore respect existing scales, densities, materiality and the local vernacular. It should also respect historic property and field boundaries.

Planning legislation allows for buildings of high design quality to be constructed in historically sensitive areas, which enables the continuing evolution of a place whilst ensuring the quality of the environment. Provided the design is of high quality and construction, the materials and style of the new building do not necessarily have to match those of the existing buildings in the area.

However, there is a risk that the construction of too many buildings of contrasting design and materials could erode the character of the Conservation Area and it is important that the collective impact of the growing numbers of such buildings is taken into account each time one is proposed. Wherever possible, applicants should be encouraged to make use of sympathetic traditional materials, scale and massing so that new buildings sit harmoniously within the streetscape and the wider Conservation Area. Consideration should also be given to the impact of large areas of glazing in a design of otherwise traditional materials as these can create detrimental blank spaces in views.



7.4 RURAL CHARACTER AND SUBURBANISATION

Brinton's rural character is one of the things that make it so special. With a gradual growth in houses on the edges of settlements, the desire of owners to improve their properties and the conversion of once functional agricultural buildings into residential use, there is a risk of suburbanisation or over-restoration of buildings and public realm or surfacing treatments. Elements such as hard surfacing, for example kerbs, bricks or concrete as opposed to gravel, formal gates, loss of grass verges, coniferous hedging, high or hard fences and larger parking areas could erode the informal, rural feel of the area. External lighting and light pollution at night is also a threat, as part of the night time character of the area is one of darkness, with the ability to see the stars. Excessive signage should be avoided and traditional signage, such as timber finger posts as opposed to modern metal road signs, should be encouraged. Road markings are generally quite minimal and this should remain the case.



Cobbled bank



Out of scale new gate piers and wall with letterbox



7.5 SECOND HOME OWNERS AND HOLIDAY COTTAGES

Brinton's location in North Norfolk means that it could be a popular choice for second home owners and for investors creating holiday cottages, though pressure is not likely to be as great as in coastal villages such as Blakeney and Cley-next-the-Sea. Whilst holiday cottages do generate some local jobs and revenue, second homes generally do not. The effects of high numbers of both types of properties on local communities are well documented nationally and could involve a hollowing out of the community, especially in the winter; a distorted population that undermines local services; and local people priced out of the village they grew up in. Traffic levels will also increase with increased tourism demands.

The popularity of the North Norfolk coast and the inland villages and landscape with tourists will create demand for new facilities and infrastructure. There could be pressure for an increase in size and number of camp and caravan sites, which could cause visual harm to the setting of historic buildings and landscape.

7.6 DARK SKIES AND LIGHT POLLUTION

North Norfolk is one of the best places in the country to view the sky at night. There are also no streetlights in Brinton, which retains this characteristic of its atmosphere and setting. There is a potential risk from increasing use of bright external lighting which could reduce the ability to see the night sky and impact on the tranquillity and rural feel of the area. Avoiding excessive external lighting would help to preserve the special character of Brinton at night.

7.7 AGRICULTURAL USES

Agriculture is a key industry in the local area. However, modern agricultural barns, usually made of corrugated metal or concrete blocks, are often located on the edges of villages and their scale and appearance has a negative visual impact on the historic character of the place. At Brinton there are two large barns located on the south part of The Street at Home Farm. These have a dark finish and are set back from the street with historic buildings, including a very large barn nearby. They are visible from immediately north and when looking into the yard from the gate but otherwise have limited visibility and are not deemed to be an issue.

Agricultural buildings such as these are permitted development if a farm is more than five hectares, meaning control of their construction and design is difficult. They are also essential for the continued agricultural use of the land. However, there could be opportunities to soften the appearance of any new agricultural buildings, such as with weatherboarding. New barns could be located where they are less visually intrusive and could use materials that are more in keeping with the character of the Conservation Area.



7.8 RIVER LOCATION AND CLIMATE CHANGE

Historic buildings and environments may be affected by changing climatic conditions in the future. Increased storms could cause damage to buildings, while wet conditions promote decay and increase the risk of subsidence. Gutters and drainpipes may not be sufficient to cope with increased rainfall resulting in water ingress, damp and associated rot caused by water not being carried away from the built fabric.

In Brinton, the location of the river so close to buildings could mean potential increased incidences of flooding. More intense rainfall alternating with periods of drought has implications for the river, the floodplain and water management,³⁷ both in ecological terms and as a threat to historic buildings. Those buildings on or next to the river are more at risk than those set further away. Flooding can cause structural damage and a general increase in water levels causes problems with damp. Wet conditions promote decay and increase the risk of subsidence.

The need to respond to changing climatic conditions may also put pressure on the historic environment and individual buildings with the incorporation of renewable energy sources, increased insulation, the fitting of window shutters and other measures. Current planning legislation and heritage guidance allows for changes to historic buildings to facilitate environmental sustainability providing that they do not detract from the significance of the heritage asset.

Damage may also occur to below ground archaeology that has the potential to enhance understanding of the village's history and development. This may be as the result of flooding or drying out of the ground.

Section 8

Management Plan

This section sets out recommendations for the management and enhancement of the Conservation Area. It also includes details of a review of the boundary of the Conservation Area.

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8.1 INTRODUCTION

This management plan provides:

- An overarching **conservation philosophy** which sets out the guiding principles for the retention and enhancement of the character and appearance of the Brinton Conservation Area.
- **Recommendations** which give more detailed guidance for the protection of existing features of special interest and the parameters for future change to existing buildings or new development.

Since this Conservation Area Appraisal and Management Plan has been adopted by NNDC, the philosophy and recommendations in this section will become a material consideration in the council's determination of planning applications, Listed Building consents and appeals for proposed works within the Conservation Area.

Building owners and occupiers, landlords, consultants and developers should refer to these recommendations when planning change within the Conservation Area. Adherence to this guidance will ensure designs consider the special interest of Brinton from the outset and that change makes a positive impact on the Conservation Area.





8.2 CONSERVATION PHILOSOPHY

The overarching aim of the recommendations in this management plan is the preservation and enhancement of the character, appearance and special architectural interest of the Brinton Conservation Area.

- Nationally and locally designated buildings and associated structures and features should be preserved and enhanced.
- Fundamental to the character of Brinton is its well-maintained historic built environment. Regular maintenance is vital to achieving this as it prolongs the life of historic fabric. Timely repairs should be undertaken on a like-for-like basis.
- Where possible, detracting features should be removed where they already exist and the addition of detrimental features should be avoided.
- Sensitive reinstatement of features that have been lost or replaced with inappropriate alternatives will be encouraged where based on a sound understanding of the significance of the building and its historic development.
- The preservation and enhancement of the setting of individual heritage assets is important and will include maintaining historic outbuildings, subsidiary structures, boundary features and landscape features or reinstating them where there is evidence of their loss.
- The character of the Conservation Area will be preserved through the maintenance of a built environment in which the buildings are almost all of one or two storeys in height, are of small or medium scale, and use traditional local materials, namely flint with brick dressings and clay pantiles. Pitched roofs, gables and chimneys are important elements of the varied roofscape of the village. There are historical exceptions to this scale, massing and materiality but they are, by definition, rarities and will not be regarded as precedent for new development.
- The village will be managed to maintain the existing pattern of development, with a concentration of buildings around the Green and sparser development along The Street and Stody Road.
- The rural character of the village should be preserved: urban or suburban introductions will not be permitted and an overly manicured public realm will be avoided.
- Any new development, whether attached to an existing building or detached in its own plot, must be appropriate in terms of scale, massing, design and materials. It should be the minimum necessary to meet the required demands for housing. It will be of high quality in both its design and construction so that it is valued by current and future generations.

(continued overleaf)



- Landscaping associated with new development should be appropriate to the character of the Conservation Area and current public green spaces will be preserved. Existing trees and greenery within the Conservation Area should generally be preserved and there will be a presumption in favour of the retention of existing mature trees for all new developments. Front gardens should not be lost to driveways.
- New development will not negatively impact on views within or towards the Conservation Area and views of landmark buildings will be preserved.
- The setting of the village contributes considerably to its special interest and will be maintained. The agricultural land, meadow and woodland surrounding the village will be preserved.
- Brinton Hall's parkland should be maintained as a green open space and setting for the Hall.



8.3 RECOMMENDATIONS

8.3.1 Repairs, Materials and Techniques

There is a consistency to the materials palette used in Brinton that is a fundamental part of its character, which includes predominately red brick and flint, complemented by render and pantiles. These traditional materials require repair and maintenance using traditional techniques, particularly the use of lime mortars and renders, in order that the breathability of the historic buildings is maintained and moisture does not become trapped within the fabric, leading to decay.

Regular maintenance ensures the appearance of the Conservation Area is preserved and is also of benefit as it ensures that small problems do not escalate into bigger issues, which cause more damage to historic fabric and a greater cost to put right.

Recommendations

- Buildings and structures should be maintained in good condition.
- Repairs should be on a like-for-like basis wherever possible. That is, a repair that matches the historic element removed in terms of material, method of construction, finish and means of installation.
- Maintenance and repairs should be undertaken on a regular basis in order prevent problems with condition and to rectify any issues before they escalate.
- Reversibility, i.e. the ability to remove a modern repair or material without damaging the historic fabric, is an important consideration, as better alternatives may become available in the future.
- Historic materials should be reused for repair wherever possible, for example rebuilding a brick wall in poor condition using as many of the original bricks as possible.

8.3.2 Retention of Existing Features and Details

Architectural features and details and the design, materials and form of buildings, as outlined in [Section 4](#), make important contributions to the appearance of individual buildings and the streetscape as well as to the character of the Conservation Area overall. Loss or inappropriate replacement of such features and details causes the incremental diminishment of appearance and character.

Existing features and details may not be original to a building but may be later additions which are also historic. Such features and details still have aesthetic value and also illustrate the changes to the building and the Conservation Area over time. Some features and details may also record past uses of a building and so contribute to the evidential record of the village's history.



Recommendations

- Original and historic windows (including dormers, bay and oriels windows) and doors should be preserved and maintained through diligent repair.
- The appearance of windows and doors that are recent replacements made to match the original or historic designs should be retained.
- Chimneys and chimney pots should be retained and preserved. Where rebuilding is necessary, the design and form of the existing chimney should be retained and historic materials reused where possible.
- Patterns of flint and/or brickwork in buildings and boundary walls will be preserved. If rebuilding is necessary, a record will be taken in advance of works starting and the wall rebuilt to match exactly.
- Inscription stones, plaques and decorative features will be retained and preserved in situ.
- Historic gates, railings and walls will be retained and preserved. Where new gates or railings have been made to match removed historic ones, the pattern, form and materials will be preserved in any future replacements.
- Historic outbuildings should be retained and kept in good repair.

8.3.3 Alterations, Extensions and Demolition

Brinton has evolved over centuries and its built fabric reflects both historic uses and prevailing fashions. It is not the purpose of designation to prevent future change, which is necessary for the enduring sustainability of the heritage asset. Instead, the purpose of designation is to ensure change is carried out in a manner that does not cause harm and also, where appropriate, enhances the heritage asset.

Loss of fabric (demolition) and additions of new fabric can cause harm to individual buildings, the streetscape and the Conservation Area more widely. Proposed change will be evaluated on a case by case basis as the small variations in location, past change and detailing between one existing building/site and another means that what is acceptable for one building/site may not be acceptable on another.

The impact of proposed changes on the heritage asset or assets affected should be undertaken through a formal Heritage Impact Assessment. This should consider the heritage asset or assets affected, their setting and key views. Any change in the Conservation Area or close to it (in its setting) will require assessment in terms of its impact on the Conservation Area as a heritage asset. Further assessment may be required in relation to an individual listed building or listed buildings near the subject of the proposed change.

What is a Heritage Impact Assessment?

Heritage Impact Assessment (HIA) is a process of identifying what is historically and architecturally important about a heritage asset, in order to be able to assess whether proposed changes will have a positive, negative or no impact on the heritage values of the place. Advice is usually given by a specialist heritage consultant and the resulting conclusions presented in a report, which should include:

- Identification and description of the proposals site and its setting;
- Identification of any designations, such as listing, which the site is subject to or which are within the setting of the site;
- Description of the history of the property;
- Identification of the 'significance' of the site, i.e. its historic and architectural interest;
- Assessment of the impact the proposals will have on the significance of the site, as well as recommendations for any changes to the scheme that will reduce any negative impacts that are identified.



Alterations to existing buildings should be carried out using materials that are of appropriate appearance and of a composition that will not cause harm to the existing fabric. For example, alterations should not be carried out using brick that is harder than the existing as it will cause the existing brick to deteriorate.

Buildings can be important records of their own development. There should not be a presumption that reversing historic changes will be acceptable as this can diminish the illustrative value of a building. However, not all past changes are beneficial to a building and the removal of negative features or reinstatement of lost features can enhance a building. Therefore, demolition or removal of buildings or features that detract from the Conservation Area may be beneficial. Whether or not the existing building contributes positively to the Conservation Area in terms of its appearance, if it contributes positively in terms of layout, demolition should only be permitted where rebuilding is proposed.

Alterations and extensions should be of a scale, design and quality that will enhance the Conservation Area. The addition of modern fittings also needs to be considered carefully as items such as satellite dishes and aerials can be visually detrimental to the Conservation Area. These should be located on rear elevations away from sight of the public highway. The addition of solar panels will require planning permission if they protrude 200mm above the roofline or are sited on a wall/roof adjacent to the highway.

Article 4 Directions can be placed on individual properties by local planning authorities to restrict certain permitted development rights. This can be a means of providing extra controls over the type and extent of development that is allowed. Given the existing controls that conservation area designation brings, plus the number of Listed Buildings and proposed Locally Listed Buildings within the Brinton Conservation Area, which themselves are subject to controls over development, no Article 4 Directions, which would control development to unlisted buildings, are deemed necessary in Brinton at this time.

Recommendations

- The heritage impact of proposed alterations, extensions and demolition will be assessed prior to approval of works.
- Proposed changes should preserve or enhance the character of the Conservation Area. This means that the changes should be respectful of the typical architectural and visual character of the Conservation Area.
- Extensions will be subsidiary to the existing buildings in their massing and design. The scale of extensions should be in keeping with the existing buildings. The use of traditional materials will be encouraged, though thoughtful and sensitive design with modern materials may be acceptable.

- Extensions will be of a high quality of design and construction.
- Negative features should be removed when the opportunity arises. Enhancement could be achieved through removing a feature which is out-of-character with the characteristics of the area and replacement with something more in-keeping.
- Modern additions, such as (but not limited to) solar panels or satellite dishes, should not be located on primary elevations or street frontages.
- Any modern materials added to a building should be high quality and sympathetic.

8.3.4 New Development

New development may take the form of replacement buildings or construction on undeveloped plots. Any new development should respect the character of the immediate area of the Conservation Area in which it is proposed, in order to preserve the differentiation between areas within the Conservation Area and so preserve the diversity of the Conservation Area as a whole. New development should not compete with or overshadow existing buildings, particularly where the existing buildings are historic. This is so that the character-defining historic buildings remain preminent and their setting is not harmed.



Brinton is a small village which has not experienced twentieth or twenty first century development beyond a very small number of individual buildings that are dispersed through the Conservation Area. Given the size of the village and its overwhelmingly historic character, any additions of new buildings will have an impact on the character of the Conservation Area or its setting and developments involving more than one building are likely to cause harm to the special interest.

The materiality of new development is important. High quality materials should be used to maintain the overall quality of the built environment and to ensure, from a sustainability point of view, that the building has durability. Traditional local materials are widely used in the Conservation Area and are a major contributor to its character, though with good design it may be possible to incorporate some limited modern materials.

Recommendations

- The heritage impact of proposed alterations, extensions and demolition will be assessed prior to approval of works.
- New development should be of the same or a lesser scale and massing as the buildings around it.

- Traditional local vernacular materials should be used, namely flint, red brick and clay pantiles. There may be scope for limited use of timber, timber weatherboarding, render, stone, slate and other traditional materials, though thoughtful and sensitive design with modern materials may be acceptable.
- The design of new development should be of a high quality that will be valued now and in the future. There is no presumption in favour of either traditional or contemporary design.
- The quality of construction should be high.
- Historic plot or field boundaries should be preserved when new development occurs.
- New development should have wheelie bin space/storage included. For existing buildings screening with planting, fences or walls would help to reduce their impact where it is feasible.

8.3.5 Streetscape, Public Realm and Green Landscape

The streetscapes within the Conservation Area are made up of many components and are vulnerable to incremental change that cumulatively affects the composition. When considering change to individual buildings or elements in the public realm, the impact on the streetscape should be assessed both in terms of the impact of the change and the impact in conjunction with other changes that are either proposed or have taken place. It may be acceptable for a change to be made once on a street but to repeat the change multiple times would diminish the character of the street.

Current public realm features within the Conservation Area are mainly in materials that are appropriate to the character of the area, such as timber benches. Ubiquitous road signs or bus stop signage should be kept to a minimum and more traditional forms of signage, such as finger posts, should be encouraged. Road markings should be kept to a minimum to preserve the rural character of the village. Safety railings to the river crossings should also be selected to minimise their impact. The example opposite Mayflower Cottage at the north end of The Street would benefit from a more sensitive replacement.



Brinton is a rural village and its public realm should reflect this. Efforts should be concentrated on ensuring the long-term conservation of the built fabric, for example, through the removal of vegetation from flint walls to improve condition, rather than creating a pristine public realm. Grass verges, hedges, trees and fields adjacent to roads are all important elements of the character of the Conservation Area which should be preserved.

The green spaces within Brinton provide an important contrast with the built areas and should be preserved. They also contribute to the character of the Conservation Area.

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Recommendations

Proposed change will be considered in relation to the streetscape.

- Historic boundary walls should be preserved and regularly maintained.
- New development should have defined boundaries demarcated with boundary treatments that are in keeping with the character of the Conservation Area.
- The green spaces and grass verges within the Conservation Area will be preserved.

- Trees and hedging within the Conservation Area should be preserved.
- Excessive signage will be avoided.
- Traditional materials should be used for street furniture and signage.
- Traditional forms of signage will be encouraged.
- Road markings will be kept to a minimum and will use narrower format lines appropriate for Conservation Areas where they are necessary.
- Parking on the Green should be discouraged, with any physical measures required being sympathetic to the character of the Conservation Area.

8.3.6 Setting and Views

The setting of Brinton contributes to its special interest. The physical setting encompasses agricultural fields, meadow, woodland and the River Glaven and its tributaries. It also includes the villages of Sharrington and Thornage, to both of which it lies very close.

The ability to appreciate heritage assets individually or collectively from key viewpoints contributes to their special interest. Lighting has the potential to impact on the ability to appreciate the dark skies of the area.

Recommendations

- The setting of the Conservation Area will be protected from inappropriate development.
- New development on the edges of the Conservation Area, if deemed appropriate, will be screened with planting to preserve views from the surrounding landscape, especially Briningham.
- Key views within and into the Conservation Area will be preserved.
- Views of landmark buildings, particularly the church tower, Brinton Hall, Hall Cottage, and the Grange, will be preserved.
- Excessive use of external lighting will be avoided.



8.3.7 Boundary Review

In accordance with the *Planning (Listed Buildings and Conservation Areas) Act 1990*, the National Planning Policy Framework and Historic England best practice guidance, the boundary of a conservation area should be periodically reviewed and suitably revised in accordance with findings made during this exercise.

The need to review the boundary can be in response to a number of factors: unmanaged incremental changes which have, over time, diluted the character of an area; the boundary may have been drawn too tightly originally; or the special interest of a feature may not have originally have been evident to the assessor. Although it is principally the built structures that are recognised in amending the boundary, their accompanying plots often provide an important historical context which should be incorporated together with the building(s).

The boundary has been reviewed and proposed changes are detailed below. The major change is the separation of Brinton and Thornage into their own separate Conservation Areas. Although there are historical links between the two villages, their historic built environments have different characters and separating them allows for better understanding and management of both. The boundary of the new Brinton Conservation Area has been more tightly drawn to exclude areas of undeveloped space, especially where these are arbitrarily drawn portions of field. The exclusion of these areas reflects that they do not have the character of the Conservation Area but they remain important elements of the setting of the Conservation Area. The only dwelling outside the Conservation Area, Meadow Cottage, is modern and should remain outside the Conservation Area.

If, following public consultation, these amendments are approved, the appraisal document and maps will be updated in accordance with the boundary changes for the final adopted document.

Recommendations

Proposed boundary changes are outlined below.

Exclude from the Conservation Area boundary:

- A Thornage and the meadow between Brinton and Thornage. The existing Conservation Area is to be split into two to allow the clearer definition of the special interest and facilitate the future management of each.
- B Area of field or meadow. These areas are not developed and four of the five are arbitrary divisions across larger fields. It is proposed that the boundary treatment remains within the Conservation Area.



Field opposite Hall Cottage



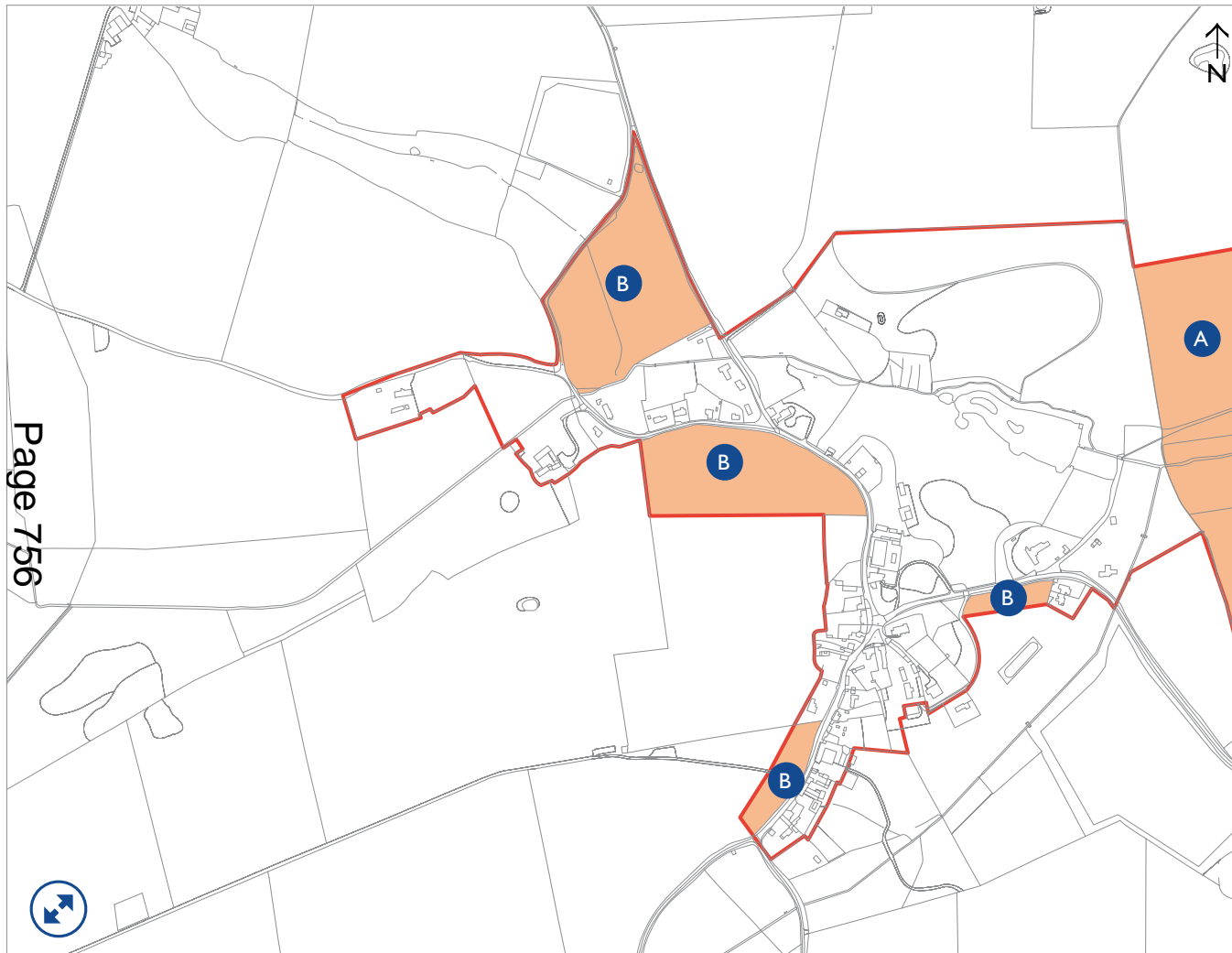
Track in the north of the Conservation Area looking south from the junction with The Street



Track to Hall Farmhouse; the field proposed for exclusion lies on the left of the photograph behind the hedge



Access to the field north of Home Farm

**KEY**

— Current Conservation Area Boundary

■ Proposed Exclusion from Conservation Area Boundary

A Thornage and the meadow between Brinton and Thornage.

B Area of field or meadow.

Section 9

Further Information

A summary of the significance, issues and opportunities within the conservation area, as well as details of next steps and contacts.

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The preservation and enhancement of the character, appearance and special architectural interest of the Brinton Conservation Area should be at the heart of changes made within the area. All its residents have the opportunity to contribute to the preservation and enhancement of the village and ensure that it is passed on to future generations.

RESEARCHING THE HISTORY OF A BUILDING OR SITE

Before proposing any change, it is important to understand the significance of a building or site. This will require research into historical development. Some useful places to start your search are detailed below.

- **The National Heritage List for England**, to find out whether your building is listed.
- **The Norfolk Heritage Centre at the Norfolk and Norwich Millennium Library.**
- **The Blakeney Area Historical Society**, who run a History Centre containing documents on local history.
- **The Norfolk Records Office.** You can search their catalogue online before you visit or request research to be carried out on your behalf.

- **Norfolk Heritage Explorer**, the Heritage Environment Record for the county.
- **Holt Library.** Interlibrary loans mean that you can always borrow books from other libraries if necessary.
- **The National Archives.** These are located at Kew, London, but the catalogue can be searched online.
- **British Newspaper Archive Online**, which can often be a useful source of local history information.
- **National Library of Scotland**, which allows you to view numerous historic plans online.

PLANNING ADVICE

If you need further advice on buildings in conservation areas, design guidance and planning permissions, visit the Heritage and Design pages of North Norfolk District Council's website, <https://www.norfnorfolk.gov.uk/section/planning/heritage-design/> or contact the Planning Department: planning@north-norfolk.gov.uk

ADVICE ON CONSERVATION BEST PRACTICE

Historic England's website contains a range of advice and guidance, such as *Conservation Principles: Policies and Guidance* and guides on understanding heritage value, setting and views, to specific guides on types of repairs or types of buildings. This information can largely be found in the advice area of the website. <https://historicengland.org.uk/advice/>

FINDING A CONSERVATION ARCHITECT, CONSULTANT OR CONTRACTOR

When undertaking work to an historic building it is important to employ contractors who have worked with them before and understand what would be appropriate in terms of change. There are several organisations that maintain lists of experienced conservation and heritage professionals from architects and surveyors to leadworkers and roofers. The following are databases of consultants who have a proven track record of working with historic buildings:

- The Institute of Historic Building Conservation (IHBC), who have a database of accredited practitioners.
- Royal Institute for British Architects (RIBA) list of conservation architects.
- The Register of Architects Accredited in Building Conservation (AABC).



TRACKING OR COMMENTING ON PLANNING APPLICATIONS

If you or a neighbour submits a planning application, there will be a period when members of the public can comment on the application. This can be done electronically online via the Council's Planning website: <https://idoxpa.north-norfolk.gov.uk/onlineapplications/>

If you are planning works to your own property, it can be useful to check the planning applications that have been approved for similar works in the village to understand what might be acceptable.

It may also be useful to review the planning history for your own site to find out what changes may have been made to your property prior to your ownership. Note that the council only holds planning application records online for recent years. For older applications please contact the planning department (planning@north-norfolk.gov.uk) for details of how to access the documentation.

COMMUNITY ACTION

The Government recognises that local communities care about the places where they live and in light of this has developed neighbourhood plans as a tool for local communities to shape the future of their built environment. These are documents that are created by the local community to sit alongside the local Council's planning policies to provide planning policies that are specific to that area. It acts as guidance for anyone wanting to make change to that place and for those who are assessing proposals for change.

Appendix A

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LEGISLATION

Section 69 (1), *Planning (Listed Buildings & Conservation Areas) Act 1990*

Section 71 (1, 2, 3), *Planning (Listed Buildings & Conservation Areas) Act 1990*

Appendix B

Glossary of Terms

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Alteration

Work intended to change the function or appearance of a place (HE, Conservation Principles, 2008, 71).

Conservation Area

‘An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’, designated under what is now s69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (HE, Conservation Principles, 2008, 71).

Conservation

The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance (NPPF, 2018, 65).

The process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations (HE, Conservation Principles, 2008, 71).

Designated heritage asset

A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation (NPPF, 2018, 66).

Heritage asset

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing) (NPPF, 2018, 67).

Historic environment

All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora (NPPF, 2018, 67).

Preserve

To keep safe from harm (HE, Conservation Principles, 2008, 72).

Renewal

Comprehensive dismantling and replacement of an element of a place, in the case of structures normally reincorporating sound units (HE, Conservation Principles, 2008, 72).

Repair

Work beyond the scope of maintenance, to remedy defects caused by decay, damage or use, including minor adaptation to achieve a sustainable outcome, but not involving restoration or alteration (HE, Conservation Principles, 2008, 72).

Restoration

To return a place to a known earlier state, on the basis of compelling evidence, without conjecture (HE, Conservation Principles, 2008, 72).

Reversible

Capable of being reversed so that the previous state is restored (HE, Conservation Principles, 2008, 72).

Setting of a heritage asset

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (NPPF, 2018, 71). The surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape (HE, Conservation Principles, 2008, 72).

Significance (for heritage policy)

The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance (NPPF, 2018, 71). The sum of the cultural and natural heritage values of a place, often set out in a statement of significance (HE, Conservation Principles, 2008, 72).

Value

An aspect of worth or importance, here attached by people to qualities of places (HE, Conservation Principles, 2008, 72).



Appendix C


Audit of Heritage Assets


Identification of all the designated and adopted locally listed heritage assets within the Conservation Area.


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THE GREEN


Address / Building Name	Church of St. Andrew
Street-by-Street Area	The Green
Status	Grade I
List Entry Link	https://historicengland.org.uk/listing/the-list/map-search?clearresults=True
Brief History	Fifteenth-nineteenth century
Brief Description	Church. Flint with stone dressings, slate roof. Square tower with corner pinnacles. Traceried windows. South porch.
	

Address / Building Name	Church Farmhouse
Street-by-Street Area	The Green
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049391
Brief History	Late eighteenth century. Former school, now house
Brief Description	Two storeys, red brick with pantile roof. Mix of timber casements and sash windows. Clock and open cupola with bell on north gable.
	

Address / Building Name	Thatched House
Street-by-Street Area	The Green
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373696
Brief History	Late eighteenth century
Brief Description	House. Two storeys. Red brick with black glazed pantile roof. Timber sash windows. Modern timber and glazed door with tiled canopy. Outbuilding attached to east, with large timber double doors and red pantile roof.
	

Address / Building Name	Church House
Street-by-Street Area	The Green
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049390
Brief History	Late eighteenth century
Brief Description	House. Two storeys. Red brick with black glazed pantile roof. Timber sash windows. Twentieth century door and pedimented canopy.
	

Address / Building Name	Pages
Street-by-Street Area	The Green
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049389
Brief History	Late eighteenth century
Brief Description	House. Two storeys. Red brick with black glazed pantile roof. Timber sash windows. Door and pedimented canopy. Narrow tiled lean-to.
	


Address / Building Name	The Coppice
Street-by-Street Area	The Green
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049433
Brief History	Eighteenth century or earlier.
Brief Description	House. Two storeys. Attached to Pages with short brick wall. Red brick. Hipped roof with black glazed pantiles. Timber casement windows, timber stable style door.
	

THE GREEN (CONT'D)


Address / Building Name	Orchards and walled garden east of St Andrews Church
Street-by-Street Area	The Green
Status	Proposed local listing
List Entry Link	N/A
Brief History	1809
Brief Description	Two orchards and a walled kitchen garden where flowers, fruit and vegetables are grown.
<div><div></div><div>TBC</div></div>	


Address / Building Name	Brinton Hall
Street-by-Street Area	The Green
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373676
Brief History	1822
Brief Description	House. Greek Revival style. Gault brick with slate roof. Two storeys, 5 bay front. Sash windows. Central porch with Greek Doric columns. To west side is prominent tripartite stair window.




Address / Building Name	Iron estate railings and gate to Brinton Hall
Street-by-Street Area	The Green
Status	Proposed local listing
List Entry Link	N/A
Brief History	Nineteenth century
Brief Description	Iron estate fencing lining the parkland to Brinton Hall north of Stody Road and around the boundary of the church.
<div></div>	

THE STREET (SOUTH OF THE GREEN)

Address / Building Name	Home Farmhouse
Street-by-Street Area	The Street (south of The Green)
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373697
Brief History	Late eighteenth century frontage with 17th century core.
Brief Description	Elegant Georgian style house. Two storeys. Red brick with black glazed pantile roof and dentil cornice. Sash windows, central timber panelled door in Classical surround. Lead rainwater hopper dated 1780s. One and a half storey flint and brick pantiled service wing to rear.
	

Address / Building Name	Barn at Home Farmhouse
Street-by-Street Area	The Street (south of The Green)
Status	Proposed local listing
List Entry Link	N/A
Brief History	Eighteenth century
Brief Description	Large brick barn with original timber openings and red clay pantile roof with dramatic catslide to the north. Decorative barn vent in brickwork on west elevation.
	

THE STREET (NORTH OF THE GREEN)

Address / Building Name	Cedar House
Street-by-Street Area	The Street (north of The Green)
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049429
Brief History	Late eighteenth century.
Brief Description	House. Rendered and colourwashed walls, red pantile roof. Three ground floor French windows, sash windows to first floor. Pilasters to doorcase, 6-panel door and fanlight.
	

Address / Building Name	Old Hall
Street-by-Street Area	The Street (north of The Green)
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1170683
Brief History	Late sixteenth century or first half of seventeenth century.
Brief Description	House. Flint with brick dressings, red pantile roof. Diaper pattern in brick to gables. Two storeys. Twentieth century windows and door to ground floor. Casement windows to first floor.
<div>SEE LIST ENTRY</div>	

Address / Building Name	Old Hall Cottage
Street-by-Street Area	The Street (north of The Green)
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049428
Brief History	Seventeenth century
Brief Description	Cottage. Two storeys. Flint with brick dressings and red pantile roof. Casement windows.
<div>SEE LIST ENTRY</div>	


Address / Building Name	Barn to Old Hall
Street-by-Street Area	The Street (north of The Green)
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049392
Brief History	Seventeenth century
Brief Description	Barn. Flint walls with red brick dressings, red pantile roof. Three main bays with additional fourth bay for stable with inserted loft floor. Off-centre cart entrance. Brick ventilation holes.
<div>SEE LIST ENTRY</div>	

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STODY ROAD

Address / Building Name	The Grange
Street-by-Street Area	Stody Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1170734
Brief History	Late seventeenth century with c.1900 front pile forming T-plan.
Brief Description	House. Two storeys. Flint with brick dressings, black glazed pantile roof. Timber casement windows.



Address / Building Name	Brinton Hall estate fence
Street-by-Street Area	Stody Road
Status	Proposed local listing
List Entry Link	N/A
Brief History	Probably early nineteenth century
Brief Description	Slender metal estate fence fronting the church and running along Stody Road incorporating simple but attractive gates.



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Appendix D

Full Size Plans

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**Replace with
Layered PDF**

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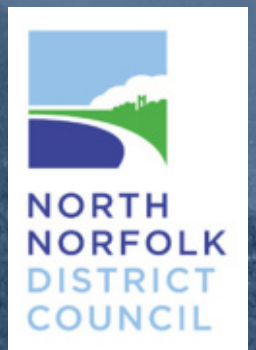
Note: The plans show the current CA boundary but the report has been written as though for the proposed boundary.

Edgefield

Conservation Area Appraisal and Management Plan

Second Draft: March 2021

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PURCELL

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How to Use This Document

For ease of use this document has been produced to be read on-screen as a PDF. It contains a series of features that make it easier to use and navigate between the sections.

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The contents page allows users to navigate directly to the required section by clicking on the section heading. The first page of each section also has an individual contents page for navigation within that section.

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3.1 EARLY HISTORY

Artefacts, such as flint axe heads and pottery, from as early as the Mesolithic period (10000-4001 BC) have been found around Blakeney. Bronze Age (c2350-701 BC) and early Saxon (410-1065 AD) barrows (burial mounds) are located on the Blakeney Downs, and there was probably a small settlement in the parish in the Roman period (43-409 AD).⁰⁵

Navigation

The buttons along the bottom of each page allow you to jump to a specific section. Once you've clicked on a section, it will turn bold so you know which section you are in.



You can also use the buttons in the top right hand corner to jump to the contents, appendices, or back to the page you were previously on.



- Advertisements and other commercial signage may be subject to additional controls and/or require planning permission.
- Changing the use of a building (e.g. from residential to commercial) will require planning permission.

Plans



When you see this icon, click to see a full-sized version of the plan (located in [Appendix D](#)).

To return to the page you were previously on from the full-sized plan, click the back button in the top right hand corner of the page.



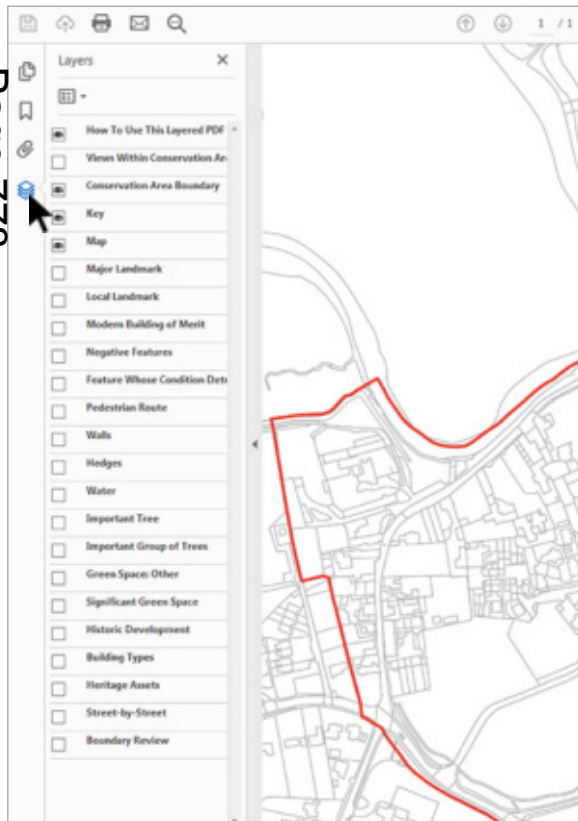
How to Use the Layered PDF in Appendix D

The PDF showing the full size plans is interactive. By switching the layers on and off you can view different elements of the conservation area analysis in context with each other. If your software does not have this capability, please view the separate PDF file of individual maps on the conservation area pages of North Norfolk District Council's website.


Opening the Layers Panel

Click on the layers icon  to open the layers panel. This will bring up options for the different mapping elements that are available to view.

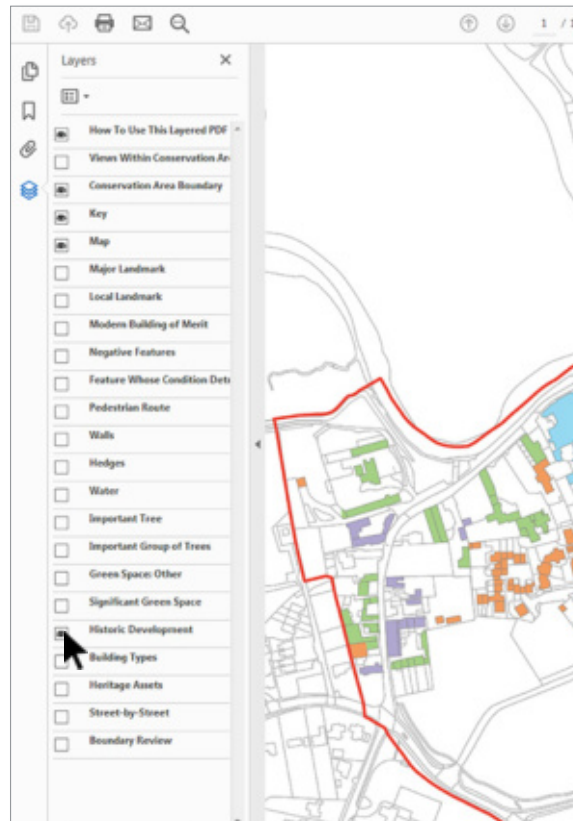
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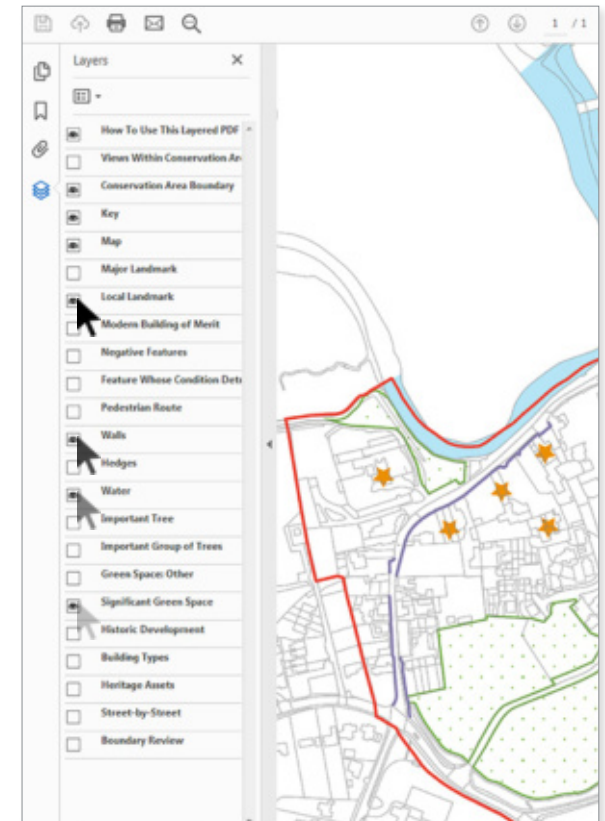
Viewing Different Layers

The map will initially show just the conservation area boundary. Click on your desired layer from the options listed. A small eye icon  will appear to indicate which layers you have switched on. You may need to switch some layers off to view others which sit underneath.

Switching on a layer to view that part of the map



Switching layers on and off as desired



Frequently Asked Questions

Conservation Areas

- What is a Conservation Area?
See [Section 1.2](#)
- What is the current boundary of the Conservation Area?
See [Boundary Map](#)
- Has the boundary of the Conservation Area been changed as part of this review?
See [Section 8.3.8](#)
- What is a Conservation Area Appraisal and Management Plan?
See [Section 1.3](#)
- How does the Conservation Area designation affect changes permitted to my property?
See [Section 1.4](#)
- What are my responsibilities in maintaining my property?
See [Section 1.4](#) and [Section 8.3.1](#)

Understanding your Property

- Is my property within the Conservation Area?
See [Boundary Map](#)
- What is the overall special interest of the Conservation Area?
See [Section 2](#)
- What characteristics of the built environment contribute to the special interest of the Conservation Area?
See [Section 4](#)
- How old is my property?
See [Historic Development Plan](#)
- Is my property a listed building?
See [Section 5](#), [Section 6](#) and [Audit of Heritage Assets](#)
- Is my property an adopted locally listed building?
See [Section 5](#), [Section 6](#) and [Audit of Heritage Assets](#)
- How does the natural environment contribute to the special interest of the Conservation Area?
See [Section 4.1](#) and [Section 4.2](#)
- What are the problems facing the Conservation Area?
See [Section 7](#)
- Where are there opportunities to enhance the Conservation Area's special interest?
See [Section 7](#)
- How can I understand my property better?
See [Section 9](#)

Making Changes

- Is there an overall vision for the conservation management of the Conservation Area?
See [Section 8.2](#)
- What characteristics do I need to consider when planning changes or development?
See [Section 4](#), [Section 6](#) and [Section 8](#)
- Does the Council have a design guide for new development?
See [Section 1.2](#)
- How should I approach repairs to my property?
See [Section 8.3.1](#)
- Can I replace my windows and doors?
See [Section 8.3.2](#)
- What alterations and extensions are appropriate to my property?
See [Section 8.3.2](#) and [Section 8.3.3](#)
- What characteristics should new development have within the Conservation Area?
See [Section 8.3.4](#), [Section 8.3.5](#) and [Section 8.3.6](#)
- How can I get advice about making changes to my property?
See [Section 1.5](#) and [Section 9](#)

Section 1

Introduction

This section gives an overview of the Edgefield Conservation Area, provides information about what conservation area designation means and its implications for development, as well as outlines the consultation process that has been undertaken to prepare this Appraisal and Management Plan.

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- [1.6 Who Have We Consulted While Preparing this Plan?](#)
- [1.7 What Do These Terms Mean?](#)

1.1 EDGEFIELD CONSERVATION AREA

The Edgefield Conservation Area was originally designated in 1975. The designation covers the village centre around the Green. Edgefield was and is an agricultural village with several farmsteads, which are dispersed around the periphery of the village. The main focus of the village today is around the Green (the part of the village which is now designated as a Conservation Area), with houses clustered around, especially to the north-west, and farms to the north and south. The remains of the medieval church are located significantly west of the village centre, next to the Mount and Mount Farm. The church was mainly dismantled in 1883-84 and a new church built with the materials nearer to the village, though also outside the centre, to the south-west.

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1.2 WHAT IS A CONSERVATION AREA?

Definition of a Conservation Area

A conservation area is defined as an ‘*area of special architectural or historic interest the character of which is it desirable to preserve or enhance*’.⁰¹

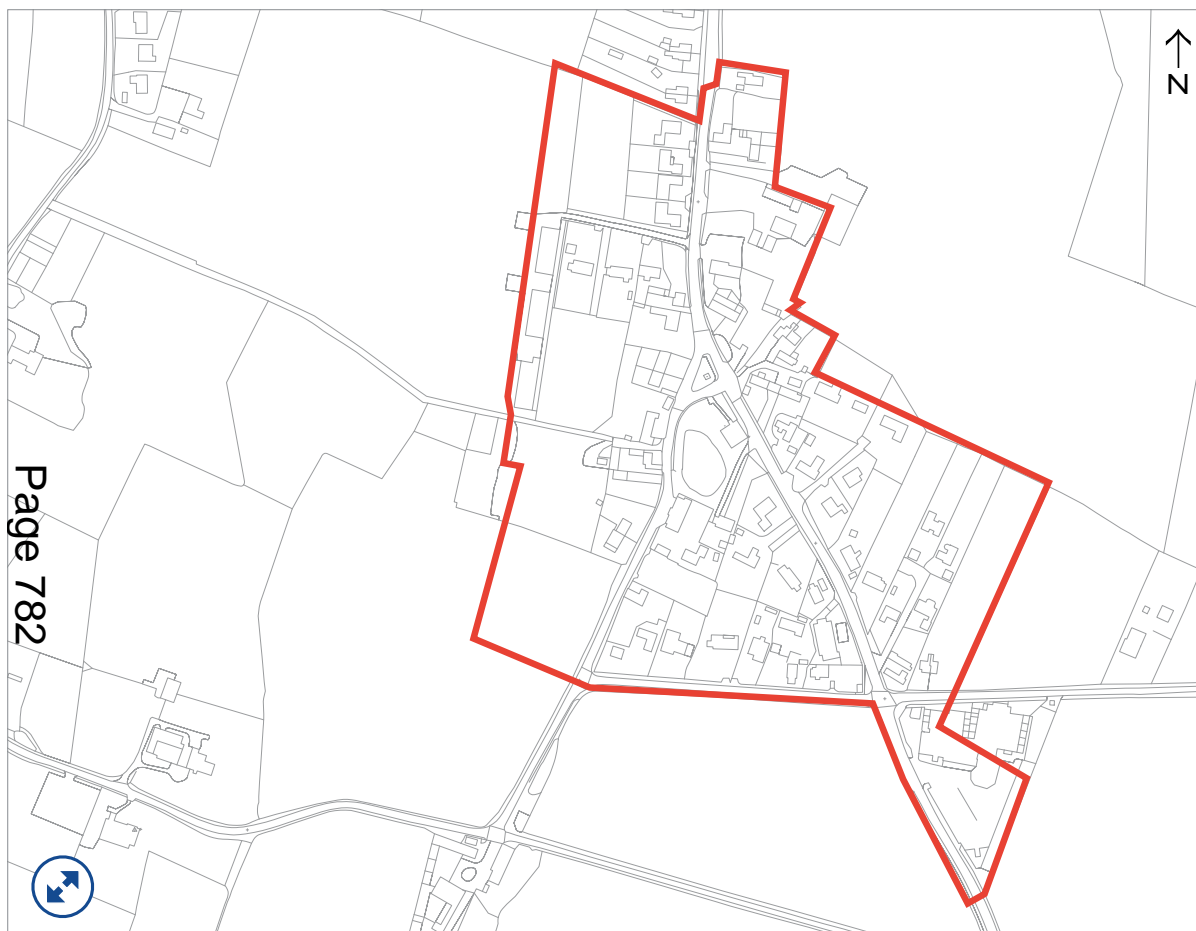
Designation of a conservation area recognises the unique quality of an area as a whole. It is the contribution of individual buildings and monuments as well as other features including (but not limited to) topography, materials, spatial relationships, thoroughfares, street furniture, open spaces and landscaping. These all contribute to the character and appearance of an area, resulting in a distinctive local identity.

The extent to which a building or group of buildings/ structures, positively shape the character of a conservation area comes from their street-facing elevations, the integrity of their historic fabric, overall scale and massing, detailing, and materials. Rear and side elevations can also be important, as can side views from alleys and yards or views down onto buildings in valleys or low-lying topographies.

If the significant qualities of a conservation area are retained and inappropriate alterations prevented, the benefits will be enjoyed by owners, occupiers and visitors to the place, including the ability to experience interesting and important heritage structures and places. It is therefore in the public interest to preserve the area for cultural appreciation.

Conservation Areas are governed under the *Planning (Listed Buildings and Conservation Areas) Act 1990* and the *National Planning Policy Framework* (NPPF, 2019) sets out the overarching requirement for local planning authorities to identify and protect areas of special interest. North Norfolk District Council’s (NNDC) Local Development Framework (LDF, adopted 2008) sets out the council’s policies for guiding development within the district. See this link for the latest heritage related policy: <https://www.north-norfolk.gov.uk/section/planning/planning-policy/>.

In addition to the policies contained within the LDF, NNDC has produced a Design Guide which includes guidance on appropriate alterations to historic buildings and within conservation areas. This guidance should be referenced when considering development within the Edgefield Conservation Area and can be viewed here: https://www.north-norfolk.gov.uk/media/1268/north_norfolk_design_guide_adopted_2008_web.pdf.



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Edgefield Conservation Area Boundary Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey
 © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623.
 This plan is not to scale.



1.3 THE PURPOSE AND SCOPE OF THE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

Understanding the character and significance of conservation areas is essential for managing change within them. It is therefore a requirement under the Planning (Listed Buildings and Conservation Areas) Act 1990 that all local planning authorities ‘*formulate and publish proposals for the preservation and enhancement*’ of conservation areas within their jurisdiction, and that these proposals are periodically reviewed.⁰² The proposals are normally presented in the form of a Conservation Area Appraisal and Management Plan, which defines and records the special interest of a conservation area, as well as setting out a plan of action for its on-going protection and enhancement.

Conservation areas may be affected by direct physical change, by changes in their setting or in the uses of buildings or areas within them. A clear definition

of those elements which contribute to the special architectural or historic interest of a place will enable the development of a robust policy framework for the future management of that area, against which applications can be considered.

Over time, conservation areas evolve and the characteristics which underpin their special interest may decrease in their integrity because of gradual alteration. It is therefore important to review and take stock of the character of a conservation area at intervals to ensure designation is still suitable and that the proper management of change is in place.

Often, conservation area boundaries have historically been drawn too tightly or include peripheral areas which do not contribute to an understanding of its character. Consequently, it is important to review the boundary and include/exclude buildings and spaces which do/not meet conservation area designation criteria.

This Conservation Area Appraisal and Management Plan therefore seeks to:

- ***Record and analyse the special interest of Edgefield Conservation Area;***
- ***Recognise the designated and non-designated heritage assets which comprise the Conservation Area;***
- ***Identify issues relating to condition and pressures for change;***
- ***Identify opportunities for the enhancement of the Conservation Area;***
- ***Provide guidance and recommendations for the positive management, preservation and enhancement of the Conservation Area; and***
- ***Set out any proposals for changes to the Conservation Area boundary.***



Although this document is intended to be comprehensive, the omission of any building, structure, feature or space does not imply that the element is not significant or does not positively contribute to the character and special interest of the Conservation Area. The protocols and guidance provided in [Section 8](#) (*Management Plan*) are applicable in every instance.

The assessments which provide the baseline information for this Conservation Area Appraisal and Management Plan have been carried out utilising publicly available resources and through on-site analysis from the public thoroughfares within the Conservation Area.

Definition of a Heritage Asset

The NPPF defines a heritage asset as: *A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).*

1.4 WHAT DOES DESIGNATION MEAN FOR ME?

To protect and enhance the Conservation Area, any changes that take place must positively conserve the character and special interest that make it significant. Statutory control measures are intended to prevent development that may have a negative or cumulative effect on this significance.

- Planning permission will be required to totally or substantially demolish buildings or structures (including walls, gate piers and chimneys). This will also need a heritage statement (sometimes called a heritage impact assessment) as part of the application.
- The extent of permitted development (i.e. changes that are allowed without requiring consent from the local authority) may be restricted; for example, replacement windows, alterations to cladding or the installation of satellite dishes. Additional control may be sought through Article 4 Directions, which specifically remove permitted development rights.
- Trees with a diameter of 75mm or greater, measured at 1.5m from soil level, are protected. Any work proposed to these trees require permission from the local authority by means of a planning application. This allows the authority to determine whether a Tree Preservation Order (TPO) is necessary.

- Advertisements and other commercial signage may be subject to additional controls and/or require planning permission.
- Changing the use of a building (e.g. from residential to commercial) will require planning permission.

If you wish to carry out work within the Edgefield Conservation Area your proposals will be assessed against Policy EN8 of the Local Development Framework and the NNDC Design Guide.

1.5 PRE-APPLICATION ADVICE

If you require tailored planning advice or need assistance regarding a specific development proposal, North Norfolk District Council offers a pre-application advice service.

Whatever the scale of development proposed, applying to the Council for pre-application advice will add value to the design quality of your scheme and it will help reduce potential uncertainty and delays by identifying any issues at an early stage.

Meaningful public consultation is also a critical part of this process and whilst responsibility for this lies with the applicant, the Council strongly encourages you to undertake consultation with the local community and stakeholders.



For further information regarding pre-application advice, please visit our website: <https://www.north-norfolk.gov.uk/tasks/development-management/pre-application-service/>.

1.6 WHO HAVE WE CONSULTED WHILE PREPARING THIS PLAN?

It is a statutory requirement under the *Planning (Listed Buildings and Conservation Areas) Act 1990* for conservation area guidance produced by local authorities to be subject to public review, including a public meeting, and for the local authority to have regard to any views expressed by consultees.⁰³

The Draft Edgefield Conservation Area Appraisal and Management Plan is being made available for public consultation across a six-week period between XXXXXX and XXXXX 2021. This includes the publication of the draft document on North Norfolk District Council's website and a public consultation meeting held at XXXX on XXXX.

Other means of consultation carried out include:

- NNDC and Purcell met with the Friends of North Norfolk in March 2018 to discuss with them the content, scope and aims of the Appraisals.
- Comments on the Conservation Areas were invited through NNDC's website during 2020 and an email address provided to send comments.
- Local NNDC Members and Councillors were contacted to inform them of the Appraisal process and to invite comments on the Conservation Areas.

1.7 WHAT DO THESE TERMS MEAN?

There are words and phrases used in relation to the conservation of the historic environment that have a specific meaning in this context. An explanation of some of the most used terms can be found in the Glossary in [Appendix B](#).

Section 2

Summary of Special Interest

This section provides a summary of what is significant about the Edgefield Conservation Area in terms of its history, architecture and setting.

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2 Summary of Special Interest

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The special interest of Edgefield Conservation Area derives from its variety of historic buildings around a traditional green, as well as along radiating roads, with agricultural fields surrounding the village core that were once common land. Also important are the relatively isolated buildings that punctuate the landscape on the village periphery, notably the Rectory, the old White Horse public house and, above all, the ruins of the old church. The relationship between the old church which sits on higher ground and the subsequent lower settlement around the Village Green evidences the historic evolution of the village from west to east. The presence of fields on the edge of the Conservation Area are significant not only aesthetically but historically as they provided the impetus for the medieval move to the current settlement. Whilst the conservation area is concentrated on the denser cluster of smaller late-eighteenth, nineteenth and twentieth century houses around the village centre, the contrasting quiet, rural lanes with seventeenth and eighteenth century farmhouses are an important part of its character and setting.

At the heart of the Conservation Area, the triangular Green is surrounded by widely spaced buildings and a large, picturesque pond that contribute to a sense of openness. The distinctive war memorial forms a landmark feature whilst the red telephone box, village sign and white railings around the pond contribute to

the rural community character of the space. The variety of sizes and massing of buildings around the Green and pond area contributes to the varied building line and attractive views, especially along the west side. In the midst of residential housing, the large barn (now converted) on the north side of the Green serves as a reminder of the importance of the agricultural economy to Edgefield throughout its history. The now converted Post Office, village school (community hall), smithy and Baptist Chapel reinforce the idea of the Green as the historical centre of the village.

The openness of the Green is contrasted by the dense building along Norwich Road where houses and cottages are not only built close together but are double layered so that the countryside beyond is concealed from the road. The presence of the main road means the northern part of the Conservation Area feels more enclosed with high fences and hedges used for privacy and noise reduction. From Peck's Lane and beyond to the south, the landscape is very sparsely dotted with buildings. Agricultural fields run up to the village and to the cluster of buildings near the church. This part of the Conservation Area has a distinctly rural character.

The two churches in Edgefield testify to its evolution as a settlement with the ruined Anglo-Saxon tower of the old church standing on higher ground outside the Conservation Area to the west and the late-nineteenth century church nearer the village centre. More recently, the buildings in the Conservation Area reflect a commitment to social housing as seen in the Parish Bungalows and the local authority housing which is amongst the earliest examples in the country, acknowledged in the national listing of 1-4 Holt Road.

The historic manor houses sit outside the Conservation Area as does the Old Rectory. The buildings in the Conservation Area have a vernacular character which uses a North Norfolk palette of tradition materials including flints, bricks and red clay pantiles, although around the Green area there is a high incidence of rendered or painted buildings. Chimneys are important to the character of the Conservation Area, contributing to varied rooflines. Larger buildings within the Conservation Area include the farmhouses, which have barns and outbuildings, relatively few of which seem to have been converted. Edgefield has many modern buildings within the Conservation Area and whilst many use local vernacular materials, they make little or no contribution to the character.



Most dwellings are set in gardens of varying sizes. Large mature trees punctuate the Conservation Area but there are no substantial areas of woodland. Many of the properties have grass banks in front of them and grass verges, also sometimes banked, are important features that contribute to the character, as are the hedges especially outside the most densely built part of the Conservation Area. The main road and consequent greater presence of vehicles means kerbs, posts and bollards as well as fences are much more in evidence in Edgefield than many other North Norfolk conservation areas.

The village is a scattered one with several important buildings lying outside the Conservation Area including the old church tower, Old Rectory and former White Horse public house. The agricultural fields, undulating landscape, buried and visible archaeology, such as Edgefield Mount, and the dispersed large buildings contribute positively to the setting of the Conservation Area and an understanding that it covers only part of a wider parish.

Section 3

Historic Development

This section describes the history of Edgefield and discusses how the settlement pattern has developed over time.

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3.1 INTRODUCTORY SUMMARY

Archaeology suggests there has been settlement near Edgefield since prehistoric times. The name Edgefield derives from Old English meaning an enclosure within open land.⁰⁴ Edgefield was first documented in the Domesday Book of 1086 and has since been a rural settlement surrounded by woodland and open countryside. Milling, both by water and wind power, and farming were the main industries in the village from the medieval period until the late-nineteenth century when milling ceased. The settlement pattern suggests a movement from the north-west of the village, an area of higher topography besides the River Glaven, to a medieval linear settlement with a green on lower ground which follows the line of the main road towards Holt. People wanted to be close by the series of open commons surrounding the main road and land was also more fertile compared to the land around the old settlement.

The oldest structure in Edgefield is the remains of the old church tower of St Peter and St Paul, which dates from the eleventh or twelfth century, but this falls outside the Conservation Area. There is some re-used medieval fabric in the Church of St Peter and St Paul, the late-nineteenth century church designed by J. D. Sedding, which includes a thirteenth century font. The first surviving secular dwellings are from the sixteenth and seventeenth centuries; these larger houses also fall

outside the Conservation Area and include Edgefield Old Hall, a moated house north-west of the village, and a number of historic farmhouses such as Old Hall Farmhouse and The Mount. The earliest fabric within the Conservation Area dates from the eighteenth century and includes Church Farmhouse and Merrisons although the historic range at Green Farmhouse on Norwich Road may be earlier. The first known map showing Edgefield was drawn by William Faden in 1797. It depicts large areas of woodland, Plumstead Common and Edgefield Heath, both of which were enclosed in the early-nineteenth century. Significant residential developments along Norwich Road and Pecks Lane in the twentieth century consolidated the area around Norwich Road as the village centre.

3.2 EARLY HISTORY

In Edgefield, there are extensive landscape archaeology and find spots. The earliest human occupation in Edgefield falls outside of the Conservation Area and is from prehistoric times as evidenced by prehistoric habitation sites discovered north-west of the village.⁰⁵ An archaeological evaluation in 2011 revealed five Late Neolithic/Early Bronze Age pits which produced a series of finds including a blade-like flint flake, bronze age potteries and a series of burnt flints.⁰⁶ A large number of Neolithic artefacts have been recovered in the area north of Plumstead Road including an axe head and a spear.⁰⁷ Evidence for Roman occupation in Edgefield

is minimal: a single fragment of Roman pottery and number of Roman coins have been found north of the village.⁰⁸ A late Anglo-Saxon strap fitting was found but remains the only Anglo-Saxon find other than evidence of late Anglo-Saxon architectural details in the old church tower of St Peter and St Paul.⁰⁹

3.3 MEDIEVAL

The first time Edgefield was documented was in the Domesday Book of 1086 where it was administered in the hundred of Holt. The village had 36 households, 100 pigs and one mill. Edgefield had two major landowners Ranulf brother of Ilger and Peter of Valognes. Prior to the Conquest Edgefield had been under the ownership of Earl Harold. Two plough teams were listed under Edgefield and the village has been identified as one of the larger settlements recorded in the Domesday Book.

In the medieval period Edgefield was mainly agricultural. The movement of settlement from the uphill north-west area of the village towards the present-day settlement started piecemeal during the late medieval period. A series of large commons that surrounded the current settlement gave easy access to grazing and farming land, which provided incentive for settlement here.¹⁰ Plumstead Common was located to the east and Edgefield Heath to the south. The 'Little Wood' and 'Pond Hill Wood' were medieval woodlands located to the east of the village; the land has retained a medieval boundary bank and ditches which survive as earthworks.¹¹ In 1961, a large number of fragments of



medieval pottery were found south of the village which date from the twelfth and thirteenth centuries.¹² South-west of the village is an area known as ‘Cross Green’ which can be seen on Bryant’s map of 1826. From the place name, it can be inferred that this was another area of common land which may have been historically marked by a cross, although no evidence of this has been found.

Edgefield had two manors in the medieval period. Bynham Priory Manor (later Edgefield Bacon’s) and Edgefield Ellingham’s. The former was held by Binham Priory, an ecclesiastical community and landholder in medieval Norfolk dating from c.1100. The priory increased its landholdings throughout the medieval period including land and a mill between Edgefield and Hempstead. The Ellingham’s passed through various hands until the mid-fourteenth century when it was inherited by the Willoughby de Eresbys and briefly, through marriage, was associated with the Duke of Suffolk. Edgefield Old Hall, located north-west of the Conservation Area in the uphill settlement near the River Glaven, is thought to be the site of the Bynham Priory manor house. The building that stands at Edgefield Old Hall today dates from the 1500s and is a large red brick and cobble flint house of two storeys with a projecting gabled porch on the front elevation.¹³

Original wall paintings have been discovered inside the house and the remains of a moat on the north side of the grounds.¹⁴ The manor house for Edgefield Ellingham’s is thought to have been located where Edgefield Hall now stands. The manor house was granted a licence to crenellate in 1334 but the house that stands today was built in the seventeenth century.¹⁵

The earliest medieval fabric within Edgefield is the west tower of the Church of St Peter and St Paul which falls outside of the Conservation Area north-west of the village. Whilst only the tower survives, the antiquary Francis Blomefield described the church as having an octagonal steeple with two aisles and a tiled chancel whilst the arms of Rosceline were depicted on the east window in relation to the Rosceline family who had been landowners in the village in the fourteenth century.¹⁶ A medieval watermill may have been located north of the village at Hempstead Beck. Basil Cozens-Hardy refers to the mill at the site of “Smokers Hole” stating “the mill referred to in a grant by Simon of Hempstede to the monks of Binham Priory of the water between Hempstead and Edgefield.”¹⁷



The former Church of St Peter and St Paul



3.4 SIXTEENTH AND SEVENTEENTH CENTURIES

The Dissolution of the monasteries brought an end to Binham Priory's ownership of one of the manors and it passed to Sir William Butts (physician to Henry VIII) and then, through marriage, to Sir Nicholas Bacon, the first man to be awarded a baronetcy. The manor was subsequently known as Bacon's.

The earliest residential and farm buildings in Edgefield are from the sixteenth and seventeenth centuries. The houses are large and set within generous areas of land. The houses from this period fall outside the Conservation Area and are typically located north and west of the village, although the older range at Green Farmhouse may also date from this period. The Mount is a farmhouse located beside the tower of the former church. Basil Cozens-Hardy makes references to the house in his book describing it as "a fine house from which it is said thirty churches can be seen."¹⁸ Other farmhouses in Edgefield belonging to this period include Langer Hall, Lowes Farm, and a Tithe Barn that had been used as a school room from the 1760-1825.¹⁹ The Old Parsonage dates to the seventeenth century house and was a former rectory with a lobby entrance plan.²⁰ The houses are built of vernacular materials including red brick with cobble flints.



The Mount



Green Farmhouse

3.5 EIGHTEENTH CENTURY

There were many buildings constructed within the boundaries of the Conservation Area from the eighteenth century. The development may reflect the position of the village along the main route just three miles south of the Georgian market town of Holt. The first known map of the village was drawn up in 1797 by William Faden. Whilst Faden's map is not as detailed as the later OS mapping, the map contextualises Edgefield as a linear development along Norwich/Holt Road surrounded by large areas of common and heath land. The map shows the earlier settlement north-west of the village on a steep incline, two farms and a mill are depicted, and the uphill settlement appears relatively sparse.

Two large farmhouses were built along the north end of Sweetbriar Lane near to the site of the current church, which had not yet been constructed. Merrisons is located at the north-west boundary of the Conservation Area and is a brick house with black glazed pantiles and sash windows.²¹ Church Farmhouse is located just east of Merrisons; it is constructed of red brick and flint and has a distinctive brick work pattern in the shape of lozenges on one of the gable ends. An inscription on this gable reads 'EF,' which refers to Elizabeth Fenn, who was the daughter of Rev. Edward Fenn who took over the manor of Edgefield Bacon's and their estate in 1710 once the male line of the family had fallen extinct.²²



Faden's 1797 map also shows the location of Edgefield mill near to the site of The Mount. This mill was a smock mill, an earlier form of mill than the tower mill which was usually hexagonal or octagonal and consisted of a weather boarded or shingled tower.²³ An extract from the *Norfolk Chronicle* on the 3rd November 1781 noted that the smock mill was accompanied by a mill house, barn, stables, a maltings office and fifty-five acres of arable land which contextualises the mill as part of a farming complex largely surrounded by fields. A year later in 1782, another advertisement in the *Norfolk Chronicle* listed a grist mill and a tower mill, which suggests there was a larger presence of mills in the area.²⁴ The smock mill was replaced by a post mill in 1804 after the previous miller, John Ellis, had become bankrupt. The mill was demolished in the late-nineteenth century, but the mill house survived into the twentieth century before disappearing by the time of the 1973 OS map. A watermill operating on the River Glaven can be seen in Edgefield on Faden's map at the northernly point of the village just before Saxthorpe. Watermills can also be seen at Hunworth and Hempstead, the villages bordering Edgefield.

The Tithe barn close to the Old Parsonage House was used as a school in the late-eighteenth and early-nineteenth centuries but retains many features of its original function including honeycomb vents and a large off-centre doorway.²⁵ A workhouse was established in the eighteenth century but was largely rebuilt in the early-nineteenth century as a workhouse farm. The White Horse public house is also depicted on Faden's map north of the village on Ramsgate Street and again on Bryant's map of 1826.



Farm building at Merrisons



Barn at Merrisons



Compised view of The Old Rectory

The Pightles



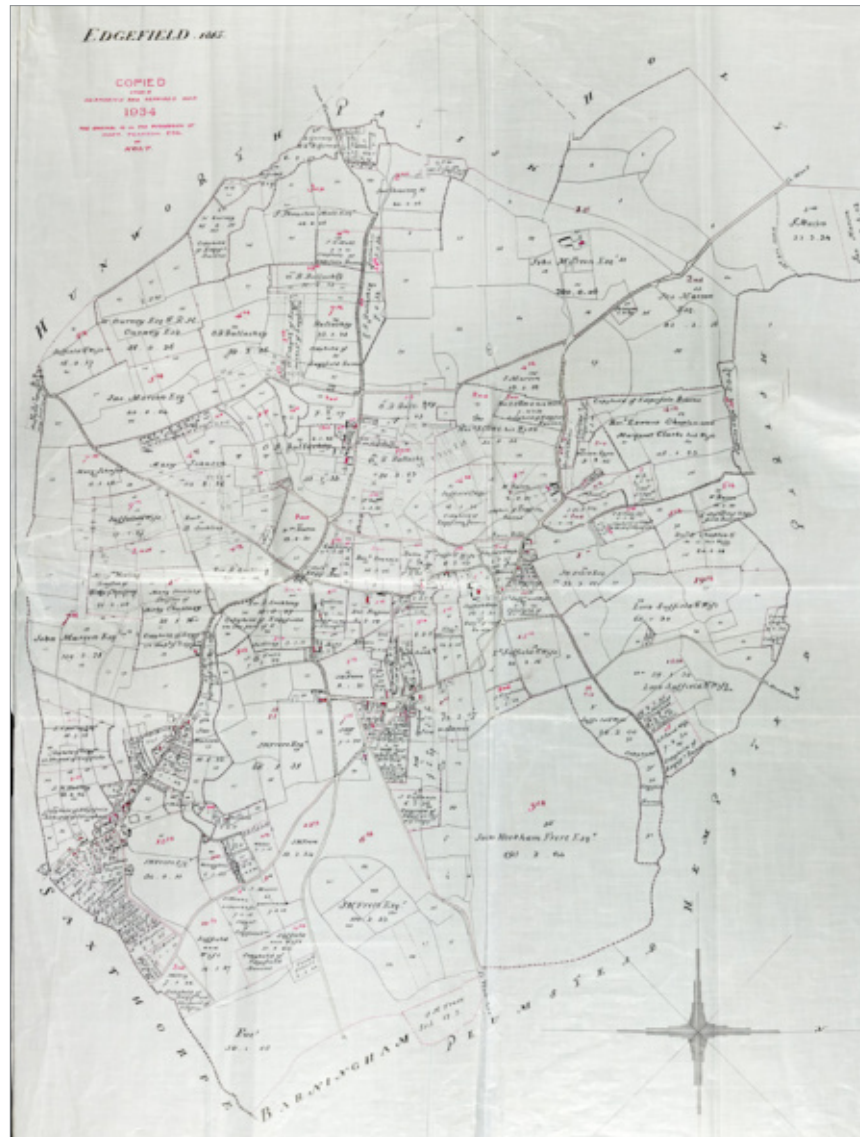
Manor Farmhouse on Sweetbriar Lane



3.6 NINETEENTH CENTURY

Edgefield remained a rural village in the nineteenth century but saw further development particularly along Norwich Road/Holt Road which can be seen on the 1815 Enclosure Award. The 1815 Award is the first detailed representation of the village to survive and has greater accuracy than Faden's late-eighteenth century map. The Village Green appears as a cluster of buildings around a large pond and buildings such as the Old Post Office, Wheelwright Cottage, Loke House and Pondside are depicted as well as Little Haynor and Honesty Cottage on the east side of Norwich Road. Whilst the map shows a greater density of land divisions around the Village Green, the land north of Norwich Road remained very sparsely developed. The landowner John Hookham Frere appears numerous times on this map and is the patron of the public house, which in the late-nineteenth century became The Frere Arms (now The Pigs).

The 1845 Tithe Map shows there had been a significant growth in development around the Village Green including most buildings that have survived to the present, including The Lodge. There are also further developments along the east and west sides of Norwich Road south of the Village Green. The areas of woodland belonging to Plumstead Common and Little Wood are depicted, however, most commons surrounding Edgefield were enclosed circa 1800.



1815 Edgefield Enclosure Award, Norfolk Record Office, C/Sca 2/101

*Detail from 1845 Tithe Map of Edgefield**Nineteenth century cottages east of the Village Green**The Old Post Office, now a residential conversion*



The first OS map of Edgefield dates from 1886 (see overleaf). The map shows the village in even greater detail and labels key landmarks, notable buildings, businesses and communal spaces. There had been further infill developments east and west of the Village Green. A Baptist Chapel, Post Office and School had been built on the Village Green establishing the space as a small village centre. The Baptist Chapel was a small corrugated iron structure which survives today although it has been converted to a domestic garage. The public house had been renamed The Frere Arms; a small inscribed date stone still survives on the gable end of the main building and reflects the connection with the landowner John Hookham Frere. The northernmost area of the village on Ramsgate Street where the eighteenth-century White Horse public house is situated became more developed with farm buildings and housing. Smaller plantations are also shown in detail on the map: Marcon's Plantation and Sheep's Hill Plantation were located south and west of the mill house on the west side of Edgefield.



The Pigs public house, previously The Frere Arms. The pink building is the historic core whilst the rooflights are recent additions



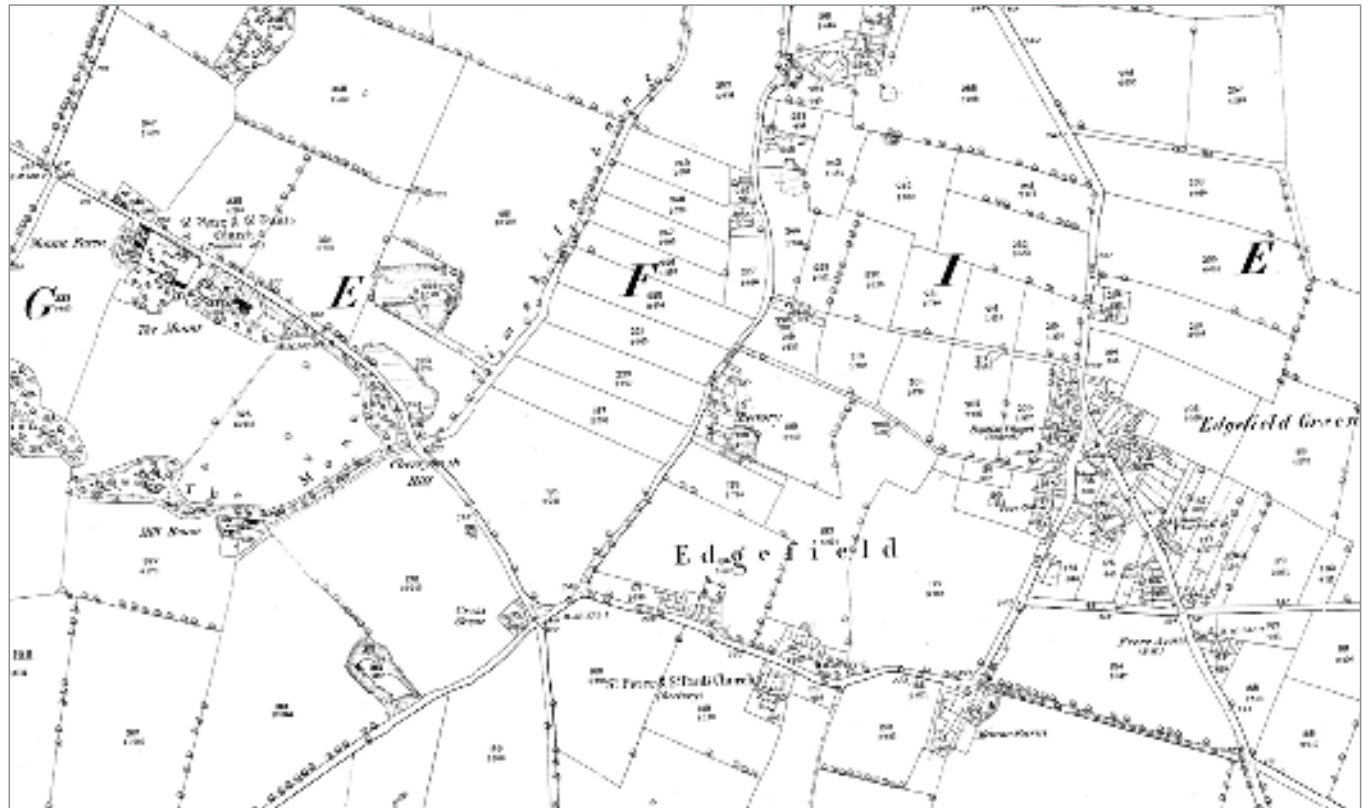
Former corrugated iron Baptist Chapel



The new church of St Peter and St Paul is shown for the first time on the south side of Sweetbriar Lane. The movement of the church from the north-west boundary of the village near Hunworth to Sweetbriar Lane took place in 1884. From the late-eighteenth century, Edgefield Hall belonged to the Marcon family and it was the Rev. Walter Hubert Marcon who thought it was impossible to run a parish with the church lying at the far end of an extensive village.²⁶ In 1884, the old church of St Peter was moved almost stone by stone to a piece of glebe land on Sweetbriar Lane.²⁷ The new church was design by J. D. Sedding, the English church architect and an influential figure in the Arts and Crafts Movement. The church had nave and chancel under one continuous roof with north and south aisles and was completed in knapped, cobbled and iron stained flints with stone dressings to the windows and quoins. The thirteenth century Purbeck marble font and fifteenth century chancel screen with painted panel tracery were both reused from the earlier church, which had just the west tower remaining.



Church of St Peter and St Paul



Detail from the 1886 OS map of Edgefield



3.7 TWENTIETH AND TWENTY-FIRST CENTURIES

By 1906, there had been little change to development within the village and the north end of Norwich Road remained mostly fields. The Baptist Chapel disappeared from the west side of the Village Green and the school became a parish room. The south side of Plumstead Road was converted to allotments following the 1887 Allotments Act, which required local authorities to provide allotments if there was demand.²⁸ Along the north side of Church Lane a public house called The White Horse appeared. The White Horse public house that had previously been on Ramsgate Street was no longer present, which suggests either the movement of the public house or an error made on the earlier mapping. However, the presence of the public house on Ramsgate Street on Faden's map suggests the establishment moved north into the village.

In 1912, a new type of house appeared along the north end of Norwich Road where Holt Road begins. Four pairs of semi-detached brick-built houses were constructed by the local authority for £150 each.²⁹ The houses had a number of attractive features including corrugated hipped tile roofs, plat bands and the amenity of a wash-range to the rear. These houses are a rare example of pre-1914 local authority housing where responsibility moved from the parish to the district council. Numbers 1-4 Holt Road are now grade II listed in recognition of this.

After the First World War, a memorial was erected in Edgefield at the centre of the Village Green in 1920 to commemorate twenty eight men who fought in the war, after the Second World War, the names of local service men who had fought were also added to the memorial.³⁰ The memorial has a concrete base with a stone body and is surmounted by a Latin cross on a ball.



Memorial shown at the centre of the Village Green



Local authority house on Holt Road



Local authority house on Holt Road

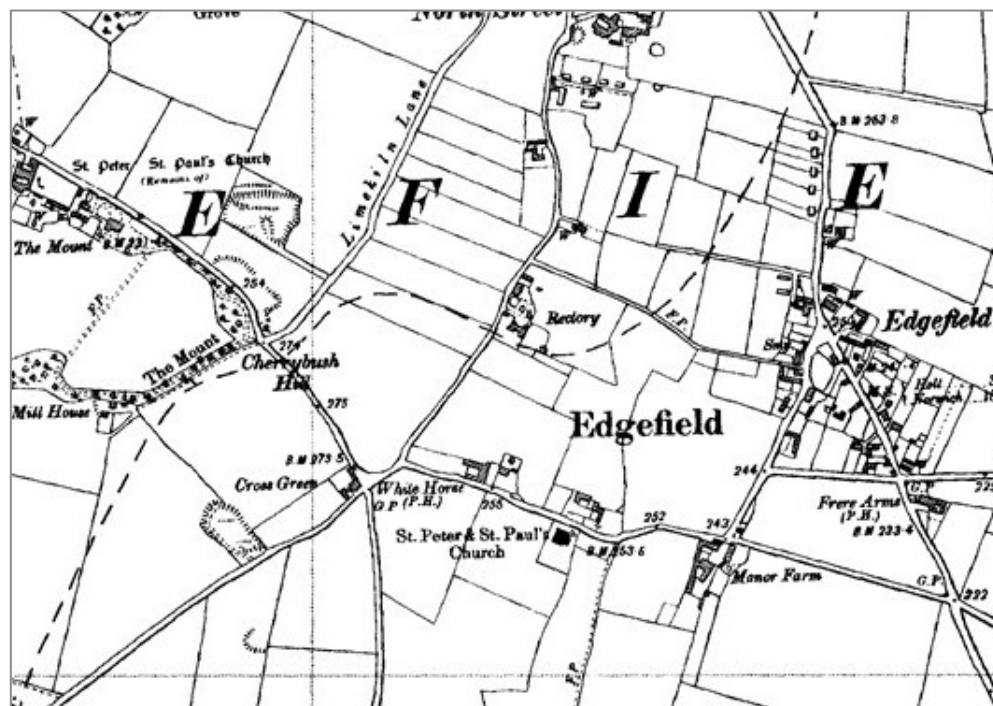


The next significant changes in the village appear on the 1952 OS map. Development along the north end of Norwich Road and the start of Holt Road had started following the building of local authority houses in the first half of the twentieth century. A school was constructed north of the village along Norwich Road. The workhouse farm is present on the map but had disappeared by 1974.

In the late twentieth century, there were more developments north of the village; a lane called Sands Loke branching off the west side of Norwich Road was added with modern houses. The east-west stretch of Pecks Lane also was populated with houses on the north side. By 1973, The Frere Arms had changed names to the Bacon Arms. A small lane off the east side of Rectory Road was also filled with residential developments. The new school building continues to be used to this day as Edgefield County Primary School. The RMC Autos garage and petrol station was built in the later twentieth century.

Today, the heart of Edgefield is centred around the Village Green where Norwich Road and Pecks Lane meet. The view over the pond besides the Village Hall is an idyllic and peaceful open space and the presence of the memorial, telephone box, benches and bus shelter provide a sense of communality. Whilst the Post Office has become a private house, the village

hall is a communal space available to villagers and which was recently refurbished in 2013 after receiving a grant from Landfill Communities Trust and the North Norfolk District Council (NNDC) Big Society Fund.³¹ Infill developments have occurred along Norwich Road including holiday cottages which serve the tourist industry of North Norfolk. The area surrounding the Church of St Peter and St Paul and the old tower remain undeveloped and have retained a rural and quiet feel.



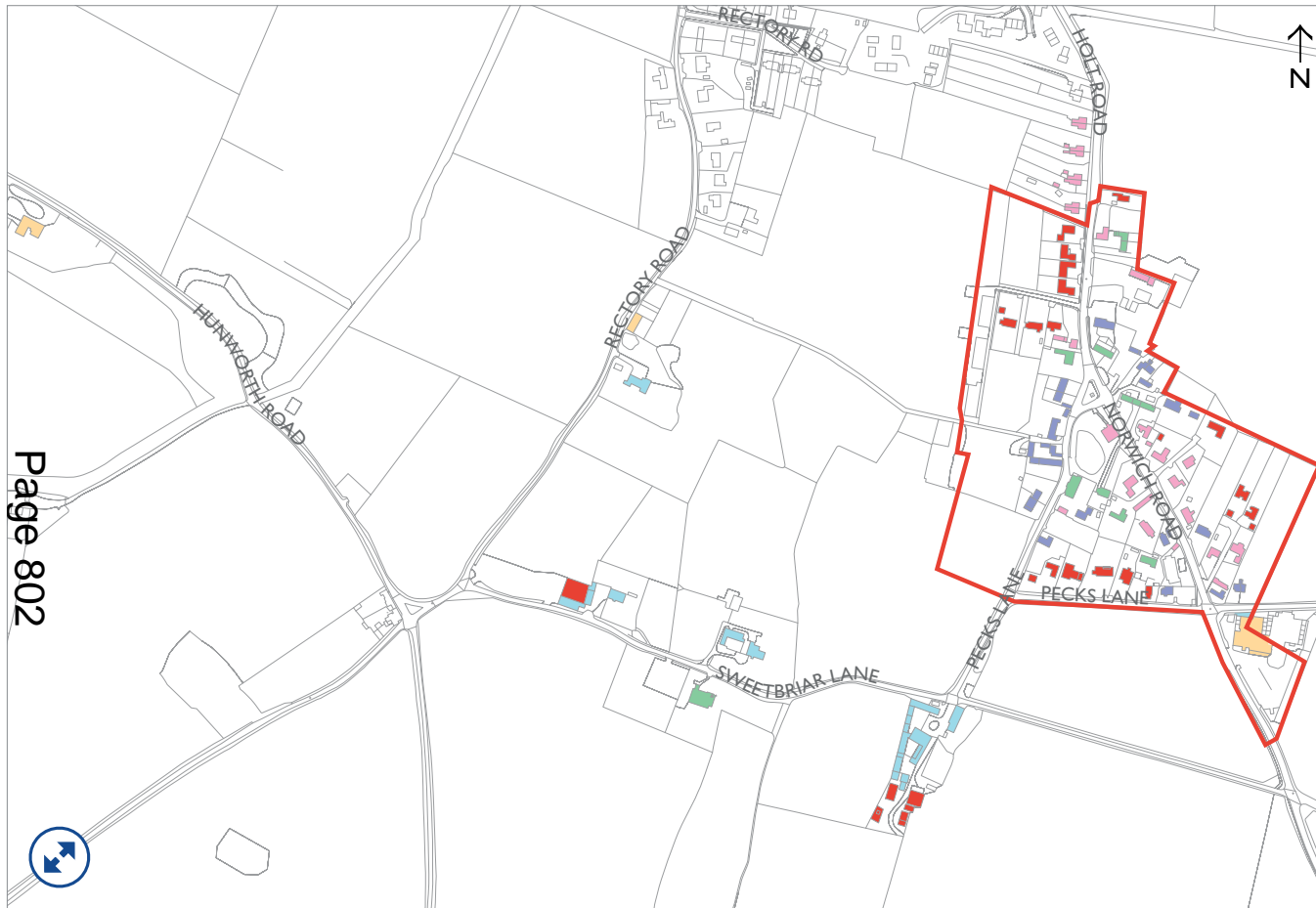
1952 OS map of Edgefield © Crown Copyright 2020. All rights reserved. Licence number 100020449.



Edefield bus shelter in front of the village hall



RMC Autos Garage

**KEY**

- Conservation Area Boundary
- Medieval
- Sixteenth and Seventeenth Centuries
- Eighteenth Century
- 1815-1845
- 1845-1886
- 1886-1952
- Post-1952

This plan indicates the age of the existing built fabric of the main buildings and structures in Edgefield. It is mostly based on a comparison of historic maps with limited verification through viewing of the existing building from the street. Some buildings may have been constructed in phases but generally only the main phase is shown here. Some buildings may have been partially rebuilt or substantially repaired since they were first built but their footprint was unchanged and so the change is not obvious in map comparisons. Where this is the case, generally the building is coloured for the earliest date that it appears on the map.

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Section 4

Character Assessment

This section describes the elements of the Edgefield Conservation Area that contribute to its setting, architecture form, street pattern and townscape character.

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4.1 LOCATION AND TOPOGRAPHY

The village of Edgefield is located 3.6 miles south of Holt and 19.4 miles north-west of Norwich. It is a large parish with many individual buildings scattered amidst fields. The Conservation Area covers six areas of the village. The central core of the village is located around the Green and radiating roads with Sweetbriar Lane to the south-west. Norwich Road, which becomes Holt Road to the north, forms the eastern side of the Conservation Area whilst the north-south stretch of Peck's Lane forms the west side. The east-west stretch of Peck's Lane is mostly excluded from the Conservation Area. To the south-east, a very small stretch of Plumstead Road is included where it branches east off Norwich Road. Manor Farm, Merrisons and Church Farm are included in the Conservation Area but other historic buildings are excluded as they are further from the village core.

The land within the Conservation Area is roughly level with small undulations. The rise of Edgefield Mount is located to the south of the south-west part of the Conservation Area. Generally the land falls to the south of the village towards the river, a tributary of the River Bure.

Edgefield is located over two miles south of the North Norfolk Coast Area of Outstanding Natural Beauty (AONB). Policies for the management of the AONB are contained within the AONB Management Plan, prepared by the Norfolk Coast Partnership. It includes objectives and policies relating to the built and historic environment: <http://www.norfolkcoastaonb.org.uk/partnership/aonb-management-plan/377>.

To the east of the Conservation Area lies the Edgefield Little Wood Site of Special Scientific Interest (SSSI). Located on acidic glacial sands and gravels, the lowland sessile-pedunculate oakwood is very rare in the county and the absence of hazel is nationally rare. The previously coppiced oak stools have grown to the height of standards creating the impression of high forest.



The Conservation Area is mostly level



Undulating land towards Edgefield Mount south of the church

**KEY**

- Norfolk Coast Area of Outstanding Natural Beauty
- North Norfolk Coast Site of Special Scientific Interest
- Edgefield Little Wood Site of Special Scientific Interest

Location Plan. Base map © Google Earth. This plan is not to scale.



4.2 SETTING AND VIEWS

Definition of Setting

The setting of a conservation area provides its physical context, reflecting the landscape character around it. Setting is made up of several elements beyond just topographical or natural parameters; it is also made up of sounds, smells, environmental atmosphere and the way people move around it and experience. It can contribute both positively and negatively to the significance of a site and can provide evidence of the historic context of a place. Views also form part of the contribution to the setting of conservation areas. They may include views from, to, within or across an area, taking into consideration the area's surroundings, local topography, natural and built features, and relationships between buildings and spaces.

The Importance of Views

The assessment of views within the setting of heritage assets is an important part of establishing its heritage value. A view may be significant for a number of reasons: it may clearly show a key building or group of buildings, it may show the relationship of one heritage asset to another or to the natural landscape, it may illustrate the unplanned beauty of a village-scape, it may tell the narrative of how a place has evolved over time, or it may show how a view has been deliberately designed. Views can be static or may change as a viewer moves through a place. They may be short or long range, or look across, through, to or from a heritage asset.

At Edgefield the natural landscape setting is a key part of the character of the village. This is described below, together with a discussion of views of the Conservation Area. The views photographs included in this Appraisal are a representative selection. The omission of any view imagery here does not mean that they have no value.



4.2.1 Surrounding Landscape

Edgefield is located in the Glaven Valley, an area of undulating hills typically used for arable farming. The layout of Edgefield is defined by fields which surround the Conservation Area on all sides and are used for arable and agricultural farming. The fields closer to the Edgefield are typically smaller and are larger further away from the village. There are small areas of woodland mostly on the periphery of the parish. A series of small plantations including Marcon's Plantation and Sheep's Hill Plantation are located east of the village near to the old tower of St Peter and St Paul.

The river is an important part of the wider landscape, rising from Baconsthorpe and flowing first south-west then turning north at Hunworth, reaching the sea between Wiveton and Cley-next-the-Sea. The river once had 16 mills on but only five mill buildings survive today.

North of the village, Norwich Road curves slightly to the north-west meeting Rectory Road where the grade II listed Old Hall Farmhouse of circa 1600 is located. Rectory Road runs to the south and is the location of the former Rectory and an eighteenth century tithe barn both listed at grade II. The old tower from the former Church of St Peter and St Paul is located north-west of the village on a slight hill. The seventeenth century grade II listed Mount Farmhouse and farm buildings surrounds the tower to the east and west.



Tower of former Church of St Peter and St Paul situated amongst areas of wood and open fields viewed from Hunworth



Large open aspect agricultural fields outside of the Conservation Area



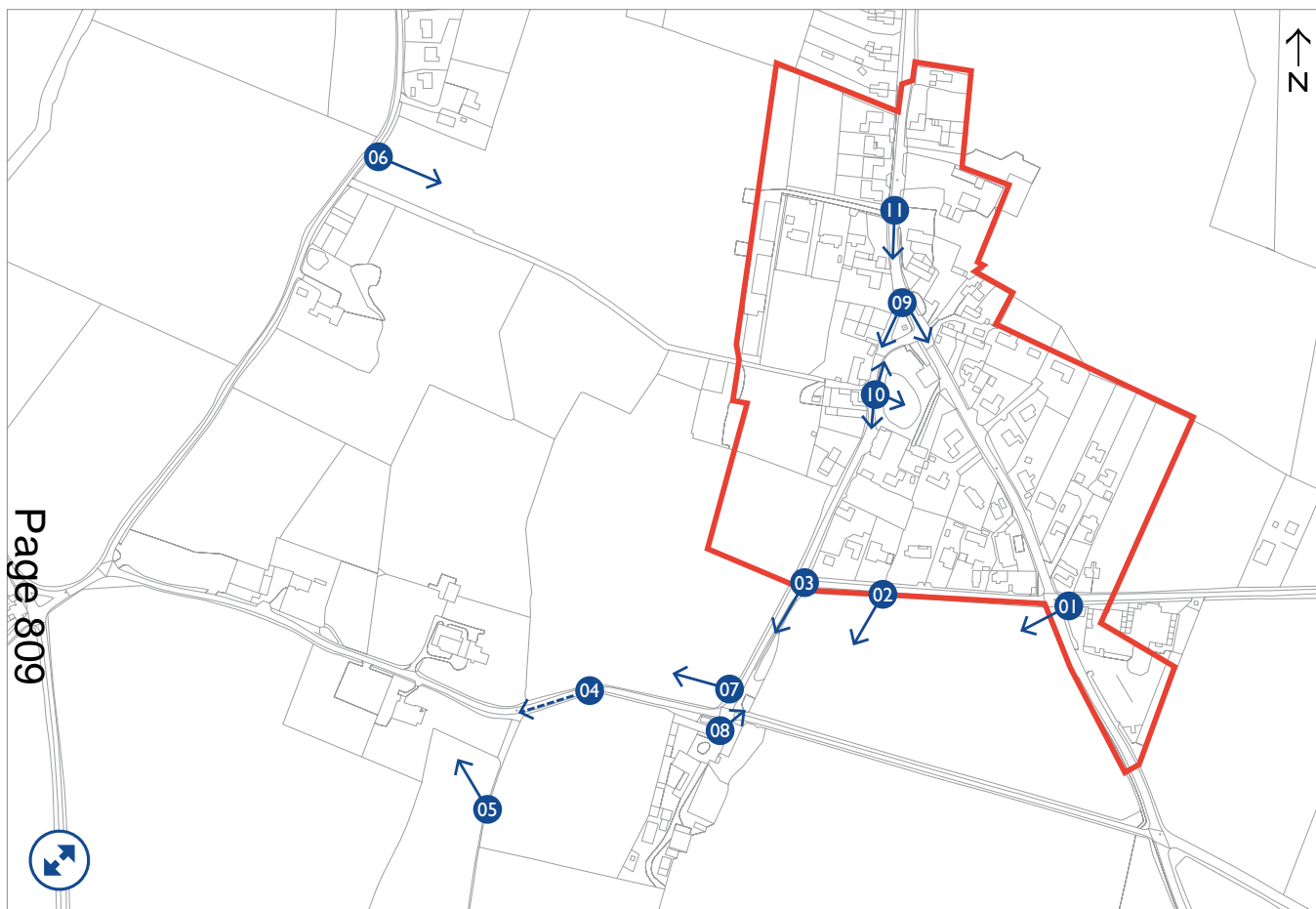
4.2.2 Views into and within Conservation Area

There are a series of attractive views around the Green looking east, west and south (represented by Views 9 and 10). The varied massing and materiality of the low rise buildings contributes to the impression of an organic ensemble around the Green and the pond. To the north of the Green, the road and suburban alterations mean that views to the north do not have the same quality. The views approaching the Green area from the south and especially from the north are also attractive (View 11).

Key buildings provide focal points in views in the south-west of the Conservation Area. Manor Farm and its outbuildings are located at the junction with Pecks Lane and the varied massing and materiality contributes to the visual interest as do the large mature trees (View 3). Similarly the tower of the church is prominent amidst the mature trees along Sweetbriar Lane and the curve of the street provides a natural viewing point (View 4).

Other key views encompass the agricultural fields that roll into the village as well as single or groups of buildings. The contrast of the pale render and dark tiles contributes to the arresting nature of Manor Farm when viewed across the fields from Norwich Road and Pecks Lane (Views 1-2). The church sits prominently on a rise in the land when viewed from the footpath (View 5), whereas Church Farmhouse nestles into the vegetation of hedges and mature trees (View 7). Views into the village core include clusters of buildings, of which the roofs are the most prominent elements, as well as mature trees (Views 6 and 8).

The combination of topography and mature trees means there are few longer distance views into the Conservation Area. The best view is from the Norwich Road near the nursery entrance to the south-east of the village from where there is a view looking across the fields towards the church, the pale tower of which is made more prominent by its location of a rise in the land (View 12).



Views Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.



View 01

View south-west from the junction between Norwich Road and Pecks Lane showing Manor Farmhouse in the distance



View 02

South of the east-west stretch of Pecks Lane showing the north gable end of Manor Farmhouse across an open field



View 03

View south along Pecks Lane showing Manor Farmhouse and farm buildings on Sweetbriar Lane



View 04

Dynamic view along the western tip of the Conservation Area showing the Church of St Peter and St Paul





View 05

View from public footpath towards the Church of St Peter and St Paul west of the village



View 06

View of Edgefield from outside the Conservation Area showing an open field with roof lines in the background



View 07

View west of Pecks Lane towards Church Farmhouse



View 08

View north of Sweetbriar Lane looking south along Pecks Lane





View 09

Panoramic View showing south and west of Village Green from Norwich Road



View 10

Panoramic View showing the north and east of the Village Green





View 11

View of the Village Green when entered from the north on Norwich Road





Long Distance Views Plan © Google Earth. This plan is not to scale



View 12

Long distance view across the fields from the Norwich Road near Edgefield Nurseries looking north-west towards the Church





4.3 TOWNSCAPE, SPATIAL ANALYSIS AND GREENERY

4.3.1 Street and Plot Patterns

There are four main roads which run through Edgefield Conservation Area, which has a distinctive triangular arrangement at its core, with Sweetbriar Lane stretching westwards as a spur to the south-west. Smaller lanes or lokes off Norwich Road provide access to clusters of dwellings that contribute to the density of settlement in this area. The north-south stretch of Pecks Lane curves slightly to the north before opening out to the Village Green which creates an attractive view along the street.

Development is concentrated on Pecks Lane and Norwich Road which meet at the Village Green in the centre of the Conservation Area. The Village Green and pond form the northern part of the inner triangle. The plots immediately south are mostly quite large and irregular. The plots to the west of Pecks Lane are

similarly irregular although generally slightly smaller. The plots off Norwich Road north-east of the pond are also irregular and generally quite small, having been subdivided. The plots on the east side towards the southern end of Norwich Road are long and more regular in shape as are the plots for the local authority housing at the start of Holt Road. The plots for the church and farms in the south-west of the Conservation Area are large and set amidst fields.

Almost every dwelling is set back to a greater or lesser extent from the street with the former Post Office and Wheelwright Cottage on Pecks Lane being the main exceptions. The visibility of buildings varies depending on the boundary treatment. Most buildings nearest the road (ie not those on lokes) have a fairly small front garden or drive whereas the modern buildings on the east-west stretch of Pecks Lane are set further back into their plots. The arrangement of dwellings within their plots varies although most have their fronts parallel or nearly parallel with the road. A small number, such as Loke House, Mulberry House and the White Barn, are set sideways to the street.

4.3.2 Boundary Treatments

There is a mixture of different boundary treatments within Edgefield. The most common type of boundary within the Conservation Area is hedge which is often accompanied by mature trees. Larger properties such as the houses along Norwich Road and west of the east-west stretch of Pecks Lane have tall, shaped hedges that screen houses from the street. The west, east and south boundaries of the churchyard are lined with hedge which contribute to the pastoral feel. Areas of Sweetbriar Lane, Pecks Lane and the entrance to Plumstead Road are lined with hedges and mature trees and in some places grass verges. These rows of trees and hedges are important for framing views and creating an enclosed feel along lanes.

Cobble flint walls with red brick dressings and brick walls are commonly used to define property boundaries. Historic stretches of wall tend to correspond to the size of the property they enclose; relatively grander properties, such as The Lodge, have higher walls. Stretches of wall also enclose the green spaces attached to public buildings, such as the Church and the Village Hall. Small stretches of red brick wall front the early-twentieth century houses north-west of Norwich Road and blend into the boundary treatments of the area.



Fences appear across Edgefield. Many private houses have timber fences fronting their gardens with a large concentration of fences used as boundary treatments on Norwich Road. The more successful fences are light-weight timber frame fences, rather than close-boarded panels. In many instances, small stretches of fence are combined with walling, particularly if buildings form part of a terrace or are semi-detached. On the Village Green, a concrete post and metal rod fence painted white encloses the boundary of the pond area from the road. Whilst, these materials are not vernacular, the form and colour of the fence has a traditional appearance and replicates earlier versions. South-west of the village, an attractive wooden post fence follows the west contour of Sweetbriar Lane which adds to the local feel of the country road.



Historic flint wall with brick capping



Timber and iron decorative gate to the churchyard



Metal gate providing access to an agricultural field



Historic metal railings



Concrete post and metal rod fencing fronting the pond area of the village Green



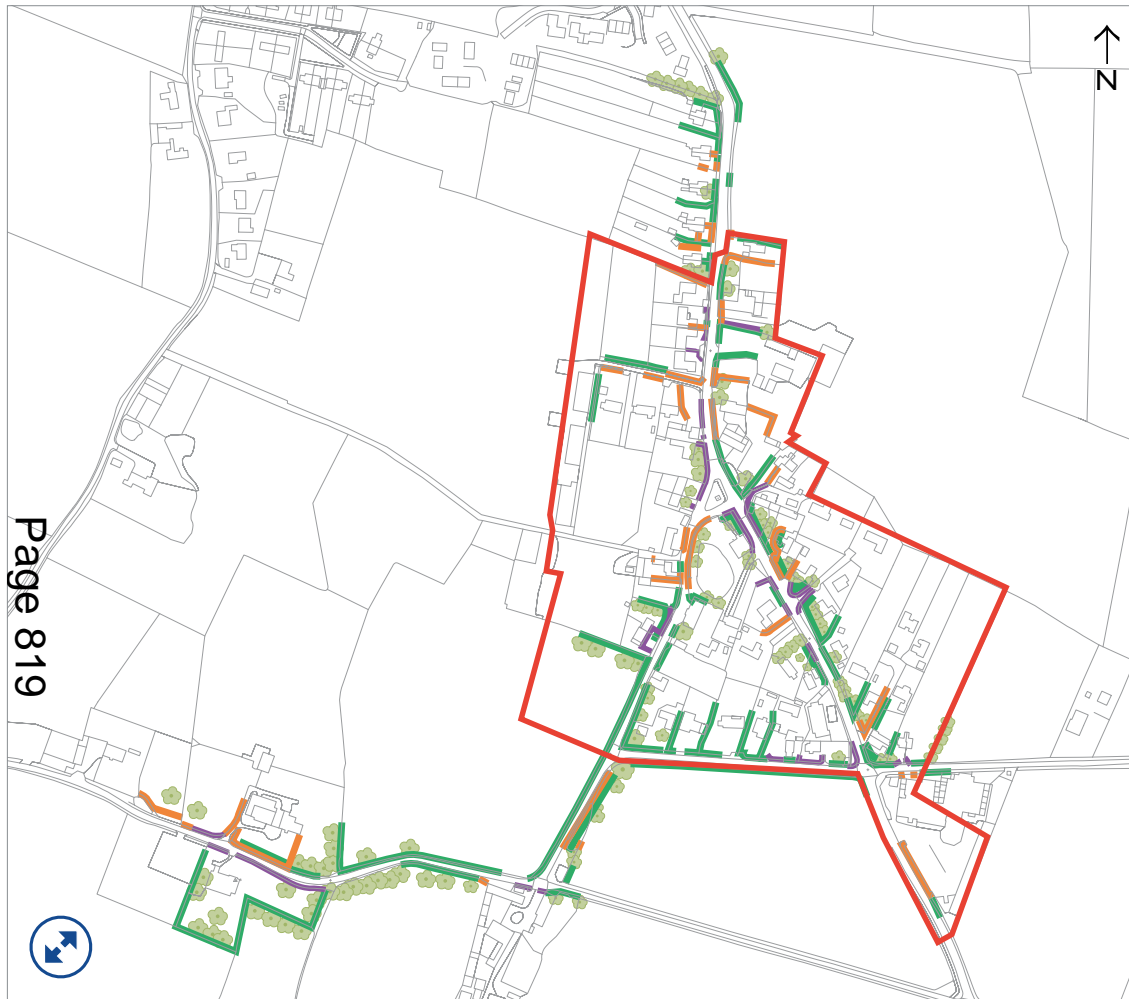
Wooden post fence fronting the north boundary of Sweetbriar Lane



Modern cobble flint and red brick wall with decorative date stone in red bricks



Tall coniferous hedge fronting a house on Norwich Road; this has a suburban character

**KEY**

- Conservation Area Boundary
- Walls
- Fences
- Hedges
- Trees

Boundary Treatments plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.



4.3.3 Public Realm

The northern part of the Edgefield Conservation Area has a greater sense of created public realm with pavements along stretches of Norwich Road, including along one side of the Green. The fence around the pond further contributes to this. The Grade II listed war memorial, listing those who fought in the First and Second World Wars from Edgefield, is located at the centre of the Village Green and is surmounted by a ball finial and cross.

The remainder of the Conservation Area has few formal public realm features, which is more consistent with the character of a rural village. Although road surfaces are tarmac, there are no pavements. Throughout the Conservation Area, road markings are few other than white lines at junctions. Grass verges line the sides of road and front properties located west of the village Green. Driveways and paths to houses are almost all gravel, which is appropriate to the character of the Conservation Area.

There is limited signage within Edgefield with a larger concentration of signage along Norwich Road reflecting that it is a busy through road. Whilst a number of traffic signs have a reduced size, particularly when close to the Village Green, the national speed limit signs and speed limit signs at the east and west boundaries of

Norwich Road are full sized. A sign stating 'No Parking' north-east of the village uses bold red lettering; the appearance of the area would benefit from a subtler sign in keeping with the surrounds. Similarly, the "R.M.C Autos" sign located east of Norwich Road besides the petrol station would benefit from a more traditional appearance.

The Edgefield village sign located beside the war memorial is particularly attractive; the unpainted carved wood depicts the old tower and a farmer on a tractor as well as fields and flora. There are fingerpost signs within the village which have a traditional character and compliment the surroundings. A historic cast iron fingerpost sign is located beside The Pigs public house pointing towards Plumstead Green. Road name signs are in a traditional style, with a black and white sign between two black upright posts. A subtle 'No Parking' sign can be seen on the grass, the absence of cars retains attractive views across the Green.

There are a few instances of street furniture in Edgefield. Benches are situated on the Village Green facing the pond and there are some in the churchyard, a quiet and reflective space where benches are dedicated to past villagers. Another small bench is located besides the bus stop on the Green. The bus stop is a modern, semi-enclosed structure built of timber and red bricks with a

red clay pantile gabled roof. A noticeboard is attached to the back wall of the bus stop. Further noticeboards are located on the Village Hall and in the porch of the church, and both are traditional glazed timber. A red telephone box (which now contains a defibrillator) is located besides the Village Hall on the Village Green. A small lamp post box is located on the west side of Norwich Road in front of the petrol station.

There is no street lighting within Edgefield, which is an important contributor to its rural character, as well as preserving the dark night skies of the region. There are wooden telegraph poles throughout the village which are somewhat visually intrusive, though not too prolific.



War memorial located at the centre of the Village Green



Full sized speed limit signs on the boundaries of the Conservation Area on Norwich Road



Memorial timber bench located in the churchyard



Timber bench facing the pond in the Village Green



Timber noticeboard located on the Village Hall



Edgefield timber village sign



Typical road name sign



Lamp post box beside "R.M.C Autos" sign



4.3.4 Open Spaces and Greens

The Green is at the centre of the village where Norwich Road and Pecks Lane meet. It is a picturesque space which includes a triangle of grass with the war memorial and a further grass area next to a large pond. The war memorial is the focal point of the space whilst the carved village sign takes a more understated role. Although houses and The Village Hall surround the space and it is cut through by roads, it has an open and tranquil character despite its proximity to Norwich Road.

The churchyard is a quiet, reflective, open green space, bounded by a low wall and containing numerous stone grave markers and some timber benches. It is located at the periphery of the Conservation Area south-west of the village, views from the space look onto the rolling hills and open fields of the Glaven Valley.

The parish of Edgefield has a significant number of open fields flanking the roads which create uninterrupted views across parts of the village. Fields are typically lined with stretches of hedge with an access for farm vehicles. The presence of fields so close to houses emphasises the rural character of the village.

Beyond the village boundaries the immediate surrounding landscape is all open fields, which contribute to is remote rural feel.



The Village Green at the centre of Edgefield



The pond located east of the Village Green



View of the churchyard



Open aspect agricultural field west of Pecks Lane



4.3.5 Trees and Vegetation

Trees and vegetation play an important part in defining the character of Edgefield but mature trees are less prominent and numerous than in many other North Norfolk villages. Mature trees are often interspersed within hedges along boundaries. Along Sweetbriar Lane and parts of the north-south stretch of Pecks Lane, trees are particularly large and create a sense of enclosure. Trees are also located in small groups in private gardens and are mainly deciduous, although there are coniferous trees present in some gardens. Topiary trees are also located in some gardens such as in front of Beech Cottage on the Village Green. The churchyard contains clusters of mature trees at its boundaries with a large oak tree located amongst the gravestones south of the space. Trees with a diameter over 75mm within the Conservation Area are protected and the local authority require six weeks notice prior to any works to them.

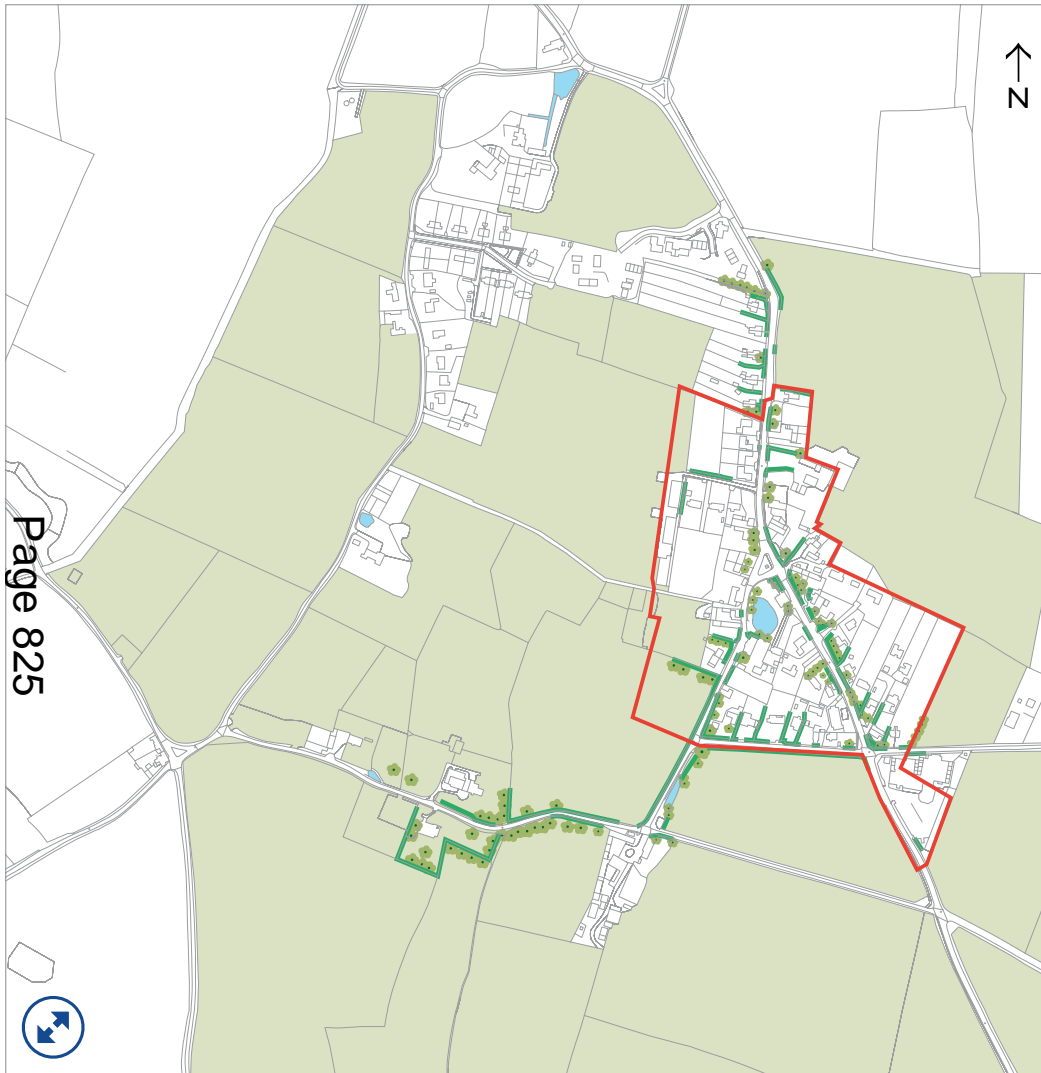
Well planted front and rear gardens, often containing mature trees, provide a green setting and background for the buildings. A large number of ornaments and man-made elements can lend some gardens a more suburban character that is out of keeping. Grass verges are present throughout the Conservation Area.



Large oak tree located in the churchyard of St Peter and St Paul's church



Mature trees and hedge bordering the south end of Plumstead Road

**KEY**

— Conservation Area Boundary

— Hedges

• Trees

■ Open Green Spaces

— Water



4.4 ARCHITECTURE

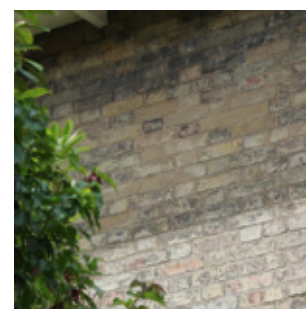
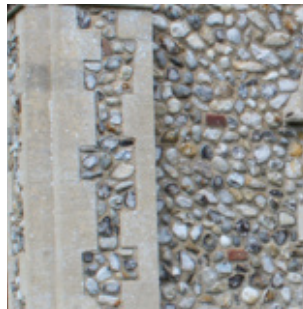
4.4.1 Materials

The building materials used in Edgefield are typical of North Norfolk, comprising predominately flint, red brick and red clay pantiles with a few examples of black glazed clay pantiles. Brick is commonly used for chimneys and chimney pots are mostly red terracotta. Cobble flints are used for walling material for buildings and boundaries, with red brick quoins around windows and doorways. Many houses within the Conservation Area are also built purely of brick, which is commonly painted and, in some cases, encased in render. The Village Green is a space which displays most materials present in the village within a picturesque and traditional scene. Modern houses have mostly adhered to the traditional materials palette of cobble flint and red brick but are often accompanied by modern garages. There are a few instances of timber weatherboarding in the village but only on outbuildings.

There are a small number of buildings in the village where non-local materials have been used. The Lodge located west of the Village Green has a front elevation of gault bricks, which reflects its higher status. A small band of terracotta hung tiles can be seen on a house south of Norwich Road. The church is the most distinctive building, constructed of cobble flints with some courses of knapped flints. Ashlar stone quoins and dressings on tracery windows reflects the importance of the building as stone is not a local material.

Historic farm buildings often have large gabled roofs of red clay pantiles with some examples of cat slide roofs. Iron wall plates are found on many historic farm buildings within the Conservation Area. There is a group of modern barns constructed of corrugated metal sheeting north-west of Norwich Road and another at the west end of Sweetbriar Lane; this material, when used in large amounts, is incongruous to the character of the area and the buildings would benefit from screening.

Materials Palette



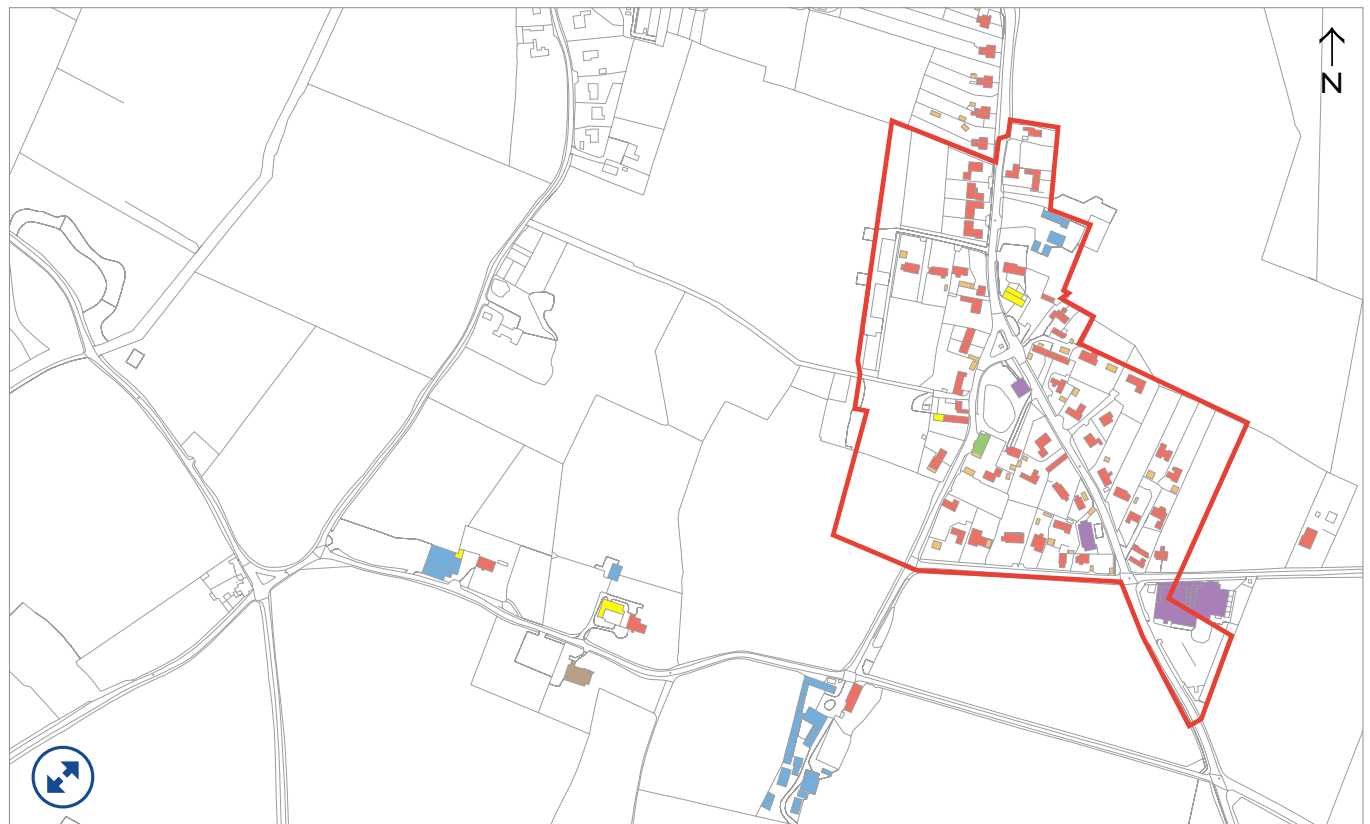
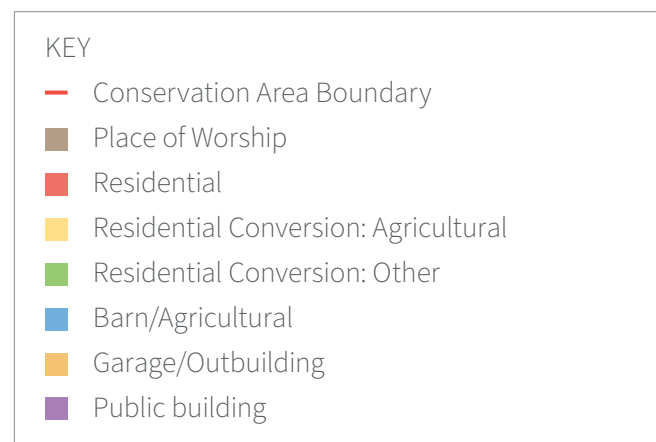


4.4.2 Building Types and design

Most buildings within Edgefield are residential and were built for that intention. Houses take the form of historic cottages, small houses, medium sized houses, farmhouses and modern houses, which are often of a larger scale. There is a number of unique building types in the village with specific functions. The Church of St Peter and Paul is a late-nineteenth century church of a traditional plan form and the only place of worship within the village still in use. A former Baptist Chapel, illustrated 1886 OS map, is a small corrugated iron structure on the north-south stretch of Pecks Lane that has been converted to a garage. The Pigs (formerly The Frere Arms) is a public house that has a historic building at its core but has been much extended. Situated south of Norwich Road, a major road towards Holt, and its location on the road suggests the pub was intended for travellers as much as local customers. The former White Horse public house is located outside the Conservation Area.

The Village Hall located on the Village Green is a single storey red brick building with regular fenestration and a porch entrance. A converted smithy is a small scale single storey building indicative of its former rural-industrial use. Similarly, the Old Post Office on Pecks Lane, thought now converted, retains the large windows, one of which is a bay, that proclaims its

former use as a shop. Farm buildings and farmhouses are typically positioned further away from the Village Green in complexes and comprise a farmhouse with large and small outbuildings and barns, some of which are historic. Merrisons has a mid-twentieth century barn alongside both older and newer buildings.



Plan showing types of buildings in the Edgefield Conservation Area © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.



Cottages

Cottages in Edgefield are located across the village with a higher concentration in and around the Village Green area. They are typically two storeys and vary in form: detached, semi-detached and part of a short row. Cottages display a variety of materials including red bricks, painted bricks, cobble flints and encasing in render. Beech and Fuel Cottages located on the Green are semi-detached and set within small front gardens enclosed by wall. Along the east side of Norwich Road there are a number of cottages set back from the road which are typically detached or semi-detached and largely screened by natural boundaries or fence.



Fuel and Beech Cottages located west of the Village Green



Wheelwright Cottage located north of Pecks Lane



Pear Tree Cottage



Parish bungalows situated on Norwich Road



Small houses

Small houses are also very common across Edgefield. They are typically of two storeys and two bays, however, there are many exceptions to this where small houses are situated sideways to the road or behind other buildings. On the north stretch of Norwich Road (and at the start of Holt Road), there are a group of eight grade II listed semi-detached small houses which are of particular interest as rare examples of early council housing (only four houses are listed). The houses are set in small front gardens and some have retained original features such as original painted timber front doors. The highest concentration of small houses can be found along Pecks Lane (north-south) and on the north and east side of the Village Green/Norwich Road. The small houses are detached and typically set back from the road with driveways and small gardens.



Semi-detached local authority house on Holt Road



The Flintstones on Plumstead Road



Farmhouses and farm buildings

Farm buildings in and on the edge of the Conservation Area reflect the ongoing importance of agriculture in defining both the landscape around the village and the village itself. The farmhouses are substantial historic residential buildings with smaller scale historic outbuildings and often larger, modern working farm buildings slightly further away. Green Farm and farmhouse are located on Norwich Road and the now converted old barn is visible from the Green. The historic red brick farmhouse has a substantial modern extension whilst the working farm buildings are modern. The rendered Manor Farmhouse with black glazed pantiles to the south of the village centre, is prominent in views from the road. Only historic barns and outbuildings are visible around it, which is also true of Church Farmhouse, a Grade II listed early eighteenth century red brick house opposite the church. The nineteenth century barn has been converted. Merrisons is a listed eighteenth century farmhouse of brick with glazed black pantiles and arguably the finest farmhouse. The adjacent farm buildings include mid-twentieth century and modern barns alongside the historic brick and flint outbuildings.



Front elevation of Manor Farmhouse



Rear of Manor Farmhouse



Green Farmhouse



The Mount located west of the Conservation Area



Church Farmhouse glimpsed from Sweetbriar Lane



Glimpsed view of Merrisons



Historic farm building at Merrisons



Much altered and modern farm buildings at Merrisons



Medium sized houses

There are few medium sized houses in the village with most being situated along Norwich Road. They are typically modern houses set back from the road with driveways and front gardens. There are some medium sized houses situated on the east-west stretch of Pecks Lane which are mostly twentieth century, however, these fall outside of the Conservation Area.



Fourways located on the east-west stretch of Pecks Lane outside the Conservation Area



Crossways located situated on Norwich Road



The Old Smithy



Modern houses

A cluster of three modern medium sized houses are located south of Norwich Road, they have an 'L' shaped plan with garages and large driveways and site outside the Conservation Area. Whilst modern in appearance, the houses are constructed of local materials including cobble flints with red bricks which help retain a local character. There are also a number of modern houses situated along the east-west stretch of Pecks Lane outside of the Conservation Area, which include bungalows such as Orchard and High View.

There are a number of modern extensions and additions to older properties within the village. A large modern extension is attached to Green Farmhouse on Norwich Road. Typically, traditional materials and a sensitive scale which matches the heritage asset have been used. However, there are a number of garage extensions with uPVC doors which are less successful and draw attention away from the historic buildings they are attached to.



Twentieth century bungalow situated on the north-south stretch of Pecks Lane outside of the Conservation Area



Modern extension on Green Farmhouse located north-west of Norwich Road



The Church of St Peter and St Paul

The Grade II* listed Church of St Peter and St Paul is largely constructed of late-nineteenth century fabric by J.D Sedding although there is large amount of thirteenth, fourteenth and fifteenth century fabric incorporated into the design. The tower has an embattled parapet and dates from the twentieth century. There are decorative courses of flint and stone chequer work to clerestory and aisle walls. The presence of knapped flint and ashlar stone used for quoins and tracery windows is unique to the church. The use of non-local material emphasises the importance and high-status of the church as a communal space and place of worship.



North elevation of the church



West door



Perpendicular tracery window with stained glass



South and east elevations



The Pigs public house

The Pigs is a public house located in the south-east corner of the Conservation Area. Whilst there has been a modern extension in timber weatherboarding on the west elevation, the building dates back to the mid-eighteenth century and has an inscribed date stone in the apex of the roof of '1763'. The name of the pub has changed several times in its history.

The Village Hall

The Village Hall has a unique use in the village as a multi-functional communal space. It is located on the Village Green and is constructed of traditional materials to a simple design. The building is located in a picturesque setting near to the pond. In the late-nineteenth century, the building was a small school, parts of the old fabric have been retained with multiple modern extensions.

The former Baptist Chapel

The former Baptist Chapel is located along the north-south stretch of Pecks Lane and first appears on the 1886 OS map. The chapel is a small corrugated iron structure with a pitched roof and decorative barge board. Whilst the chapel has now been converted into a private garage, the decorative bargeboards have been retained.



West elevation of The Pigs with date stone located inscribed with '1763' located in the apex of the roof. The single storey elements are recent extensions



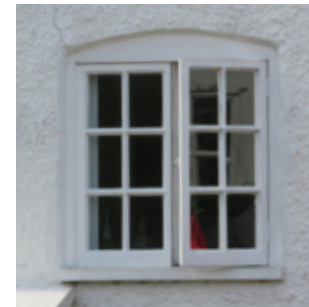
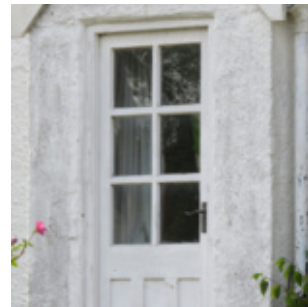
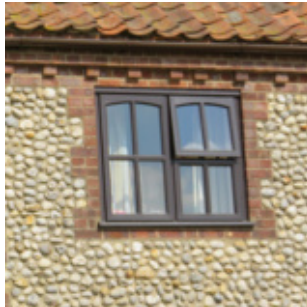
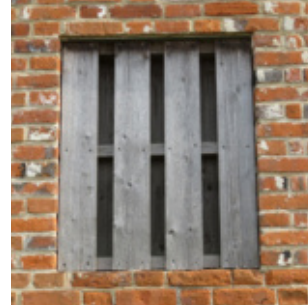
The Village Hall

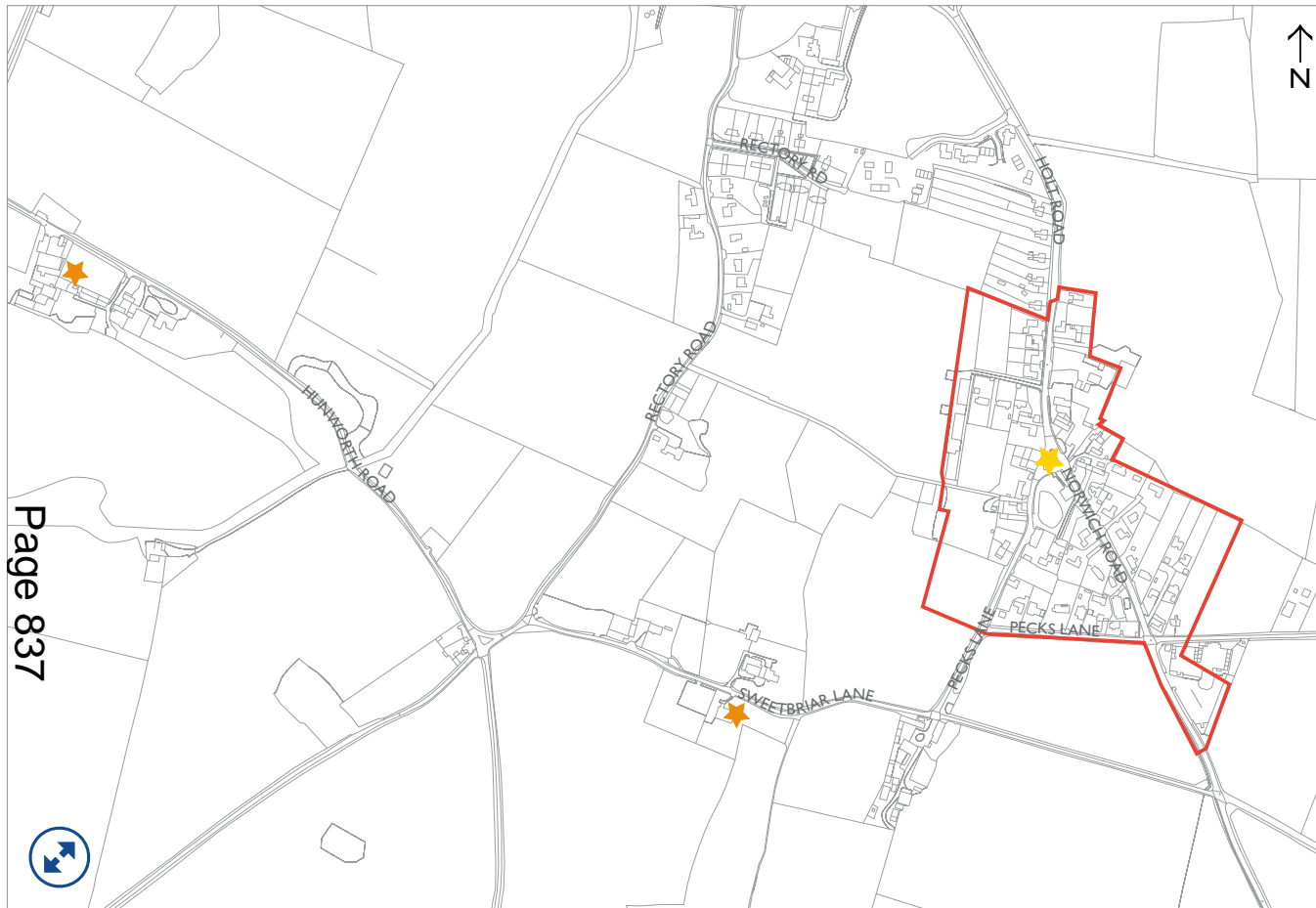


Former Baptist Chapel located along the north-south stretch of Pecks Lane



Doors and Windows Palette



**KEY**

— Conservation Area Boundary

★ Major Landmark

★ Minor Landmark



Landmark Buildings plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.

Section 5

Heritage Assets

This section provides details of those buildings or structures that are nationally designated, as well as information regarding buildings adopted on the Local List. It also gives details of archaeological potential within the conservation area.

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5.1 INTRODUCTION

The Edgefield Conservation Area, a heritage asset in its own right, contains other individual heritage assets, including both designated and proposed non-designated buildings.

This section of the Character Area Appraisal outlines the heritage assets within the Conservation Area, and is accompanied by a detailed gazetteer in Appendix C. This identifies the individual heritage assets and their special interest.

The audit has been carried out by means of visual examination from public thoroughfares. The principal intention is to identify these heritage assets, not to provide a fully comprehensive and detailed assessment of each individual building. It should not be assumed that the omission of any information is intended as an indication that a feature or building is not significant. A detailed assessment of significance specific to a building or site within the Conservation Area should be carried out prior to proposing any change.

Also included in this section are details of known archaeological finds in the Conservation Area. The potential presence of archaeology will be a factor in determining the appropriateness of development, as it is a heritage feature which warrants protection.

5.2 LISTED BUILDINGS

Listed Buildings are designated under the *Planning (Listed Buildings and Conservation Areas) Act 1990* for their special architectural or historic interest. Listing gives them protection as alterations, additions or demolitions are controlled by listed building consent, which is required by local planning authorities when change is proposed. Listing ranges from Grade I (the highest level of protection) through to II* and II.

There are a small number of listed buildings within the Conservation Area. In the centre is the Grade II listed War Memorial on the Village Green. To the north are the Grade II listed Nos. 1-4 Holt Road, which are two pairs of semi-detached early Council houses. To the south-west is the Grade II* listed Church of St. Peter and St. Paul and the Grade II listed farmhouses of Merrisons and Church Farm. In the wider setting of the Conservation Area are a scattering of other Grade II listed buildings that are mostly farmhouses or barns.

Outbuildings associated with Listed Buildings are likely to be within their 'curtilage'. That is, a building or structure which is associated with a Listed Building and has been since before July 1948. This could be, for example, a wall attached to a Listed Building or a barn within a farmyard where the farmhouse is listed. In case of curtilage listing, the curtilage listed structure has the same level of

protection as the main Listed Building and will be subject to the same Listed Building Consent procedures.

The location of Listed Buildings is shown on page [XX](#) and listed in detail in the heritage asset audit at [Appendix C](#).

5.3 LOCALLY LISTED BUILDINGS

A Locally Listed Building is one that has been identified as having a degree of significance meriting consideration in planning decisions, but which are not formally designated. The maintenance of a Local List allows a community and local planning authority to identify heritage assets that are valued as distinctive elements of the local historic environment and provide clarity on what makes them significant. This in turn helps to ensure that strategic local planning can adequately manage their conservation.

Historic England gives advice regarding the assessment criteria for Locally Listed Buildings in Local Heritage Listing (2016). Locally Listed Buildings usually have qualities such as being a landmark building, being designed by a named architect, being associated with an historic event or being associated with a designed landscape, having aesthetic value, group value or communal value. NNDC also have their own adopted criteria for locally listed buildings, which include, age, rarity, landmark quality, group value, archaeological



interest and social value. These criteria can be found on the planning pages of the Council's website.

The designation does not affect a property's permitted development rights. However, when planning applications for changes outside of these permitted rights are submitted to NNDC this designation will be a material consideration in the planning process, to ensure that the special interest of the buildings and their setting within the Conservation Area is preserved.

Buildings within Edgefield and its setting have been examined against these criteria and those proposed in this Appraisal for inclusion on the Local List which are within the existing or proposed boundary are identified in the Street-by-Street Assessment at [Section 6](#) and in the Audit of Heritage Assets in [Appendix C](#).

It should be noted that the following buildings near Edgefield Conservation Area have been recommended for local listing in the Glaven Valley Conservation Area Appraisal:

- The Old White Horse, at Cross Green
- The Pightles, Rectory Road
- Old Hall Cottage, at the junction of Rectory Road and Holt Road

5.4 HERITAGE ASSETS PLAN

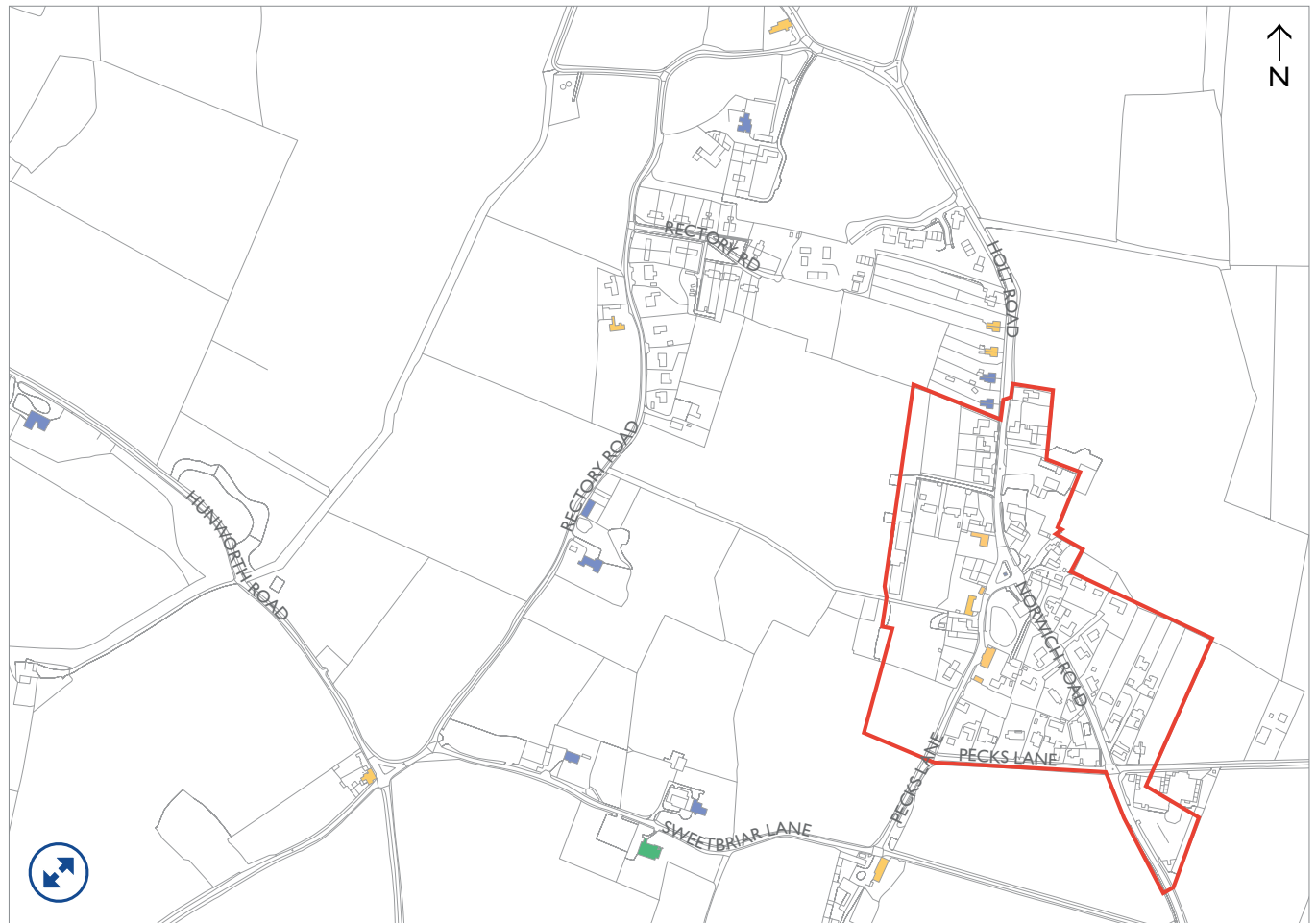
The following plan highlights the spread of non-designated heritage assets and Listed Buildings within the Conservation Area. This accompanies the gazetteer in [Appendix C](#). Omission of a specific feature should not lead to the presumption that such a feature is insignificant, and proposed alterations within the Conservation Area should be subject to individual assessment of significance.

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KEY

- Conservation Area Boundary
- Grade I
- Grade II*
- Grade II
- Proposed Local Listing
- Scheduled Monument

Note: The buildings indicated are approximate only. Additional structures attached to listed buildings, such as boundary walls and outbuildings, may also be curtilage listed.



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5.5 ARCHAEOLOGY SUMMARY

The details in this section have been summarised from the Parish Summary on the Norfolk Heritage Environment Record.

Edgefield, from the Old English meaning ‘open land by an enclosure’, is in the north-east of the county with settlement focused around the village of Edgefield and the hamlet of Edgefield Street to the south.

Prehistoric activity has been recorded in the north of the parish, evidenced by a habitation site (NHER 6508). A number of prehistoric burnt mounds clustered close together are recorded as having been excavated in the 1950s, with further mounds discovered during a survey by English Heritage in 1999. Prehistoric pot boilers and flint implements were found on the site (NHER 6508) with Bronze Age bowl barrows (NHER 6502) surviving as earthworks nearby. The Bronze Age sites are shown on Faden’s Map of 1797 within an area of heathland, which perhaps accounts for their survival. A number of prehistoric finds have been recorded throughout the parish, including a prehistoric stone mace (NHER 6501), Neolithic flint axe heads (NHER 6533, 6535) and a Neolithic flint spearhead (NHER 6645), and prehistoric flint flakes (NHER 34499, 35861 and 39950). A pottery vessel (NHER 6534), possibly from the Beaker period, was found in the late-nineteenth century.

There is little evidence to support activity associated with the Iron Age or Roman period, but this may be due to the previous archaeological investigations as opposed to lack of evidence. A single fragment of Roman pottery (NHER 6503) was recorded in the north along with a number of Roman coins (NHRE 33041, 35861 and 35970) which were found by metal detectorists.

A Late Anglo-Saxon strap fitting (NHER 30231) is the only Anglo-Saxon find to be recovered, although Edgefield is mentioned frequently in the Domesday Book and the medieval church of St. Peter’s and St Paul’s (NHER 3321) contains Late Anglo-Saxon architectural details in the west tower.

There are a number of medieval earthworks visible in Edgefield that were former woodbanks and boundary ditches (NHER 12883), tofts (NHER 29583), hollow way (NHER 29583) and enclosures (NHER 29584). The Old Hall dates to approximately 1500, with old wall paintings discovered inside and traces of a medieval moat in the grounds (NHER 20532). There are a number of post-medieval houses within Edgefield including Langer Farm (NHER 11526), Lowes Farm (NHER 12062) and the Old Parsonage (NHER 22726) all dating to the seventeenth century. In more recent history, remains

of a World War II defensive position (NHER 24988), possibly the site of a searchlight or gun battery, was established to the north of the village as well as spigot mortar equipment (NHER 32454) at a site just outside of Edgefield.

Section 6

Street-by-Street Assessment

This section identifies the key features, both positive and negative, which define the character of each street in Edgefield.

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6 Street-by-Street Assessment

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Each of Edgefield's streets and open spaces have different characteristics. This assessment, prepared on an approximately street by street basis, provides more details on the issues, opportunities for enhancement and recommendations specific to different areas of the Conservation Area. More details on the Listed and proposed Locally Listed Buildings can be found in the Audit of Heritage Assets in [Appendix C](#).

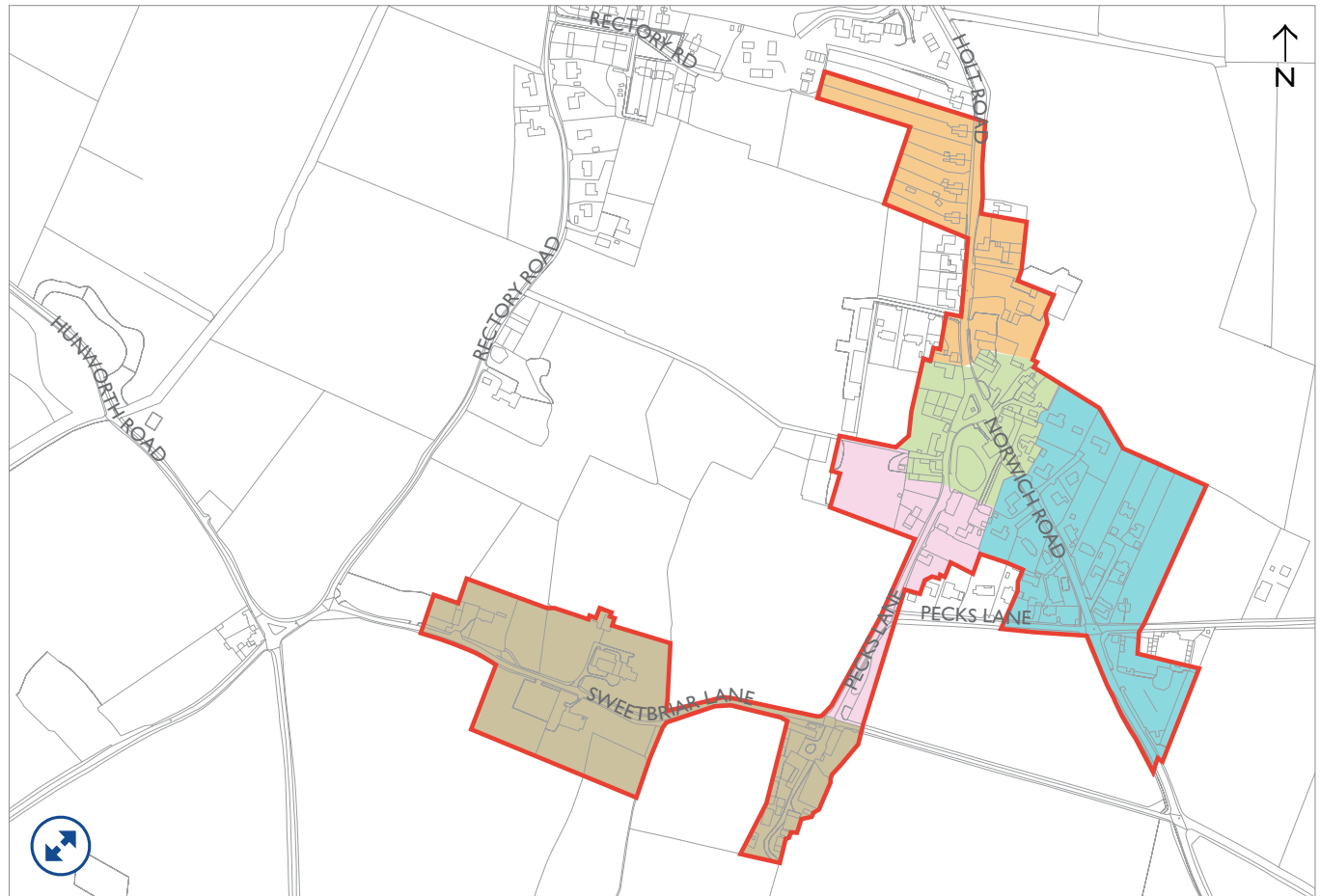
Note, the building names given in the Listed Buildings sections are those given in their listing entries. These names and uses may have changed since the entry was written. Please refer to the [Heritage Assets Plan](#) in [Section 5](#) for listed building locations and to the Audit of Heritage Assets in [Appendix C](#) for further details.

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KEY

- Conservation Area Boundary
- Norwich Road South of the Green
- Sweetbriar Lane
- Norwich Road North of the Green
- The Green
- Pecks Lane (East - West)
- Pecks Lane (North - South)

Note: proposed conservation area boundary shown



Street by Street Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.

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1. NORWICH ROAD NORTH OF THE GREEN

Straight area of road lined with buildings on both sides and open fields to the north-west. Includes Sands Loke, a track running west from Norwich Road



Defining Features

- Open fields bordering the north-west boundary of the Conservation Area.
- Historic buildings at varying distances from the road are interspersed amongst twentieth century and modern housing.
- Green Farmhouse set within a working farm combining historic buildings with modern agricultural buildings.
- Building types include small houses, medium sized houses, cottages, farmhouses and farm buildings.
- Large concentration of modern houses in the area which are mostly sensitive and are constructed of traditional materials including cobble flints and red bricks.

Key Issues

- Presence of leylandii hedges.
- Presence of tall fencing and gates.
- Large areas of modern buildings.
- Modern and suburban-styled large driveways and garages detract from the historic character of the village.
- Presence of uPVC windows and doors detracts from heritage assets.
- Presence of bins left on street in front of properties.
- Presence of non-native coniferous trees inappropriate for the setting.
- Whilst the modern farm buildings are essential for the farm, the corrugated metal structures and large expanses of concrete are out of keeping with the character of the Conservation Area.
- Harshly contrasting modern extension to Green Farmhouse.



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1. NORWICH ROAD NORTH OF THE GREEN (CONT.)

Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- Bins should be removed from street front and if not, hidden from view where possible.
- Alternative methods for receiving telephone reception, such as underground cables, would help to tidy the area.
- Driveways should be kept to the minimum size necessary and should be enclosed with a boundary to the street. Soft surfacing treatments, such as gravel, should be used to maintain a rural feel.
- When uPVC windows/doors are at the end of their lives and require replacement, this should be done with painted timber.
- The sign attached to the gate of Green Farmhouse would benefit from subtler colouring or removal.

- Deciduous trees and hedgerows are preferable as they are in-keeping with the historic character of the village.
- Screening through vegetation should be considered for modern farm buildings.

Listed Buildings

Grade II

- 1 and 2 Holt Road
- 3 and 4 Holt Road

Proposed Locally Listed Buildings

- 5 and 6 Holt Road
- 7 and 8 Holt Road



2. THE GREEN

The Green is at the centre of the Conservation Area. A wide area of grass and pond are located south of the Green besides the Village Hall. The north of the Green is lined with historic houses. A war memorial is positioned at the centre of the space on an island of grass.



Defining Features

- Picturesque views around the Green and especially towards the pond.
- Row of historic cottages.
- Central grass island contains a war memorial.
- Large catslide roof of red clay pantiles surmounting village hall.
- Large concentration of street furniture including benches, a red phone box, a bus shelter, village sign and noticeboards.

Key Issues

- Presence of uPVC windows detracts from heritage assets.
- Presence of non-native coniferous trees inappropriate for the setting.
- Broken sections and cracks on the concrete base of the war memorial.
- 'No Parking' sign and posts impinge on the character of the area.
- Poor quality concrete path towards the village hall.
- Close board fencing and gates to Wisteria Cottage.



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2. THE GREEN (CONT.)

Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- Bins should be removed from street front and if not, hidden from view where possible.
- Alternative methods for receiving telephone reception such as underground cables would help to tidy the area.
- Driveways should be kept to the minimum size necessary and should be enclosed with a boundary to the street. Soft surfacing treatments, such as gravel, should be used to maintain a rural feel.
- When uPVC windows/doors are at the end of their lives and require replacement, this should be done with painted timber.
- Where damaged or broken, fencing on the Green should be repaired.

- The appearance of the war memorial would benefit from the repair of cracks and broken pieces of concrete.
- Where possible, cars should be removed from the Green and parked on driveways or hidden from view.

Listed Buildings

Grade II

- Edgefield War Memorial

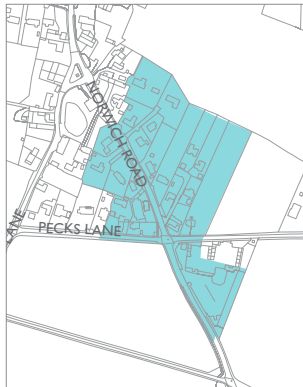
Proposed Locally Listed Buildings

- The Lodge
- The Old Smithy



3. NORWICH ROAD SOUTH OF THE GREEN

South area of the Green along Norwich Road and the easternmost area of Plumstead Road near The Pigs public house at a small crossroads.



Defining Features

- Variety of small and medium sized houses and a few cottages set along a busy main road.
- Buildings at varying depths from the road creating a sense of density of settlement, no views out to countryside except at southern end.
- Small single-storey cobble flint and red brick farm building located at the edge of Norwich Road adds character to the view.
- Historic fingerpost sign pointing towards Plumstead Green.

Key Issues

- Plastic signage on the petrol station/garage detracts from the heritage assets and the rural appearance of the area.
- Presence of uPVC windows and doors detracts from heritage assets.
- Standard size road signs are present in this part of the Conservation Area which are unsuitable for the rural setting.
- Remains of historic milestone on east side of Norwich Road in need of conservation.
- Eroding brickwork probably a result of splashing by passing vehicles.



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IMAGE TO BE UPDATED

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3. NORWICH ROAD SOUTH OF THE GREEN (CONT.)

Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- The signage of the petrol station/garage would benefit from subtler colouring or removal.
- When uPVC windows/doors are at the end of their lives and require replacement, this should be done with painted timber.
- Roads signs which are smaller than average would be beneficial to the traditional and rural appearance of the Conservation Area.
- Milestone east of Norwich Road would benefit from conservation to prevent loss of historic fabric and ensure it remains legible.
- Cementitious pointing and repairs on brickwork should be removed and replaced with lime mortar when the opportunity arises.

- Plant hedges of traditional species, such as hawthorn, hazel, beech and yew, and remove leylandii hedges.
- Numerous signs at The Pigs public house and temporary structures in adjacent field.

Listed Buildings

N/A

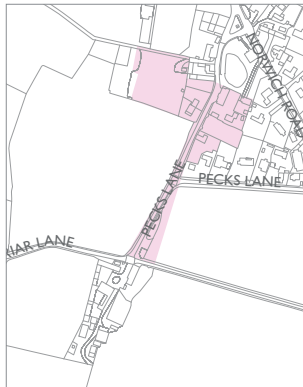
Proposed Locally Listed Buildings

N/A



4. PECKS LANE (NORTH-SOUTH)

Rural and quiet area with dispersed dwellings.



Defining Features

- The Old Post Office is located south of the Green and has been converted to residential use but retains original features such as large shop-style window.
- Manor Farm is located south of the road and consists of an attractive farmhouse with a catslide roof and a complex of historic farm buildings.
- Attractive view along Sweetbriar Lane to the east of Manor Farm where a series of trees lines the long straight road flanked with side by open aspect fields.

Key Issues

- Standard size road signs are present in this part of the Conservation Area which are unsuitable for the rural setting.
- Small garage, which was formerly a Baptist Chapel, east of Pecks Lane has historic character but is damaged in places and is marred by vegetation growth.
- Presence of uPVC windows and doors detracts from heritage assets.
- Presence of bins left on street in front of properties.
- Presence of wires, telegraph poles and aerials clutter rural image of the street.



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4. PECKS LANE (NORTH-SOUTH) (CONT.)

Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- Roads signs which are smaller than average would be beneficial to the traditional and rural appearance of the Conservation Area.
- Former Baptist chapel on Pecks Lane would benefit from conservation to improve its appearance.
- When uPVC windows/doors are at the end of their lives and require replacement, this should be done with painted timber.
- Bins should be removed from street front and if not, hidden from view where possible.
- Alternative methods for receiving telephone reception such as underground cables would help to tidy the area.

Listed Buildings

N/A

Proposed Locally Listed Buildings

- The Old Post Office
- The former Baptist Chapel



5. SWEETBRIAR LANE

Sinuuous country lane flanked by mature trees and hedges with glimpses of farmhouses and views of the church and farm buildings.



Defining Features

- The Church of St Peter and St Paul is a landmark building in the area.
- The tranquil and orderly churchyard with views over the surrounding countryside.
- Road is largely lined with mature trees creating a semi-enclosed and rural feel.
- A large and open agricultural field and the rooftops of buildings on Pecks Lane creates an attractive view from the Lane.
- Timber post fence north of the road has a vernacular appearance adding to the character of the area.
- Historic wall and gate surrounding church.
- Presence of unique materials on the church including ashlar stone, knapped flints and stone tracery windows.

Key Issues

- Historic farm complex north of the church is entirely screened from the road by vegetation
- Parts of the graveyard have areas of long grass and vegetation.
- Presence of wires, telegraph poles and aerals clutter rural image of the street.



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5. SWEETBRIAR LANE (CONT.)

Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- Alternative methods for receiving telephone reception such as underground cables would help to tidy the area.

Listed Buildings

Grade II*

- Church of St. Peter and St. Paul

Grade II

- Church Farm House
- Merrisons Farm House 150m north-west of parish church of St. Peter and St. Paul

Proposed Locally Listed Buildings

- Manor Farm House

Section 7

Vulnerabilities and Opportunities

This section describes the threats which face the significance of the conservation area and identifies any opportunities to remove or enhance these threats.

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7.1 CONDITION

Much of the Conservation Area is in good condition with well-maintained buildings, structures and gardens, although some boundary walls would benefit from repair. It is important for buildings and structures individually and for the Conservation Area as a whole for built fabric to be maintained to a high standard. This maintains their aesthetic qualities, the integrity of the built fabric and prevents loss of historic fabric. There are very few examples of structures in poor condition. These issues generally relate to:

- Eroded pointing, often with associated damage to or failure of brickwork or loss of flints;
- Inappropriate material used for pointing. Cementitious pointing looks unsightly and causes failure of historic brick;
- Damage to brickwork or mortar as a result of vegetation growth;
- Inadequate or poorly maintained rainwater goods causing damp related issues.

Specifically in relation to the war memorial, three of the four cornerstones are missing from the perimeter edge of the memorial. Also the modern plywood door at the rear of the Village Hall is delaminating and should be replaced with something more inkeeping with the character of the building.

In addition there are landscape features that also are in poor condition, namely:

- Thinning hedges, sometimes revealing fencing within the hedge;
- Driveway gravel and stones spilling onto the public highway;
- Worn edges to the grass at junctions and verges;
- Broken concrete driveways, splays to driveways and paths;
- Leaning fences and walls.



Eroded historic bricks due to cementitious pointing



Cracked paving slabs on driveways



Inappropriate concrete repair



Moss and algae growth on the milestone



Vegetation growth on brick wall



Damp issues seen on external render



Erosion of brickwork caused by spray from the road



Eroded grass at the edge of the road



Village Hall rear door



Three cornerstones are missing from the war memorial

7.2 NEGATIVE FEATURES, MATERIALS AND TECHNIQUES

The overwhelming majority of buildings and structures in the village contribute positively or are neutral to the Conservation Area. However, there are a few elements which detract from its character and which could be improved or avoided in future.

Agriculture has long been part of the local economy and agricultural buildings part of the landscape. Consideration should be given to ensuring new buildings and landscaping are appropriate in their scale and materials where they are visible in the Conservation Area. It is also important that they are kept in good repair. (See Section 7.7.)

The garage on Norwich Road is a mid-twentieth century creation, although it encompasses some older structures. Whilst it is not typical of a rural village, it reflects the history of the village shaped by its location on the main road to Holt, and which echoes the former smithy on the Green. It should not be seen as a negative feature but if it is to be retained, care should be taken to ensure it retains its mid-twentieth century character and unsympathetic changes are avoided.

The greatest threat to the character area is the intrusion of modern elements that are out of keeping with the Conservation Area, in particular the introduction of inappropriate uPVC windows, doors or conservatories. Changes to traditional fenestration causes the loss of

historic fabric, can alter the appearance and aesthetic value of a building and can also affect the historic fabric of the remainder of the building by changing its breathability.

It is preferable to repair damaged windows and to undertake regular maintenance to ensure their enduring longevity. Well executed like-for-like replacement windows (i.e. same size and proportions of elements constructed using the same materials and finishes as the existing) maintain the aesthetic, though not the evidential value, of the historic windows. It can also be possible with some windows to incorporate slimline double-glazing to traditional style timber windows without affecting the appearance substantially. uPVC windows and doors should not be used in historic buildings in a Conservation Area and are undesirable on modern buildings within the Conservation Area. uPVC conservatories are also likely to be inappropriate, particularly where they are visible from the public highway.

The rendering of buildings which were traditionally exposed brick is not appropriate as this also traps moisture and reduces the breathability of buildings. Traditional lime mortar should be used for renders to historic buildings if they are deemed appropriate. The painting of brickwork is not normally good conservation practice, as plastic paints also reduce breathability. Breathable traditional paints are therefore preferable to modern plastic paints.



Inappropriate uPVC Windows/Doors/Conservatories



uPVC window



uPVC porch



uPVC window



uPVC garage doors



uPVC door and windows



uPVC window



The cumulative impact of changes can result in a severe loss of historic character, which reduces the visual interest of individual buildings and the Conservation Area as a whole. Other modern accretions to buildings which negatively affect their appearance and that of the Conservation Area as a whole include:

- plastic downpipes and ventilation pipes;
- bins at the front of properties;
- satellite dishes;
- solar panels;
- television aerials and service cables, especially trailing or loose cables;
- large concrete splays to driveways or open frontages;
- poorly designed modern extensions on historic buildings;
- modern large agricultural barns at the edges of the Conservation Area;
- close timber fencing;
- poor repairs to public realm features.



Service cables



Cracked concrete base of memorial with vegetation growth



Satellite dish



Wheelie bin



7.3 PRESSURES FROM DEVELOPMENT

As pressure for housing increases there is a risk of the spreading of the settlement edges of Edgefield into the landscape of the Glaven Valley and Bure Valley. This is a particular risk in a dispersed settlement like Edgefield where the village envelope is not well defined. The larger fields behind groups of houses in Edgefield, particularly along Sweetbriar Lane and Pecks Lane, are green open spaces that contribute importantly to the character of the Conservation Area and which should not be eroded by development.

While some housing will be required, this should be weighed against need and carefully planned to be located as sensitively as possible, with minimal or no negative impact on heritage values. Developments of multiple houses are unlikely to be appropriate in Edgefield. New individual houses should remain relatively small in order to reduce or eliminate their impact in the surrounding Conservation Area and landscape.

Harsh edges to settlements should be avoided. Screening with existing and new hedgerows, trees and woodland could assist with reducing visibility. However, this should not be used as the sole justification for development as other factors, such as the impact from subdivision of historically open space or the

contextual relationship of a development to its setting, are relevant. Development should therefore respect existing scales, densities, materiality and the local vernacular. It should also respect historic property and field boundaries.

Planning legislation allows for buildings of high design quality to be constructed in historically sensitive areas, which enables the continuing evolution of a place whilst ensuring the quality of the environment. Provided the design is of high quality and construction, the materials and style of the new building do not necessarily have to match those of the existing buildings in the area.

However, there is a risk that the construction of too many buildings of contrasting design and materials could erode the character of the Conservation Area and it is important that the collective impact of the growing numbers of such buildings is taken into account each time one is proposed. Wherever possible, applicants should be encouraged to make use of sympathetic traditional materials, scale and massing so that new buildings sit harmoniously within the streetscape and the wider Conservation Area. Consideration should also be given to the impact of large areas of glazing in a design of otherwise traditional materials as these can create detrimental blank spaces in views.



7.4 RURAL CHARACTER AND SUBURBANISATION

Edgefield's rural character is one of the things that make it so special. With a gradual growth in houses on the edges of settlements, the desire of owners to improve their properties and the conversion of once functional agricultural buildings into residential use, there is a risk of suburbanisation or over restoration of buildings and public realm or surfacing treatments. Elements such as hard surfacing, for example kerbs, bricks or concrete as opposed to gravel, formal gates, loss of grass verges, coniferous hedging, high or hard fences and larger parking areas could erode the informal, rural feel of the area. This is a particular threat in Edgefield due to the presence of the main through road towards Norwich and the concomitant responses of tall, close-boarded fences, fast-growing coniferous hedges, kerbs and lawns, although examples are also found elsewhere in the Conservation Area.

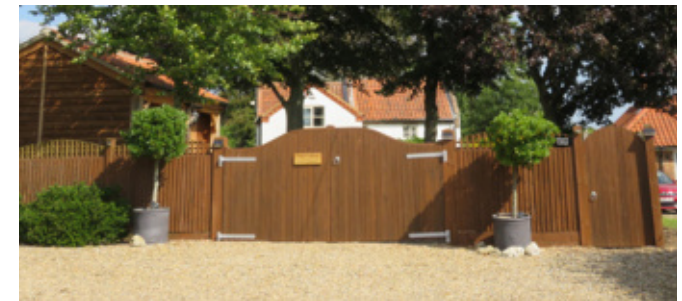
External lighting and light pollution at night is also a threat, as part of the night time character of the area is one of darkness, with the ability to see the stars. Excessive signage should be avoided and traditional signage, such as timber finger posts as opposed to modern metal road signs, should be encouraged. Road markings are generally minimal and this should remain the case.



Leylandii hedges are fast growing and have a poor appearance as they age. The non-native coniferous hedges are also out of keeping with the character of the Conservation Area



Suburban garden



Modern style close timber fencing can add to the suburbanisation of a rural place



7.5 SECOND HOME OWNERS AND HOLIDAY COTTAGES

Edgefield's location in North Norfolk means that it could be a popular choice for second home owners and for investors creating holiday cottages, though pressure is not likely to be as great as in coastal villages such as Blakeney and Cley-next-the-Sea. Whilst holiday cottages do generate some local jobs and revenue, second homes generally do not. The effects of high numbers of both types of properties on local communities are well documented nationally and could involve a hollowing out of the community, especially in the winter; a distorted population that undermines local services; and local people priced out of the village they grew up in. Traffic levels will also increase with increased tourism demands.

The popularity of the North Norfolk coast and the inland villages and landscape with tourists will create demand for new facilities and infrastructure. There could be pressure for an increase in size and number of camp and caravan sites, which could cause visual harm to the setting of historic buildings and landscape.

7.6 DARK SKIES AND LIGHT POLLUTION

North Norfolk is one of the best places in the country to view the sky at night. There are also no streetlights in Edgefield which retains this characteristic of its atmosphere and setting. There is a potential risk from

increasing use of bright external lighting which could reduce the ability to see the night sky and impact on the tranquillity and rural feel of the area. Avoiding excessive external lighting would help to preserve the special character of Edgefield at night.

7.7 AGRICULTURAL USES

Agriculture is a key industry in the local area. However, modern agricultural barns, usually made of corrugated metal or concrete blocks, are often located on the edges of villages and their scale and appearance has a negative visual impact on the historic character of the place. At Edgefield there are two barns located on Norwich Road which can be seen from the road and some less prominent barns on Sweetbriar Lane at the western edge of the Conservation Area.

Agricultural buildings such as these are permitted development if a farm is more than five hectares, meaning control of their construction and design is difficult. They are also essential for the continued agricultural use of the land. However, there could be opportunities to soften their appearance, such as with weatherboarding. New barns could be located where they are less visually intrusive and could use materials that are more in keeping with the character of the Conservation Area. Keeping buildings in good repair also lessens their impact on the appearance of the Conservation Area.



Modern agricultural barns in Edgefield



7.8 CLIMATE CHANGE

Historic buildings and environments may be affected by changing climatic conditions in the future. Increased storms could cause damage to buildings, while wet conditions promote decay and increase the risk of subsidence. Gutters and drainpipes may not be sufficient to cope with increased rainfall resulting in water ingress, damp and associated rot caused by water not being carried away from the built fabric.

More intense rainfall alternating with periods of drought has implications in both ecological terms and as a threat to historic buildings. Flooding can cause structural damage and a general increase in water levels causes problems with damp. Wet conditions promote decay and increase the risk of subsidence.

The need to respond to changing climatic conditions may also put pressure on the historic environment and individual buildings with the incorporation of renewable energy sources, increased insulation, the fitting of window shutters and other measures. Current planning legislation and heritage guidance allows for changes to historic buildings to facilitate environmental sustainability providing that they do not detract from the significance of the heritage asset.

Damage may also occur to below ground archaeology that has the potential to enhance understanding of the village's history and development. This may be as the result of flooding or drying out of the ground.

Section 8

Management Plan

This section sets out recommendations for the management and enhancement of the Conservation Area. It also includes details of a review of the boundary of the Conservation Area.

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8.1 INTRODUCTION

This management plan provides:

- An overarching **conservation philosophy** which sets out the guiding principles for the retention and enhancement of the character and appearance of the Edgefield Conservation Area.
- **Recommendations** which give more detailed guidance for the protection of existing features of special interest and the parameters for future change to existing buildings or new development.

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Once this Conservation Area Appraisal and Management Plan has been adopted by NNDC, the philosophy and recommendations in this section will become a material consideration in the council's determination of planning applications, Listed Building consents and appeals for proposed works within the Conservation Area.

Building owners and occupiers, landlords, consultants and developers should refer to these recommendations when planning change within the Conservation Area. Adherence to this guidance will ensure designs consider the special interest of Edgefield from the outset and that change makes a positive impact on the Conservation Area.





8.2 CONSERVATION PHILOSOPHY

The overarching aim of the recommendations in this management plan is the preservation and enhancement of the character, appearance and special architectural interest of the Edgefield Conservation Area.

- Nationally and locally designated buildings and associated structures and features should be preserved and enhanced.
- Fundamental to the character of Edgefield is its well-maintained historic built environment. Regular maintenance is vital to achieving this as it prolongs the life of historic fabric. Timely repairs should be undertaken on a like-for-like basis.
- Where possible, detracting features should be removed where they already exist and the addition of detrimental features should be avoided.
- Where features have been lost or replaced with inappropriate alternatives, sensitive reinstatement of those features will be encouraged where based on a sound understanding of the significance of the building and its historic development.
- The preservation and enhancement of the setting of individual heritage assets is important and will include maintaining historic outbuildings, subsidiary structures, boundary features and landscape features or reinstating them where there is evidence of their loss.
- The character of the Conservation Area will be preserved through the maintenance of a built environment in which the buildings are almost all of one or two storeys in height, are of small or medium scale, and use traditional local materials, namely flint with brick dressings and clay pantiles. Pitched roofs, gables and chimneys are important elements of the varied roofscape of the village. There are historical exceptions to this scale, massing and materiality but they are, by definition, rarities and will not be regarded as precedent for new development.
- The village will be managed to maintain the existing pattern of development, with clusters of building around the Village Green, along Norwich/Holt Road and more dispersed settlement along Pecks Lane.
- The rural character of the village should be preserved: urban or suburban introductions will not be permitted and an overly manicured public realm will be avoided.
- Hedges are the preferable boundary treatment, rather than close boarded fencing, where a solid boundary is needed. Low walls and open fences are also in-keeping.
- Any new development, whether attached to an existing building or detached in its own plot, must be appropriate in terms of scale, massing, design and materials. It should be the minimum necessary to meet the required demands for housing. It will be of high quality in both its design and construction so that it is valued by current and future generations.

(continued overleaf)



- Landscaping associated with new development should be appropriate to the character of the Conservation Area and current public green spaces will be preserved. Existing trees and greenery within the Conservation Area should generally be preserved and there will be a presumption in favour of the retention of existing mature trees for all new developments. Front gardens should not be lost to driveways.
- New development will not negatively impact on views within or towards the Conservation Area and views of landmark buildings will be preserved.
- The setting of the village contributes considerably to its special interest and will be maintained. The agricultural land surrounding the village will be preserved. Important historic buildings on the periphery of the Conservation Area will be regarded as part of the setting of the Conservation Area and considered collectively as well as individually when change is proposed.
- The rich buried archaeology of the area will be preserved and, when the opportunity arises, properly investigated and recorded.



8.3 RECOMMENDATIONS

8.3.1 Repairs, Materials and Techniques

There is a consistency to the materials palette used in Edgefield that is a fundamental part of its character, which includes predominately red brick, complemented by flint, other historic brick, render and red and black clay pantiles. These traditional materials require repair and maintenance using traditional techniques, particularly the use of lime mortars and renders, in order that the breathability of the historic buildings is maintained and moisture does not become trapped within the fabric, leading to decay.

Regular maintenance ensures the appearance of the Conservation Area is preserved and is also of benefit to it ensures that small problems do not escalate into larger issues, which cause more damage to historic fabric and a greater cost to put right.

Recommendations

- Buildings and structures should be maintained in good condition.
- Repairs should be on a like-for-like basis wherever possible. That is, a repair that matches the historic element removed in terms of material, method of construction, finish and means of installation.
- Maintenance and repairs should be undertaken on a regular basis in order prevent problems with condition and to rectify and issues before they escalate.
- Reversibility, i.e. the ability to remove a modern repair or material without damaging the historic fabric, is an important consideration, as better alternatives may become available in the future.
- Historic materials should be reused for repair wherever possible, for example rebuilding a brick wall in poor condition using as many of the original bricks as possible.

8.3.2 Retention of Existing features and details

Architectural features and details and the design, materials and form of buildings, as outlined in [Section 4](#), make important contributions to the appearance of individual buildings and the streetscape as well as to the character of the Conservation Area overall. Loss or inappropriate replacement of such features and details causes the incremental diminishment of appearance and character.

Existing features and details may not be original to a building but may be later additions which are also historic. Such features and details still have aesthetic value and also illustrate the changes to the building and the Conservation Area over time. Some features and details may also record past uses of a building and so contribute to the evidential record of the village's history.



Recommendations

- Original and historic windows (including dormers, bay and oriels windows) and doors should be preserved and maintained through diligent repair.
- The appearance of windows and doors that are recent replacements made to match the original or historic designs should be retained.
- Shop fronts/display windows, whether in retail use or not, such as the former Post Office, should be retained and preserved.

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- Chimneys and chimney pots should be retained and preserved. Where rebuilding is necessary, the design and form of the existing chimney should be retained and historic materials reused where possible.
- Patterns of flint and/or brickwork in buildings and boundary walls will be preserved. If rebuilding is necessary, a record will be taken in advance of works starting and the wall rebuilt to match exactly.
- Inscription stones, plaques and decorative features will be retained and preserved in situ.
- Historic gates, railings and walls will be retained and preserved. Where new gates or railings have been made to match removed historic ones, the pattern, form and materials will be preserved in any future replacements.

8.3.3 Alterations, extensions and demolition

Edgefield has evolved over centuries and its built fabric reflects both historic uses and prevailing fashions. It is not the purpose of designation to prevent future change, which is necessary for the enduring sustainability of the heritage asset. Instead, the purpose of designation is to ensure change is carried out in a manner that does not cause harm and also, where appropriate, enhances the heritage asset.

Loss of fabric (partial or total demolition) and additions of new fabric can cause harm to individual buildings, the streetscape and the Conservation Area more widely. Proposed change will be evaluated on a case by case basis as the small variations in location, past change and detailing between one existing building/site and another means that what is acceptable for one building/site may not be acceptable on another.

The impact of proposed changes on the heritage asset or assets affected should be undertaken through a formal Heritage Impact Assessment. This should consider the heritage asset or assets affected, their setting and key views. Any change in the Conservation Area or close to it (in its setting) will require assessment in terms of its impact on the Conservation Area as a heritage asset. Further assessment may be required in relation to an individual listed building or listed buildings near the subject of the proposed change.

What is a Heritage Impact Assessment?

Heritage Impact Assessment (HIA) is a process of identifying what is historically and architecturally important about a heritage asset, in order to be able to assess whether proposed changes will have a positive, negative or no impact on the heritage values of the place. Advice is usually given by a specialist heritage consultant and the resulting conclusions presented in a report, which should include:

- Identification and description of the proposals site and its setting;
- Identification of any designations, such as listing, which the site is subject to or which are within the setting of the site;
- Description of the history of the property;
- Identification of the 'significance' of the site, i.e. its historic and architectural interest;
- Assessment of the impact the proposals will have on the significance of the site, as well as recommendations for any changes to the scheme that will reduce any negative impacts that are identified.



Alterations to existing buildings should be carried out using materials that are of appropriate appearance and of a composition that will not cause harm to the existing fabric. For example, alterations should not be carried out using brick that is harder than the existing as it will cause the existing brick to deteriorate.

Buildings can be important records of their own development. There should not be a presumption that reversing historic changes will be acceptable as this can diminish the illustrative value of a building. However, not all past changes are beneficial to a building and the removal of negative features or reinstatement of lost features can enhance a building. Therefore, demolition or removal of buildings or features that detract from the Conservation Area may be beneficial. Whether or not the existing building contributes positively to the Conservation Area in terms of its appearance, if it contributes positively in terms of layout, demolition should only be permitted where rebuilding is proposed.

Alterations and extensions should be of a scale, design and quality that will enhance the Conservation Area. The addition of modern fittings also needs to be considered carefully as items such as satellite dishes and aerials can be visually detrimental to the Conservation Area. These should be located on rear elevations away from sight of the public highway. The addition of solar panels will require planning permission if they protrude 200mm above the roofline or are sited on a wall/roof adjacent to the highway.

Article 4 Directions can be placed on individual properties by local planning authorities to restrict certain permitted development rights. This can be a means of providing extra controls over the type and extent of development that is allowed. Given the existing controls that conservation area designation brings, plus the number of Listed Buildings and proposed Locally Listed Buildings within the Edgefield Conservation Area, which themselves are subject to controls over development, no Article 4 Directions, which would control development to unlisted buildings, are deemed necessary in Edgefield at this time.

Recommendations

- The heritage impact of proposed alterations, extensions and demolition will be assessed prior to approval of works.
- Proposed changes should preserve or enhance the character of the Conservation Area. This means that the changes should be respectful of the typical architectural and visual character of the Conservation Area.
- Extensions will be subsidiary to the existing buildings in their massing and design. The scale of extensions should be in keeping with the existing buildings. The use of traditional materials will be encouraged, though thoughtful and sensitive design with modern materials may be acceptable.

- Extensions will be of a high quality of design and construction.
- Negative features should be removed when the opportunity arises. Enhancement could be achieved through removing a feature which is out-of-character with the characteristics of the area and replacement with something more in-keeping.
- Modern additions, such as (but not limited to) solar panels or satellite dishes, should not be located on primary elevations or street frontages.
- Any modern materials added to a building should be high quality and sympathetic.

8.3.4 New development

New development may take the form of replacement buildings or construction on undeveloped plots. Any new development should respect the character of the immediate area of the Conservation Area in which it is proposed, in order to preserve the differentiation between areas within the Conservation Area and so preserve the diversity of the Conservation Area as a whole. The character includes the density of development, the variations in which are a notable feature of the Edgefield Conservation Area. New development should not compete with or overshadow existing buildings, particularly where the existing buildings are historic. This is so that the character-



defining historic buildings remain preminent and their setting is not harmed.

The materiality of new development is important. High quality materials should be used to maintain the overall quality of the built environment and to ensure, from a sustainability point of view, that the building has durability. Traditional local materials are widely used in the Conservation Area and are a major contributor to its character, though with good design it may be possible to incorporate some limited modern materials.

Recommendations

The heritage impact of proposed alterations, extensions and demolition will be assessed prior to approval of works.

- New development should be of the same or a lesser scale and massing as the buildings around it.
- Traditional local vernacular materials should be used, namely flint, red brick and clay pantiles. There may be scope for limited use of timber, timber weatherboarding, render, stone, slate and other traditional materials, though thoughtful and sensitive design with modern materials may be acceptable.
- The design of new development should be of a high quality that will be valued now and in the future. There is no presumption in favour of either traditional or contemporary design.

- The quality of construction should be high.
- Historic plot or field boundaries should be preserved when new development occurs.
- New development should have wheelie bin space/ storage included. For existing buildings screening with planting, fences or walls would help to reduce their impact where it is feasible.

8.3.5 Streetscape, Public Realm and Green Landscape

The streetscapes within the Conservation Area are made up of many components and are vulnerable to incremental change that cumulatively affects the composition. When considering change to individual buildings or elements in the public realm, the impact on the streetscape should be assessed both in terms of the impact of the change and the impact in conjunction with other changes that are either proposed or have taken place. It may be acceptable for a change to be made once on a street but to repeat the change multiple times would diminish the character of the street.

Current public realm features within the Conservation Area are mainly in materials that are appropriate to the character of the area, such as timber benches. Ubiquitous road signs or bus stop signage should be kept to a minimum and more traditional forms of signage, such as finger posts, should be encouraged. If no parking signs are required, these should have a high quality

appearance and be as subtle and in-keeping with the village character as possible. Road markings should be kept to a minimum to preserve the rural character of the village.

Edgefield is a rural village and its public realm should reflect this. Efforts should be concentrated on ensuring the long-term conservation of the built fabric, for example, through the removal of vegetation from flint walls to improve condition, rather than creating a pristine public realm. Grass verges, hedges, trees and fields adjacent to roads are all important elements of the character of the Conservation Area which should be preserved.

The green spaces within Edgefield provide an important contrast with the built areas and should be preserved. They also contribute to the character of the Conservation Area. Parking on the Village Green should be avoided to retain the historic appearance of the space.



Recommendations

- Proposed change will be considered in relation to the streetscape.
- Historic boundary walls should be preserved and regularly maintained.
- Close boarded fences should be replaced with traditional hedges (ie not leylandii) when the opportunity arises.
- New development should have defined boundaries demarcated with boundary treatments that are in keeping with the character of the Conservation Area.
- The green spaces and grass verges within the Conservation Area will be preserved.
- Trees and hedging within the Conservation Area should be preserved.
- Excessive signage will be avoided.
- Traditional materials should be used for street furniture and signage.
- Traditional forms of signage will be encouraged.
- Road markings will be kept to a minimum and will use narrower format lines appropriate for Conservation Areas where they are necessary.
- Parking on the Village Green will be discouraged, with any physical measures required being sympathetic to the character of the Conservation Area.



8.3.6 Setting and views

The setting of Edgefield Conservation Area contributes to its special interest. The physical setting encompasses fields bordered by hedges and trees and small areas of woodland as well as the archaeological feature of Edgefield Mound. Scattered buildings are also important elements in the wider setting of the Conservation Area, including the old church tower and the cluster of buildings near it, the former White Horse public house, the former Rectory, Edgefield Hall and Edgefield Old Hall. These buildings reflect the history and development of Edgefield as a dispersed village encompassing two medieval manors.

The ability to appreciate heritage assets individually or collectively from key viewpoints contributes to their special interest. Lighting has the potential to impact on the ability to appreciate the dark skies of the area.



Old Church tower



Former Rectory



Former White Horse public house



The Mount near the old tower



Recommendations

- The setting of the Conservation Area will be protected from inappropriate development.
- New development on the edges of the Conservation Area, if deemed appropriate, will be screened with planting to preserve views from the surrounding Glaven Valley landscape.
- Key views within and into the Conservation Area will be preserved.
- Views of landmark buildings, particularly the Church of St Peter and St Paul and the old church tower, will be preserved.
- Excessive use of external lighting will be avoided.

8.3.7 Boundary Review

In accordance with the *Planning (Listed Buildings and Conservation Areas) Act 1990*, the National Planning Policy Framework and Historic England's best practice guidance, the boundary of a conservation area should be periodically reviewed and suitably revised in accordance with findings made during this exercise.

The need to review the boundary can be in response to a number of factors: unmanaged incremental changes which have, over time, diluted the character of an area; the boundary may have been drawn too tightly originally; or the special interest of a feature may not have originally have been evident to the assessor. Although it is principally the built structures that are recognised in amending the boundary, their accompanying plots often provide an important historical context which should be incorporated together with the building(s).

The boundary has been reviewed and proposed changes are detailed below. It is proposed to extend the Conservation Area to the south-west to include the prominent group of buildings forming Manor Farm together with the Grade II* listed church of St Peter

and St Paul and two Grade II listed eighteenth century farmhouses. These are important historic buildings located close to the existing Conservation Area and the boundary change allows them to be included without bringing a large amount of farmland into the Conservation Area. It is also proposed to extend the Conservation Area northwards to include the nationally listed buildings and the similar unlisted buildings that are all early examples of local authority housing and contribute to the special interest of Edgefield. The areas of modern building on the west side of Norwich Road north of the Green and on the east-west stretch of Pecks Lane are to be excluded because they represent large areas that do not positively contribute to the character and special interest of the Conservation Area. Other changes to the east and western boundaries are adjustments to reflect physical boundaries to avoid the Conservation Area boundary passing through the middle of a field or garden.

If, following public consultation, these amendments are approved, the appraisal document and maps will be updated in accordance with the boundary changes for the final adopted document.

The proposed boundary map is on page 104.



Recommendations

Proposed boundary changes are outlined below.

Excluded from the Conservation Area boundary:

- A The House, Holt Road is a modern house that is not on the site of an earlier historic house and does not contribute to the special interest of the Conservation Area.
- B The infill housing on Norwich Road and Sands Loke are modern as are the farm buildings to the west. These buildings represent a large area that does not contribute positively to the character of the Conservation Area although the area should still be regarded as part of the setting of the Conservation Area.
- C The housing on the east-west stretch of Pecks Lane is that is not on the site of earlier historic dwellings and does not contribute to the special interest of the Conservation Area.
- D Part of a field that has no physical boundary along the Conservation Area boundary. Whilst an important part of the setting, it does not have the character of the Conservation Area.

Included within the Conservation Area boundary:

- E 1-8 Holt Road are early examples of local authority housing that pre-date the First World War and are nationally important (although only two pairs of cottages are nationally listed). They make an unusual and important contribution to the special interest of the Conservation Area.
- F The church is an important building in the history and life of Edgefield. It and the two nearby historic farms should be included as part of the Conservation Area as should Manor Farm, another historic farm that is prominent in views. The additions enhance the special interest of the Conservation Area.
- G This area is included so that the gardens of The Hermitage and Clement House do not straddle the Conservation Area boundary.



The House, Holt Road



Some of the housing on Norwich Road proposed for exclusion from the Conservation Area



Bungalow on the east-west stretch of Pecks Lane



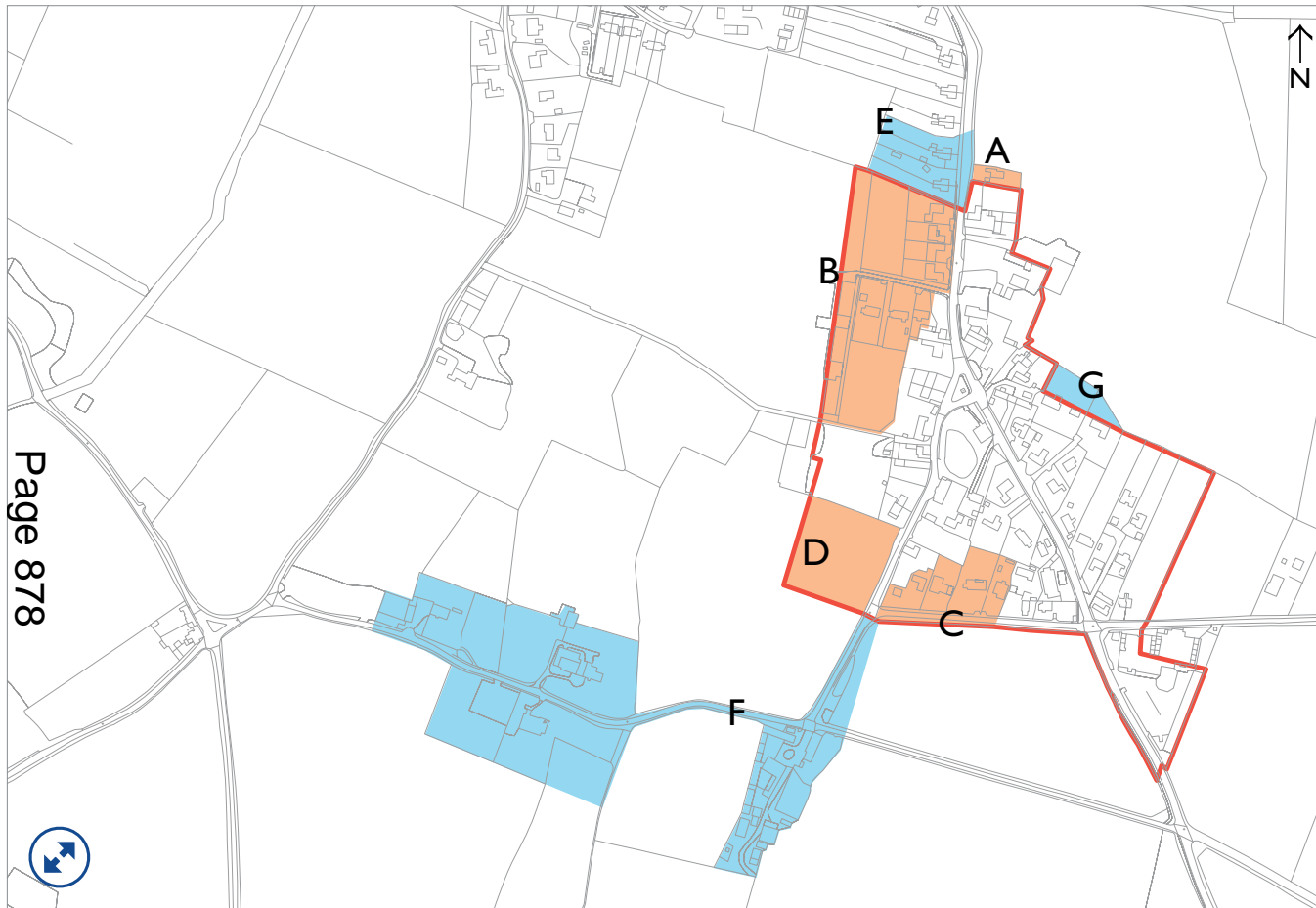
One of the pairs of early social housing on Holt Road proposed for inclusion



The church of St Peter and St Paul



Manor Farm

**KEY**

- Current Conservation Area Boundary
- Proposed Inclusion within Conservation Area Boundary
- Proposed Exclusion from Conservation Area Boundary



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Section 9

Further Information

A summary of the significance, issues and opportunities within the conservation area, as well as details of next steps and contacts.

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The preservation and enhancement of the character, appearance and special architectural interest of the Edgefield Conservation Area should be at the heart of changes made within the area. All its residents have the opportunity to contribute to the preservation and enhancement of the village and ensure that it is passed on to future generations.

RESEARCHING THE HISTORY OF A BUILDING OR SITE

Before proposing any change, it is important to understand the significance of a building or site. This will require research into historical development. Some useful places to start your search are detailed below.

- **The National Heritage List for England**, to find out whether your building is listed.
- **The Norfolk Heritage Centre at the Norfolk and Norwich Millennium Library.**
- **The Norfolk Record Office.** You can search their catalogue online before you visit or request research to be carried out on your behalf.

- **Norfolk Heritage Explorer**, the Heritage Environment Record for the county.
- **Holt Library.** Interlibrary loans mean that you can always borrow books from other libraries if necessary.
- **The National Archives.** These are located at Kew, London, but the catalogue can be searched online.
- **British Newspaper Archive Online**, which can often be a useful source of local history information.
- **National Library of Scotland**, which allows you to view numerous historic plans online.

PLANNING ADVICE

If you need further advice on buildings in conservation areas, design guidance and planning permissions, visit the Heritage and Design pages of North Norfolk District Council's website, <https://www.norfolk.gov.uk/section/planning/heritage-design/> or contact the Planning Department: planning@north-norfolk.gov.uk

ADVICE ON CONSERVATION BEST PRACTICE

Historic England's website contains a range of advice and guidance, such as *Conservation Principles: Policies and Guidance* and guides on understanding heritage value, setting and views, to specific guides on types of repairs or types of buildings. This information can largely be found in the advice area of the website.

<https://historicengland.org.uk/advice/>

FINDING A CONSERVATION ARCHITECT, CONSULTANT OR CONTRACTOR

When undertaking work to an historic building it is important to employ contractors who have worked with them before and understand what would be appropriate in terms of change. There are several organisations that maintain lists of experienced conservation and heritage professionals from architects and surveyors to leadworkers and roofers. The following are databases of consultants who have a proven track record of working with historic buildings:

- The Institute of Historic Building Conservation (IHBC), who have a database of accredited practitioners.
- Royal Institute for British Architects (RIBA) list of conservation architects.
- The Register of Architects Accredited in Building Conservation (AABC).



TRACKING OR COMMENTING ON PLANNING APPLICATIONS

If you or a neighbour submits a planning application, there will be a period when members of the public can comment on the application. This can be done electronically online via the Council's Planning website: <https://idoxpa.north-norfolk.gov.uk/onlineapplications/>

If you are planning works to your own property, it can be useful to check the planning applications that have been approved for similar works in the village to understand what might be acceptable.

It may also be useful to review the planning history of your own site to find out what changes may have been made to your property prior to your ownership. Note that the council only holds planning application records online for recent years. For older applications please contact the planning department (planning@north-norfolk.gov.uk) for details of how to access the documentation.

COMMUNITY ACTION

The Government recognises that local communities care about the places where they live and in light of this has developed neighbourhood plans as a tool for local communities to shape the future of their built environment. These are documents that are created by the local community to sit alongside the local Council's planning policies to provide planning policies that are specific to that area. It acts as guidance for anyone wanting to make change to that place and for those who are assessing proposals for change.

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- 16 Francis Blomefield. “Holt hundred: Edgefield,” in *An Essay Towards A Topographical History of the County of Norfolk: Volume 9*, (London: W Miller, 1808), 381-389. British History Online, accessed August 26, 2020, <http://www.british-history.ac.uk/topographical-hist-norfolk/vol9/pp381-389>.
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LEGISLATION

Section 69 (1), Planning (Listed Buildings & Conservation Areas) Act 1990

Section 71 (1, 2, 3), Planning (Listed Buildings & Conservation Areas) Act 1990



Appendix B

Glossary of Terms

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Alteration

Work intended to change the function or appearance of a place (HE, Conservation Principles, 2008, 71).

Conservation Area

‘An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’, designated under what is now s69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (HE, Conservation Principles, 2008, 71).

Conservation

The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance (NPPF, 2018, 67). The process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations (HE, Conservation Principles, 2008, 71).

Designated heritage asset

A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation (NPPF, 2018, 66).

Heritage asset

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing) (NPPF, 2018, 67).

Historic environment

All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora (NPPF, 2018, 67).

Preserve

To keep safe from harm (HE, Conservation Principles, 2008, 72).

Renewal

Comprehensive dismantling and replacement of an element of a place, in the case of structures normally reincorporating sound units (HE, Conservation Principles, 2008, 72).

Repair

Work beyond the scope of maintenance, to remedy defects caused by decay, damage or use, including minor adaptation to achieve a sustainable outcome, but not involving restoration or alteration (HE, Conservation Principles, 2008, 72).

Restoration

To return a place to a known earlier state, on the basis of compelling evidence, without conjecture (HE, Conservation Principles, 2008, 72).

Reversible

Capable of being reversed so that the previous state is restored (HE, Conservation Principles, 2008, 72).

Setting of a heritage asset

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (NPPF, 2018, 71). The surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape (HE, Conservation Principles, 2008, 72).

Significance (for heritage policy)

The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance (NPPF, 2018, 71). The sum of the cultural and natural heritage values of a place, often set out in a statement of significance (HE, Conservation Principles, 2008, 72).

Value

An aspect of worth or importance, here attached by people to qualities of places (HE, Conservation Principles, 2008, 72).

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Audit of Heritage Assets

Identification of all the designated and adopted locally listed heritage assets within the Conservation Area.

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NORWICH ROAD NORTH OF THE GREEN

Address / Building Name	1 and 2 Holt Road
Street-by-Street Area	Norwich Road North of The Green
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1304649
Brief History	1912, a rare example of Parish Council housing and pre-1914 local authority housing. Built in ½ acre plots for £150.
Brief Description	Pair of semi-detached houses. Brick with corrugated tile hipped roof. Two storeys, one bay per house. Timber casement windows. Single-storey divided wash-house to rear, extended.
	


Address / Building Name	3 and 4 Holt Road
Street-by-Street Area	Norwich Road North of The Green
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049209
Brief History	1912, a rare example of Parish Council housing and pre-1914 local authority housing. Built in ½ acre plots for £150.
Brief Description	Pair of semi-detached houses. Brick with corrugated tile hipped roof. Two storeys, one bay per house. Timber casement windows. Single-storey divided wash-house to rear, extended.
	

Address / Building Name	5 and 6 Holt Road
Street-by-Street Area	Norwich Road North of The Green
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	1912, a rare example of Parish Council housing and pre-1914 local authority housing. Built in ½ acre plots for £150.
Brief Description	Pair of semi-detached houses. Brick with corrugated tile hipped roof. Two storeys, one bay per-house. Having not benefited from the protection of listing, the windows have been altered to uPVC and doors have been replaced. Single-storey divided wash-house to rear, extended. Proposed for local listing for group value.
	


Address / Building Name	7 and 8 Holt Road
Street-by-Street Area	Norwich Road North of The Green
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	1912, a rare example of Parish Council housing and pre-1914 local authority housing. Built in ½ acre plots for £150.
Brief Description	Pair of semi-detached houses. Brick with corrugated tile hipped roof. Two storeys, one bay per-house. Having not benefited from the protection of listing, the windows have been altered to uPVC and doors have been replaced. Single-storey divided wash-house to rear, extended. Proposed for local listing for group value.
	

THE GREEN


Address / Building Name	Edgefield War Memorial
Street-by-Street Area	The Green
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1455235
Brief History	1920 as a memorial to five local servicemen who died, seven wounded and a further 28 who served in WWI, plus names of those who died during WWII.. Polished black plaques added in 2004 to replace inscriptions.
Brief Description	Concrete pillar on two-stepped square concrete base, supporting a four-sided head made of stone and bearing polished block inscription panels. Head surmounted by Latin cross on a ball.




Address / Building Name	The Lodge
Street-by-Street Area	The Green
Status	Proposed local listing
List Entry Link	N/A
Brief History	House in the Regency style from the early nineteenth century.
Brief Description	Recency style house with recessed brick arches in gaunt brick. North of the Village Green within a walled boundary.




Address / Building Name	The Old Smithy
Street-by-Street Area	The Green
Status	Proposed local listing
List Entry Link	N/A
Brief History	House is first seen on the 1815 Enclosure award but may be earlier.
Brief Description	Old smithy building located north of the Village Green. Single storey building with a rectangular plan form and long window on front elevation. Constructed of bricks, cobble flints and red clay pantiles.




NORWICH ROAD SOUTH OF THE GREEN


Address / Building Name	Former Baptist Chapel
Street-by-Street Area	Pecks Lane (North-South)
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	The Baptist Chapel appears on the first OS Map of Edgefield from 1886 as a General Baptist Chapel.
Brief Description	A former Baptist Chapel constructed of corrugated metal sheeting, now a private garage. Structure retains fretted bargeboard and light fixture above doorway.
	


PECKS LANE (NORTH-SOUTH)


Address / Building Name	The Old Post Office
Street-by-Street Area	Pecks Lane (North-South)
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	The Old Post Office was formerly a house and was converted into a Post Office in the late nineteenth century. It was converted back into a house during the twentieth century.
Brief Description	Detached four bay building of two storeys located south of the Village Green on Pecks Lane.
	

SWEETBRIAR LANE

Address / Building Name	Church of St. Peter and St. Paul
Street-by-Street Area	Sweetbriar Lane
Status	Grade II*
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049204
Brief History	1883-84 by J.D. Sedding, incorporating much fabric and fittings of earlier medieval church dismantled to north-west.
Brief Description	Church. Flint with stone dressings, slate and lead roofs. Large nave compared to proportionately small, square tower. Traceried windows.
	

Address / Building Name	Manor Farm
Street-by-Street Area	Sweetbriar Lane
Status	Proposed local listing
List Entry Link	N/A
Brief History	The farmhouse dates from the eighteenth century date and is set within a complex of farm buildings which built in the eighteenth and nineteenth centuries.
Brief Description	Large eighteenth century farmhouse of five bays and two storeys with complete set of sash windows. Rendered exterior painted white. Blue glazed pantile roof.
	

Address / Building Name	Church Farm House
Street-by-Street Area	Sweetbriar Lane
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049205
Brief History	1704, renovated 1970
Brief Description	Two storey house. Flint and brick, pantile roof. Wing to east converted from C19 barn. Casement windows c.1970. Included on list for south gable wall which has decorated brick pattern work with lozenges, E F for Elizabeth Fenn and the date 1704.
	

Address / Building Name	Merrisons Farm House 150m north-west of parish church of St. Peter and St. Paul
Street-by-Street Area	Sweetbriar Lane
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1152661
Brief History	C18
Brief Description	Two storey house. Brick with black glazed pantiles. Sash windows.
	

Appendix D

Full Size Plans

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**Replace with
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Hunworth

Conservation Area Appraisal and Management Plan

Second Draft: March 2021

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PURCELL

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How to Use This Document

For ease of use this document has been produced to be read on-screen as a PDF. It contains a series of features that make it easier to use and navigate between the sections.

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3.1 Early History
3.2 Medieval Heyday



3.1 EARLY HISTORY

Artefacts, such as flint axe heads and pottery, from as early as the Mesolithic period (10000-4001 BC) have been found around Blakeney. Bronze Age (c2350-701 BC) and early Saxon (410-1065 AD) barrows (burial mounds) are located on the Blakeney Downs, and there was probably a small settlement in the parish in the Roman period (43-409 AD).⁰⁵

Navigation

The buttons along the bottom of each page allow you to jump to a specific section. Once you've clicked on a section, it will turn bold so you know which section you are in.



You can also use the buttons in the top right hand corner to jump to the contents, appendices, or back to the page you were previously on.



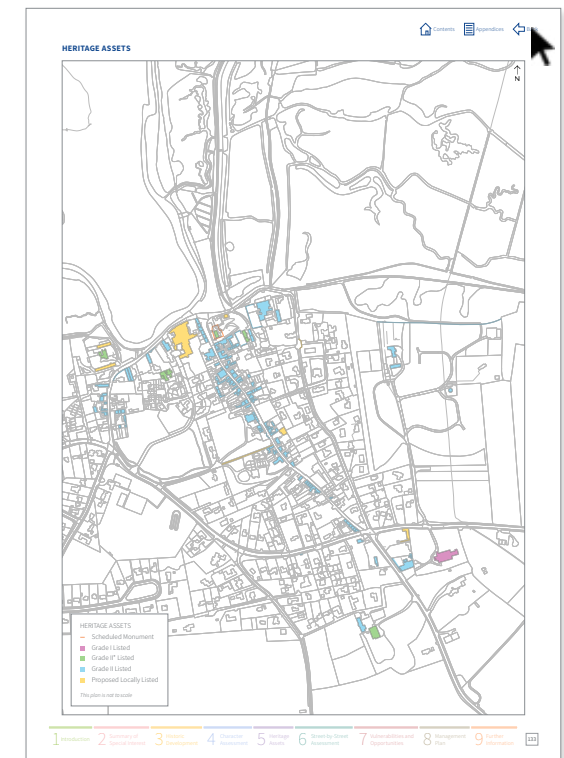
- Advertisements and other commercial signage may be subject to additional controls and/or require planning permission.
- Changing the use of a building (e.g. from residential to commercial) will require planning permission.

Plans



When you see this icon, click to see a full-sized version of the plan (located in [Appendix D](#)).

To return to the page you were previously on from the full-sized plan, click the back button in the top right hand corner of the page.

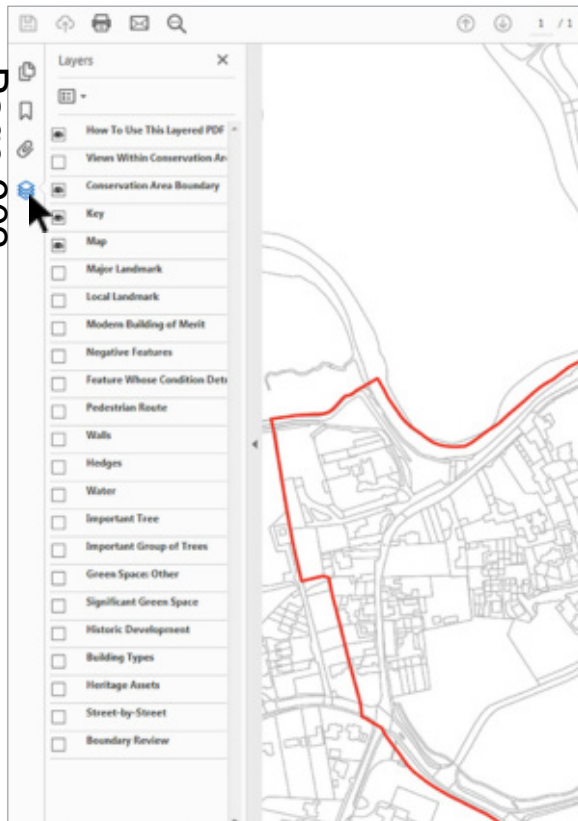


How to Use the Layered PDF in Appendix D


The PDF showing the full size plans is interactive. By switching the layers on and off you can view different elements of the conservation area analysis in context with each other. If your software does not have this capability, please view the separate PDF file of individual maps on the conservation area pages of North Norfolk District Council's website.

Opening the Layers Panel

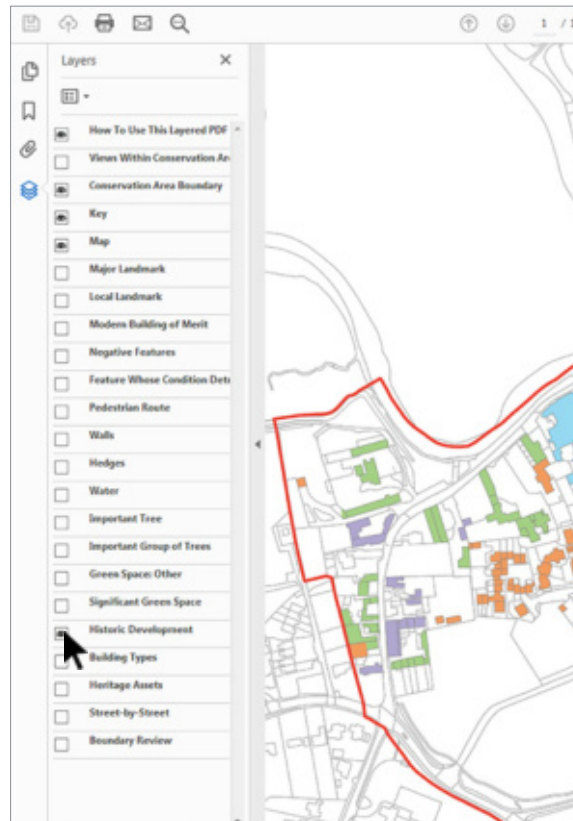
Click on the layers icon  to open the layers panel. This will bring up options for the different mapping elements that are available to view.



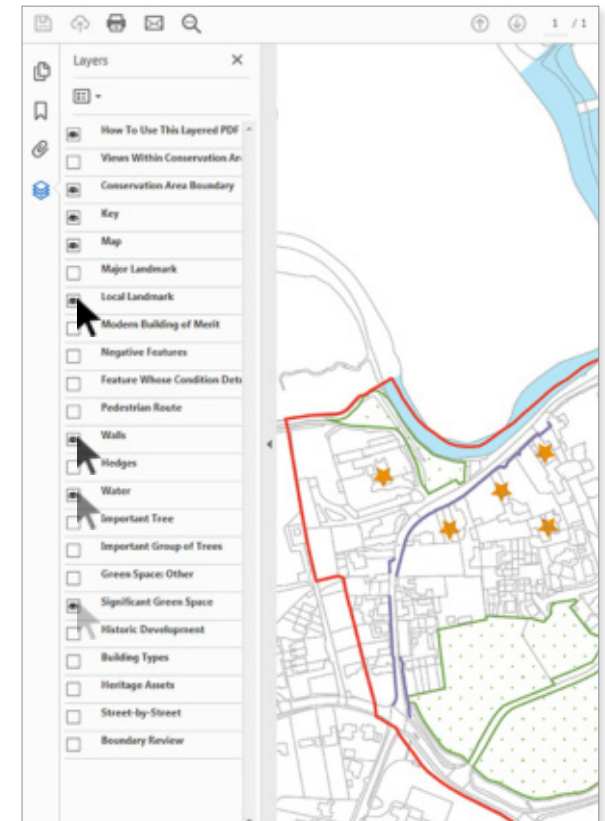
Viewing Different Layers

The map will initially show just the conservation area boundary. Click on your desired layer from the options listed. A small eye icon  will appear to indicate which layers you have switched on. You may need to switch some layers off to view others which sit underneath.

Switching on a layer to view that part of the map



Switching layers on and off as desired



Frequently Asked Questions

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- What is the current boundary of the Conservation Area?
See [Boundary Map](#)
- Has the boundary of the Conservation Area been changed as part of this review?
See [Section 8.3.8](#)
- What is a Conservation Area Appraisal and Management Plan?
See [Section 1.3](#)
- How does the Conservation Area designation affect changes permitted to my property?
See [Section 1.4](#)
- What are my responsibilities in maintaining my property?
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Understanding your Property

- Is my property within the Conservation Area?
See [Boundary Map](#)
- What is the overall special interest of the Conservation Area?
See [Section 2](#)
- What characteristics of the built environment contribute to the special interest of the Conservation Area?
See [Section 4](#)
- How old is my property?
See [Historic Development Plan](#)
- Is my property a listed building?
See [Section 5](#), [Section 6](#) and [Audit of Heritage Assets](#)
- Is my property an adopted locally listed building?
See [Section 5](#), [Section 6](#) and [Audit of Heritage Assets](#)
- How does the natural environment contribute to the special interest of the Conservation Area?
See [Section 4.1](#) and [Section 4.2](#)
- What are the problems facing the Conservation Area?
See [Section 7](#)
- Where are there opportunities to enhance the Conservation Area's special interest?
See [Section 7](#)
- How can I understand my property better?
See [Section 9](#)

Making Changes

- Is there an overall vision for the conservation management of the Conservation Area?
See [Section 8.2](#)
- What characteristics do I need to consider when planning changes or development?
See [Section 4](#), [Section 6](#) and [Section 8](#)
- Does the Council have a design guide for new development?
See [Section 1.2](#)
- How should I approach repairs to my property?
See [Section 8.3.1](#)
- Can I replace my windows and doors?
See [Section 8.3.2](#)
- What alterations and extensions are appropriate to my property?
See [Section 8.3.2](#) and [Section 8.3.3](#)
- What characteristics should new development have within the Conservation Area?
See [Section 8.3.4](#), [Section 8.3.5](#) and [Section 8.3.6](#)
- How can I get advice about making changes to my property?
See [Section 1.5](#) and [Section 9](#)

Section 1

Introduction

This section gives an overview of the Hunworth Conservation Area, provides information about what conservation area designation means and its implications for development, as well as outlines the consultation process that has been undertaken to prepare this Appraisal and Management Plan.

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1.1 HUNWORTH CONSERVATION AREA

The Hunworth Conservation Area was originally designated in 1974. The designation covers most of the village, apart from a few twentieth century houses on King Street. Hunworth has two centres to the village: to the south-east is a large Green around which are small cottages and the village public house. Buildings line King Street to the second, older centre to the north-west, where the medieval church and Hunworth Hall are located. This is also where Hunworth Mill is situated. The River Glaven passes directly to the north-east of the village, within the Conservation Area boundary. Also within the boundary are the remains of a Norman castle to the east of the village, prominently situated on a ridge at the bend of the river, overlooking the settlement. The ringwork is one of only five examples in Norfolk.

1.2 WHAT IS A CONSERVATION AREA?

Definition of a Conservation Area

A conservation area is defined as an ‘*area of special architectural or historic interest the character of which is it desirable to preserve or enhance*’.⁰¹

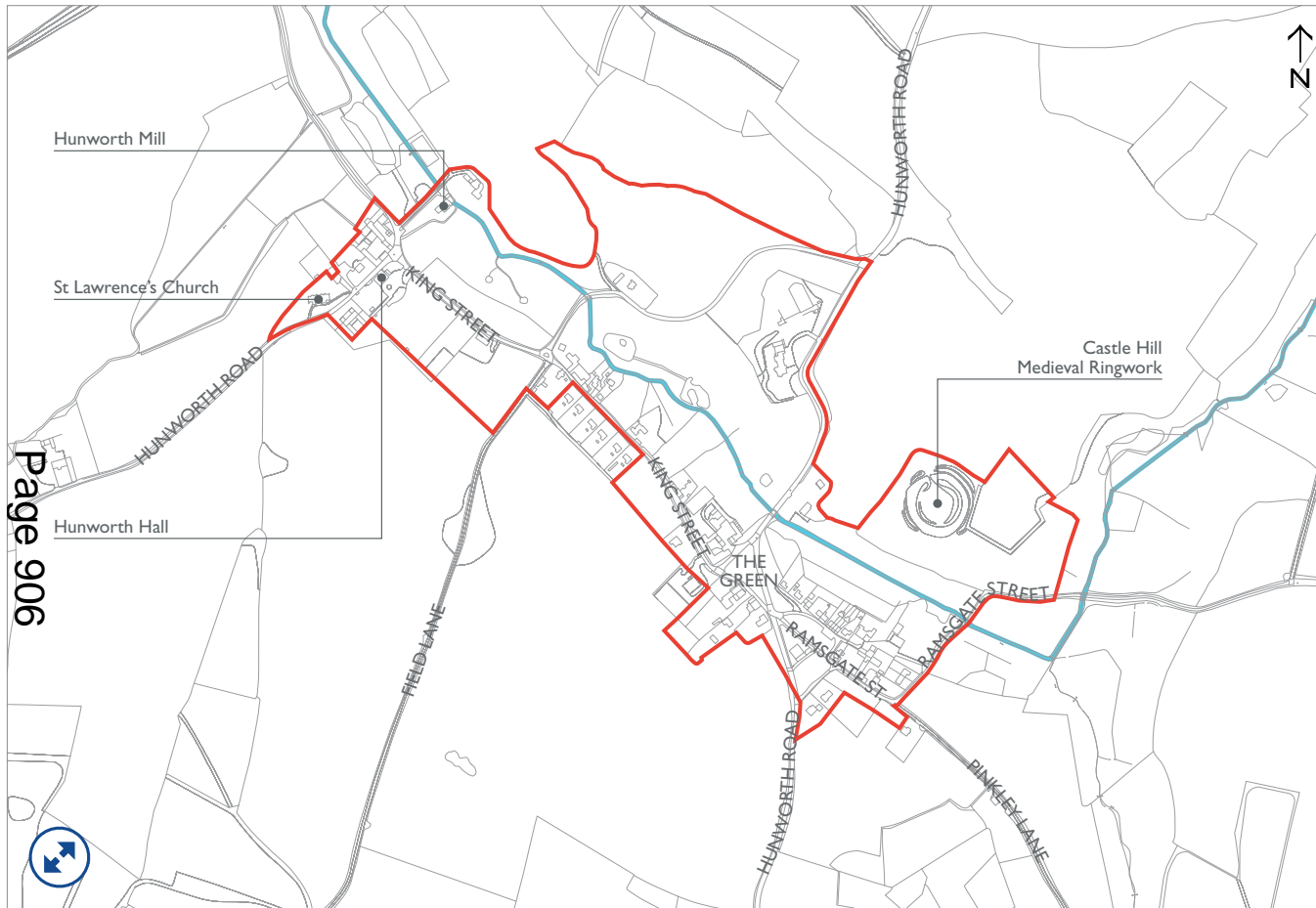
Designation of a conservation area recognises the unique quality of an area as a whole. It is the contribution of individual buildings and monuments as well as other features including (but not limited to) topography, materials, spatial relationships, thoroughfares, street furniture, open spaces and landscaping. These all contribute to the character and appearance of an area, resulting in a distinctive local identity.

The extent to which a building or group of buildings/ structures, positively shape the character of a conservation area comes from their street-facing elevations, the integrity of their historic fabric, overall scale and massing, detailing, and materials. Rear and side elevations can also be important, as can side views from alleys and yards or views down into buildings in valleys or low-lying topographies.

If the significant qualities of a conservation area are retained and inappropriate alterations prevented, the benefits will be enjoyed by owners, occupiers and visitors to the place, including the ability to experience interesting and important heritage structures and places. It is therefore in the public interest to preserve the area for cultural appreciation.

Conservation Areas are governed under the *Planning (Listed Buildings and Conservation Areas) Act 1990* and the National Planning Policy Framework (NPPF, 2019) sets out the overarching requirement for local planning authorities to identify and protect areas of special interest. North Norfolk District Council’s (NNDC) Local Development Framework (LDF, adopted 2008) sets out the council’s policies for guiding development within the district. See this link for the latest heritage related policy: <https://www.north-norfolk.gov.uk/section/planning/planning-policy/>.

In addition to the policies contained within the LDF, NNDC has produced a Design Guide which includes guidance on appropriate alterations to historic buildings and within conservation areas. This guidance should be referenced when considering development within the Hunworth Conservation Area and can be viewed here: https://www.north-norfolk.gov.uk/media/1268/north_norfolk_design_guide_adopted_2008_web.pdf.

**KEY**

— Conservation Area Boundary

— River Glaven

Hunworth Conservation Area Boundary Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.



1.3 THE PURPOSE AND SCOPE OF THE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

Understanding the character and significance of conservation areas is essential for managing change within them. It is therefore a requirement under the Planning (Listed Buildings and Conservation Areas) Act 1990 that all local planning authorities ‘formulate and publish proposals for the preservation and enhancement’ of conservation areas within their jurisdiction, and that these proposals are periodically reviewed.⁰² The proposals are normally presented in the form of a Conservation Area Appraisal and Management Plan, which defines and records the special interest of a conservation area, as well as setting out a plan of action for its on-going protection and enhancement.

Conservation areas may be affected by direct physical change, by changes in their setting or in the uses of buildings or areas within them. A clear definition of those elements which contribute to the special architectural or historic interest of a place will enable the development of a robust policy framework for the future management of that area, against which applications can be considered.

Over time, conservation areas evolve and the characteristics which underpin their special interest may decrease in their integrity because of gradual alteration. It is therefore important to review and take stock of the character of a conservation area at intervals to ensure designation is still suitable and that the proper management of change is in place.

Often, conservation area boundaries have historically been drawn too tightly or include peripheral areas which do not contribute to an understanding of its character. Consequently, it is important to review the boundary and include/exclude buildings and spaces which do/not meet conservation area designation criteria.

This Conservation Area Appraisal and Management Plan therefore seeks to:

- **Record and analyse the special interest of Hunworth Conservation Area;**
- **Recognise the designated and non-designated heritage assets which comprise the Conservation Area;**
- **Identify issues relating to condition and pressures for change;**
- **Identify opportunities for the enhancement of the Conservation Area;**
- **Provide guidance and recommendations for the positive management, preservation and enhancement of the Conservation Area; and**
- **Set out any proposals for changes to the Conservation Area boundary.**



Although this document is intended to be comprehensive, the omission of any building, structure, feature or space does not imply that the element is not significant or does not positively contribute to the character and special interest of the Conservation Area. The protocols and guidance provided in [Section 8 \(Management Plan\)](#) are applicable in every instance.

The assessments which provide the baseline information for this Conservation Area Appraisal and Management Plan have been carried out utilising publicly available resources and through on-site analysis from the public thoroughfares within the Conservation Area.

Definition of a Heritage Asset

The NPPF defines a heritage asset as: *A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).*

1.4 WHAT DOES DESIGNATION MEAN FOR ME?

To protect and enhance the Conservation Area, any changes that take place must positively conserve the character and special interest that make it significant. Statutory control measures are intended to prevent development that may have a negative or cumulative effect on this significance.

- Planning permission will be required to totally or substantially demolish buildings or structures (including walls, gate piers and chimneys). This will also need a heritage statement (sometimes called a heritage impact assessment) as part of the application.
- The extent of permitted development (i.e. changes that are allowed without requiring consent from the local authority) may be restricted; for example, replacement windows, alterations to cladding or the installation of satellite dishes. Additional control may be sought through Article 4 Directions, which specifically remove permitted development rights.

- Trees with a diameter of 75mm or greater, measured at 1.5m from soil level, are protected. Any work proposed to these trees require permission from the local authority by means of a planning application. This allows the authority to determine whether a Tree Preservation Order (TPO) is necessary.
- Advertisements and other commercial signage may be subject to additional controls and/or require planning permission.
- Changing the use of a building (e.g. from residential to commercial) will require planning permission.

If you wish to carry out work within the Hunworth Conservation Area your proposals will be assessed against Policy EN8 of the Local Development Framework and the NNDC Design Guide.



1.5 PRE-APPLICATION ADVICE

If you require tailored planning advice or need assistance regarding a specific development proposal, North Norfolk District Council offers a pre-application advice service.

Whatever the scale of development proposed, applying to the Council for pre-application advice will add value to the design quality of your scheme and it will help reduce potential uncertainty and delays by identifying any issues at an early stage.

Meaningful public consultation is also a critical part of this process and whilst responsibility for this lies with the applicant, the Council strongly encourages you to undertake consultation with the local community and stakeholders.

For further information regarding pre-application advice, please visit our website: <https://www.north-norfolk.gov.uk/tasks/development-management/pre-application-service/>.

1.6 WHO HAVE WE CONSULTED WHILE PREPARING THIS PLAN?

It is a statutory requirement under the *Planning (Listed Buildings and Conservation Areas) Act 1990* for conservation area guidance produced by local authorities to be subject to public review, including a public meeting, and for the local authority to have regard to any views expressed by consultees.⁰³

The Draft Hunworth Conservation Area Appraisal and Management Plan is being made available for public consultation across a six-week period between XXXXXX and XXXXX 2021. This includes the publication of the draft document on North Norfolk District Council's website and a public consultation meeting held at XXXX on XXXX.

Other means of consultation carried out include:

- NNDC and Purcell met with the Friends of North Norfolk in March 2018 to discuss with them the content, scope and aims of the Appraisals.
- Comments on the Conservation Areas were invited through NNDC's website during 2020 and an email address provided to send comments.
- Local NNDC Members and Councillors were contacted to inform them of the Appraisal process and to invite comments on the Conservation Areas.

1.7 WHAT DO THESE TERMS MEAN?

There are words and phrases used in relation to the conservation of the historic environment that have a specific meaning in this context. An explanation of some of the most used terms can be found in the Glossary in [Appendix B](#).

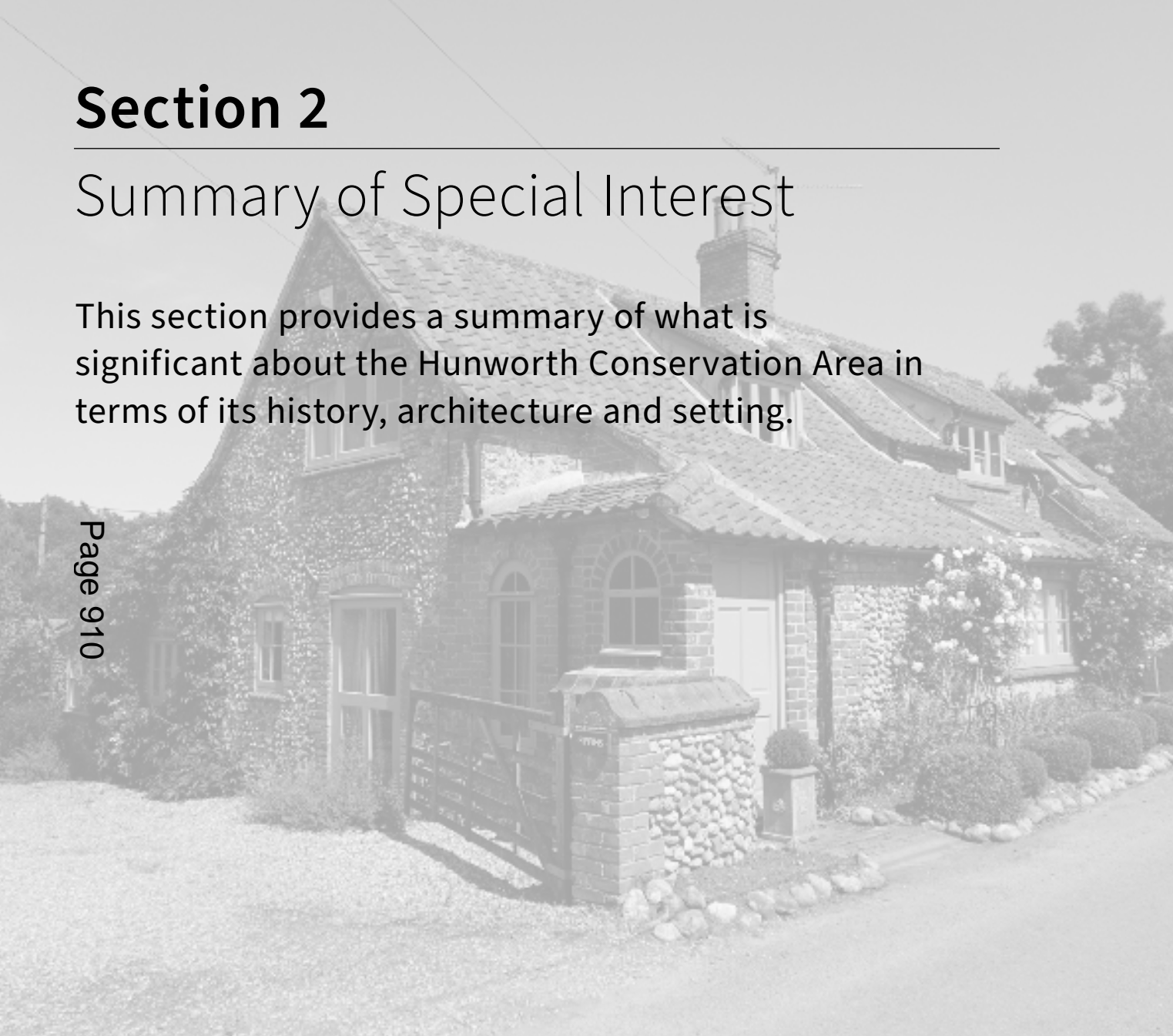


Section 2

Summary of Special Interest

This section provides a summary of what is significant about the Hunworth Conservation Area in terms of its history, architecture and setting.

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2 Summary of Special Interest



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Today a quiet village of attractive flint and red brick buildings, Hunworth's layout indicates a far from typical development. The remnants of the Anglo-Saxon settlement continue to form the north-west end of the village with the proximity of the church and hall of particular importance. The settlement around the green is likely early medieval and reflects common relocation of the village centre. At Hunworth, the potential for this having been tied to the construction of the castle is noteworthy. The castle itself is suggestive of a military significance to the village in the twelfth century.

Complementing the interest of the plan form is the significance of the landscape. Hunworth seems to have had an open landscape of predominantly heathland since pre-Conquest times and the survival of Hunworth Common to the north and Hunworth Heath to the south of the village are important contributors to its special interest. The significance of the river in the village's form is also evident. The river provides the opportunity for watermills, the surviving example at Hunworth being a rare Norfolk example of an overshot mill and one of only five mills to remain on the Glaven River of the 16 that existed at its peak. Hunworth exists because it was located at the confluence of two rivers, as reflected in its name. The castle was constructed in its location precisely because of the sharp bend in the river gave it a defensible position.

Archaeological evidence indicates that Hunworth has a much earlier history also with evidence for human activity dating back to the Neolithic period.

The character of the built environment at Hunworth derives from the predominance of buildings typical of the North Norfolk vernacular. These are generally small or moderate in scale and constructed from flint, red brick and red clay pantiles as their key materials. The consistent palette of materials brings a unity to the appearance of the village. Buildings include small cottages, larger farmhouses and farm buildings (many of which are now converted to residential use). Larger buildings reflect the historical hierarchy of the village and their higher quality is generally recognised by designation, including the seventeenth century Hunworth Hall, a brick and flint manor house with Dutch gables; other seventeenth century buildings, Green Farm House, Dickers House and The Firs, and The Old Rectory, a late, nineteenth century, Tudor Revival, red brick house. Some of these buildings, and the Hall's associated barns, reflect their connections with important families in the village's history. The church is a distinctive building not only in its use but in its construction from knapped flint and stone that demonstrates the importance of the building through the use of difficult technical skills and a non-local building material. The former Presbyterian Chapel, by contrast, was built of red brick. The mid-eighteenth century mill is a further distinctive building within the village.

The character of the village is also created through the greenery and open spaces contained within it. The Green is a distinctive open space, much larger than greens in other local villages, which creates a spacious and welcoming atmosphere to the village centre. Elsewhere, the meadow near the mill and the wooded areas, especially around the Common, have a more natural character whilst the numerous hedges in the village further contribute to its verdant quality. The River Glaven is a major element in the village landscape, with three crossing points in the village and the river course running close to buildings along the line of King Street. There are glimpses out to fields from the edges of the Conservation Area, linking the village to the agriculture of the surrounding landscape. Views across woodland are also afforded from the hill on which the medieval ringwork stands, demonstrating its once strategic position.

There are very few negative features within the Conservation Area, with only a few examples of historic timber windows replaced with uPVC, a few satellite dishes and an unsightly modern agricultural barn. Otherwise the Conservation Area is very well-kept with buildings in good condition, which contribute to its character and appearance.

Section 3

Historic Development

This section describes the history of Hunworth and discusses how the settlement pattern has developed over time.

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Hunworth was first referenced in the Domesday Book of 1086 and has long been a small, rural settlement of scattered farm buildings stretching along King Street, with wood and pastureland lining the street at intervals. In the early-eighteenth century, the settlement was concentrated around the north end of King Street and the Conservation Area comprising a medieval church, a mill, Hunworth Hall and an associated farm. Over the course of the eighteenth and nineteenth centuries, the linear King Street was developed, although never substantially, with cottages infilling some of the spaces between the earlier farm buildings and the twentieth century brought the introduction of modern, detached houses to the settlement. The town remains relatively sparsely developed, although several former farm buildings have been converted to private dwellings.

3.1 EARLY HISTORY

Human settlement in the parish of Stody, to which Hunworth belongs, dates back to the Neolithic period, with evidence of human activity illustrated by finds including polished flint axeheads, an arrow head and other flint tools. Evidence of human life in the area in the Bronze Age is suggested by copper alloy axe heads, a dagger blade and a spearhead. Whilst structural remains have not been found from the Iron Age or Roman period, coins, brooches and pottery fragments have been discovered in the parish from the Roman period.⁰⁴

In the Domesday Survey of 1086, Hunworth had 11 households listed under three owners: King William, Count Alan of Brittany, who was the king's son-in-law, and Walter Giffard. Count Alan held the chief manor but it was tenanted by Alstan, an Englishman who had held the manor before the Conquest. The ownership by the monarch may have given King Street its name. The history of Hunworth appears not to be well-researched. The Domesday entry records a very low amount of woodland with a small amount of meadow, suggesting that the open landscape of heathland, much of which survived until the eighteenth century, was already in existence by the mid-eleventh century. The Anglo-Saxon village is likely to have been located in the north-west part of the village as indicated by the close arrangement of the church and hall, as well as, to a lesser extent,

the mill (of which two were recorded in Domesday). The church also contains an Anglo-Saxon window. At some point, possibly in the twelfth century, the village drifted south-west to a settlement arranged around a green. This may have coincided with the construction of the castle or been a response to the building of the castle as people sought the protection of or economic opportunities associated with the castle. The castle itself is not conclusively dated but generally described as Norman. It is likely to have been a military construction, located on defensible high ground above the bend in the river and possibly built during the period of the Anarchy (1135-53) as it is unlikely to have been a post-Conquest castle or a residential castle.⁰⁵ Historical research or archaeological investigation is required to further understand the early development of the village.

The Povere family, who were of French origin, owned Hunworth in the twelfth century, before it passed to the De Briston family. The De Stodeys held Hunworth in the early-fourteenth century, the Braunch family in the fifteenth and early-sixteenth and the Bozouns in the mid/late-sixteenth century. Sir Nicholas Bacon, a notable statesman at the court of Elizabeth I, acquired Hunworth and Stody in 1572 and the two settlements remained in Bacon ownership until the arrival of the Britiffe family in 1700.⁰⁶



3.2 MEDIEVAL

Castle Hill Ringwork, which is thought to date to the Norman period,⁰⁷ sits at the south-east of the Conservation Area. This defensive fortification, which comprises a single bank and ditch, would have acted as a stronghold for military operations. Its site, sitting on a knoll above the Glaven Valley, dominating the adjacent village and commanding two crossings of the River Glaven, is typical of this type of monument.⁰⁸

The medieval parish church of St. Lawrence is located at the north end of the Conservation Area on Hunworth Road. Parts of the church fabric date back to the eleventh century including the late Anglo-Saxon round-headed window splayed outwards to the south side. On the north side, are a doorway and window dating to c.1300. Like the church at Stody, the church was reconstructed during the fifteenth century, which included the raising of the early square tower by the addition of the belfry stage, the insertion of the tall windows and the building of the south transept and south porch.



Anglo-Saxon window at St. Lawrence, 1976 (Norfolk Heritage Centre: C/HUN, 21662) **permission pending**



The church of St. Lawrence

3.3 SEVENTEENTH AND EIGHTEENTH CENTURY

The earliest residential and farm buildings at Hunworth sit just north of The Green including Green Farm House, which dates from the early-seventeenth century, Dickers House, which dates from c.1682, and the Firs, built in the late-seventeenth or eighteenth century. An alehouse stood on the site of the Hunworth Bell from the seventeenth century. Early-eighteenth century farm buildings are also present at the north end of the Conservation Area, opposite Hunworth Hall. One of these has a date marked in red brick within the flint wall, noting the construction date of 1700, plus the initials B E R for Edmund and Rebecca Britiffe, owners of the Hall.



Brickwork patterns in the south gable of the large barn at Hunworth Hall, reading '1700 B E R'

It is thought that the present Hunworth Hall was built by Edmund Britiffe, paymaster to the king, in c.1700 and initially comprised a larger 'L'-shaped building, the south wing of which was demolished following fire damage in the late-eighteenth century.⁹⁹ After the fire, the building was rebuilt including the present roof and Dutch gable ends. Robert Britiffe, a Norwich barrister and MP and Recorder for Norwich, acquired the estate in the early-eighteenth century, from his brother Edmund who had fallen upon financial difficulties. Upon receiving the estate, Britiffe employed the well-known cartographer, James Corbridge, to draw up an estate plan in 1726. The plan, included below (note: north is to the top right hand corner), shows a small settlement concentrated around what is now the junction between King Street and Hunworth Road, comprising Hunworth Hall and the farm opposite, the church of St. Lawrence, recognisable by its square tower, and Hunworth Mill sitting astride a mill pond. At this date, what is now King Street (then Hunworth Street) had few buildings lining it, except the occasional farm, but is recognisable for the river (Glaven) running almost parallel to its north. The plan shows Hunworth Common to the north of the main settlement. The plan records the hall's pre-fire, L-shaped plan and shows ancillary outbuildings to the east and south forming an open courtyard. It represents formally planted gardens, with parterres, topiary and architectural eye-catchers to the west and south of the hall.



*Estate plan of Robert Britiffe's estate at Hunworth, prepared by James Corbridge, 1726 (note: north is to the top right hand corner) (Norfolk Record Office: NRS 21385) **permission pending***



The first chapel in the village was built in 1690 by Rev. Giles Say from Guestwick, an independent preacher. The chapel, which was next to the Green, was closed in 1776 owing to its ruinous state. The current brick watermill dates from c.1750, although there has been milling on the site since at least the Anglo-Saxon times, when dues were paid to Edward the Confessor.¹⁰ The mill's machinery was rare in its configuration; unusually for a watermill and more typical for windmills, the mill stones were operated from above¹¹. The mill house dates to the late-eighteenth or early-nineteenth century.

The estate passed into Blickling ownership in the early-eighteenth century through marriage. One of the earliest maps of Norfolk by William Faden, dating to 1797, shows Hunworth in less detail than the earlier estate map, but contextualises the linear settlement within the North Norfolk landscape, sitting between Thornage and Edgefield, and shows the development had extended beyond the cluster at the north end of the Conservation Area, comprising Hunworth Hall, the farm and mill. The main development now comprised a number of detached buildings and farms interspersed

along King Street including the Blue Bell Public House (today the Hunworth Bell), the importance of which is indicated by a written label. The Green is visible with a number of buildings occupying it and the river running along its east side. Hunworth Common is also marked to the south of the settlement (now named Hunworth Heath, with Hunworth Common to the north of the

river). The map also appears to show an early example of the straightening of the river to aid the speed of flow for milling, with the section of river called Hempstead Beck running north-east to south-west, just before the river turns north-west into the village, appearing very straight compared to the meandering course of the rest of the river.



Faden's Map of Norfolk, 1797 (Norwich Heritage Centre) **permission pending**



3.4 NINETEENTH CENTURY

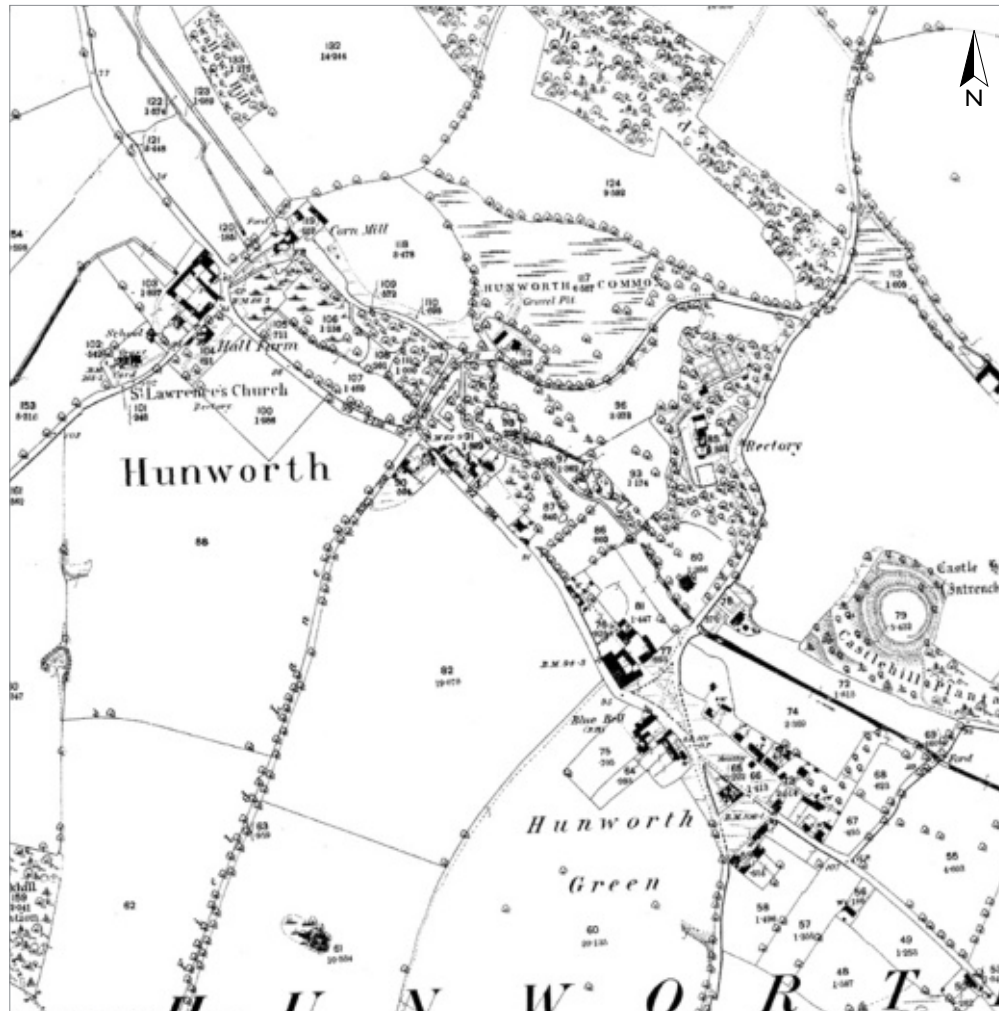
The Tithe Map of the parish of Hunworth provides a more detailed representation of the layout and land ownership at Hunworth in 1838. Since Faden's map, the open fields and commons had been divided and allotted under the enclosure acts of the early-nineteenth century. The development along King Street had expanded, particularly to the south-east; the map details the arrangement of detached or semi-detached houses and farm buildings arranged around yards, distinguishing between of the farmhouses and outbuildings. The farm opposite the Hall towards the north end of the village had been enlarged with further sheds and barns. The mill is labelled as such and the site is shown to be larger than depicted on eighteenth century maps. Further houses had been built around The Green and a chapel is shown looking onto the south end of The Green, which was later replaced with another chapel. **APPORTIONMENT DOCUMENT AT NRO TO BE CHECKED FOR MAJOR LANDOWNERS - Possibly George Balachey Baker**



Tithe Map, Parish of Hunworth, 1838 (Norfolk Record Office: DN/TA 370) **permission pending** Residential buildings are shown in pink and outbuildings or non-residential buildings in grey.



The first OS map of Hunworth from the 1880s shows greater detail and accuracy than the earlier maps, with a few more buildings added to the development. Many of the following buildings were present on the Tithe Map. However, the annotation provided by the 1880s OS map is useful in detailing the names and positions of landmark buildings and areas. Labelled places include: St. Lawrence's Church and Hall Farm at the north end of the settlement, and Hunworth Common and Castle Hill Entrenchment to the north-east of the main linear development. The Blue Bell Public House was signposted adjacent to The Green, and the single building on The Green shown as the smithy. The map is useful in indicating the contemporary function of the mill as a corn mill. A significant new building, built in the open landscape to the east of King Street, was the Rectory as shown by an annotation. Built in 1849 in the Tudor Revival style with mullioned windows and gables with finials, the large building featured a number of ancillary or ornamental buildings, a ha ha to the west of the house and formally planted gardens to the north. The school, also indicated by an annotation, had also been built to the east of the church and the farm opposite Hunworth Hall had been extended with a long stock shed added to the existing buildings. Although not discernible on this map, the church chancel was rebuilt in 1850.¹²

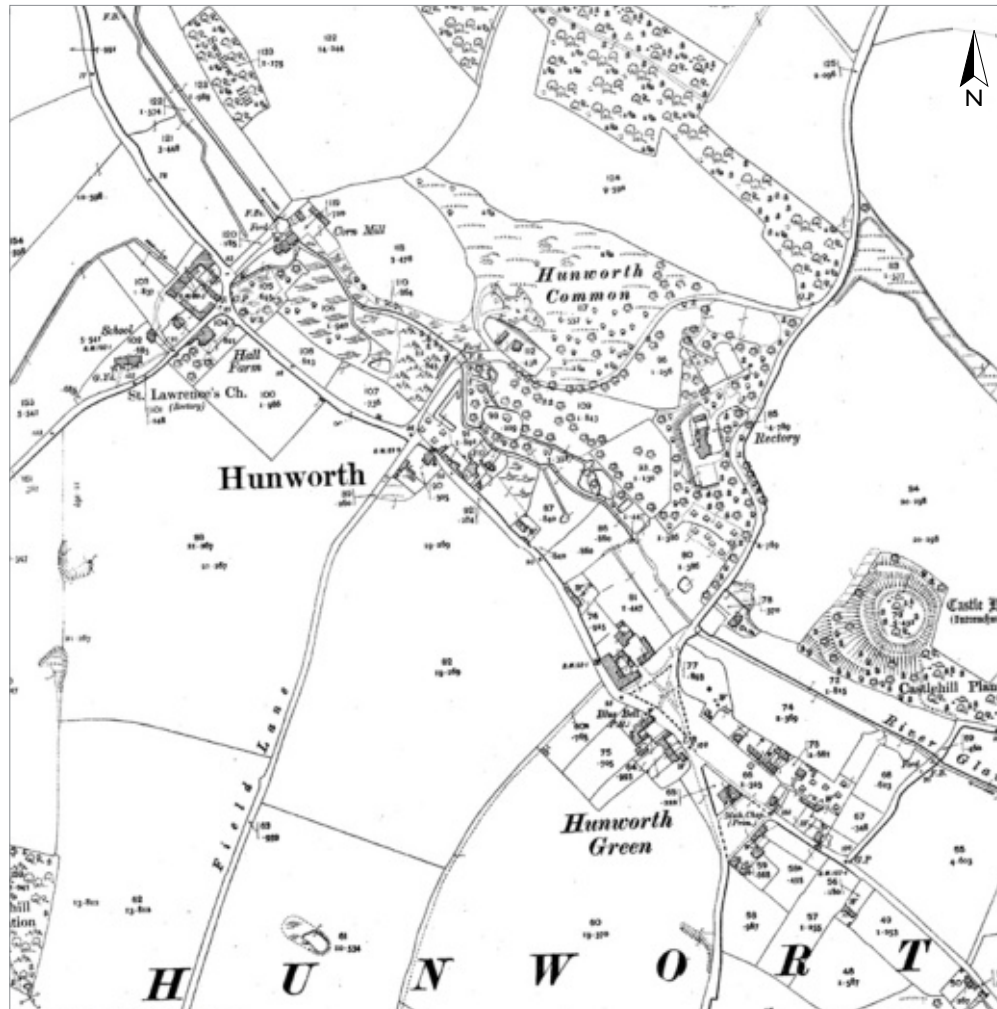


1886 1:2,500 OS map © Crown Copyright and Landmark Information Group Ltd (All rights reserved, 2020)



The Methodist Chapel, at the east end of the Green, was built in 1898 to replace the earlier chapel on a similar plot; the chapel is now a private dwelling and has been much altered, particularly the north elevation facing the Green.

There was almost no development at Hunworth in the late-nineteenth century, except the addition of an outbuilding at the south-east corner of the walled garden to Hunworth Hall. King Street remained relatively sparsely developed comprising small groups of cottages and farm buildings with woods and agricultural fields at intervals.



1906 1:2,500 OS map © Crown Copyright and Landmark Information Group Ltd (All rights reserved, 2020)



3.5 TWENTIETH AND TWENTY-FIRST CENTURY

In the 1930s, Lord Rothermere purchased the Hunworth and Stody Estate from the Lothian family and built a mansion in the woods at Stody. Shortly after, in 1935, the two neighbouring villages of Hunworth and Stody were combined as one parish, 'Stody Parish'. During the early-twentieth century, the residential accommodation within Hunworth expanded slightly, with detached brick council houses built along the south-west side of the central stretch of King Street (just outside the Conservation Area boundary). The parish hall was built in timber to the south of the walled gardens of Hunworth Hall. By this date the mill was marked as disused; otherwise the development remained largely unchanged.



Council houses built along the south-west side of King Street, 1994 (Norfolk Heritage Centre: C/HUN, NS2127) **permission pending**



1938-1952 1:10,000 OS map © Crown Copyright and Landmark Information Group Ltd (All rights reserved, 2020)

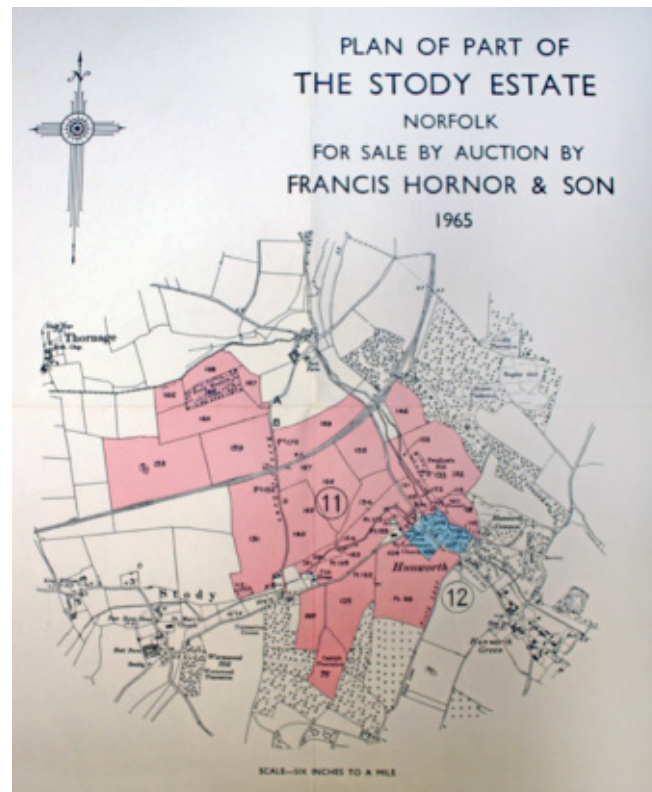


The building on the Green, formerly the smithy, which functioned as a village shop during the twentieth century, was demolished in 1974; today the Green remains open and free of development.



View of the Green looking south showing red brick and flint houses (one of which is rendered) along its east side

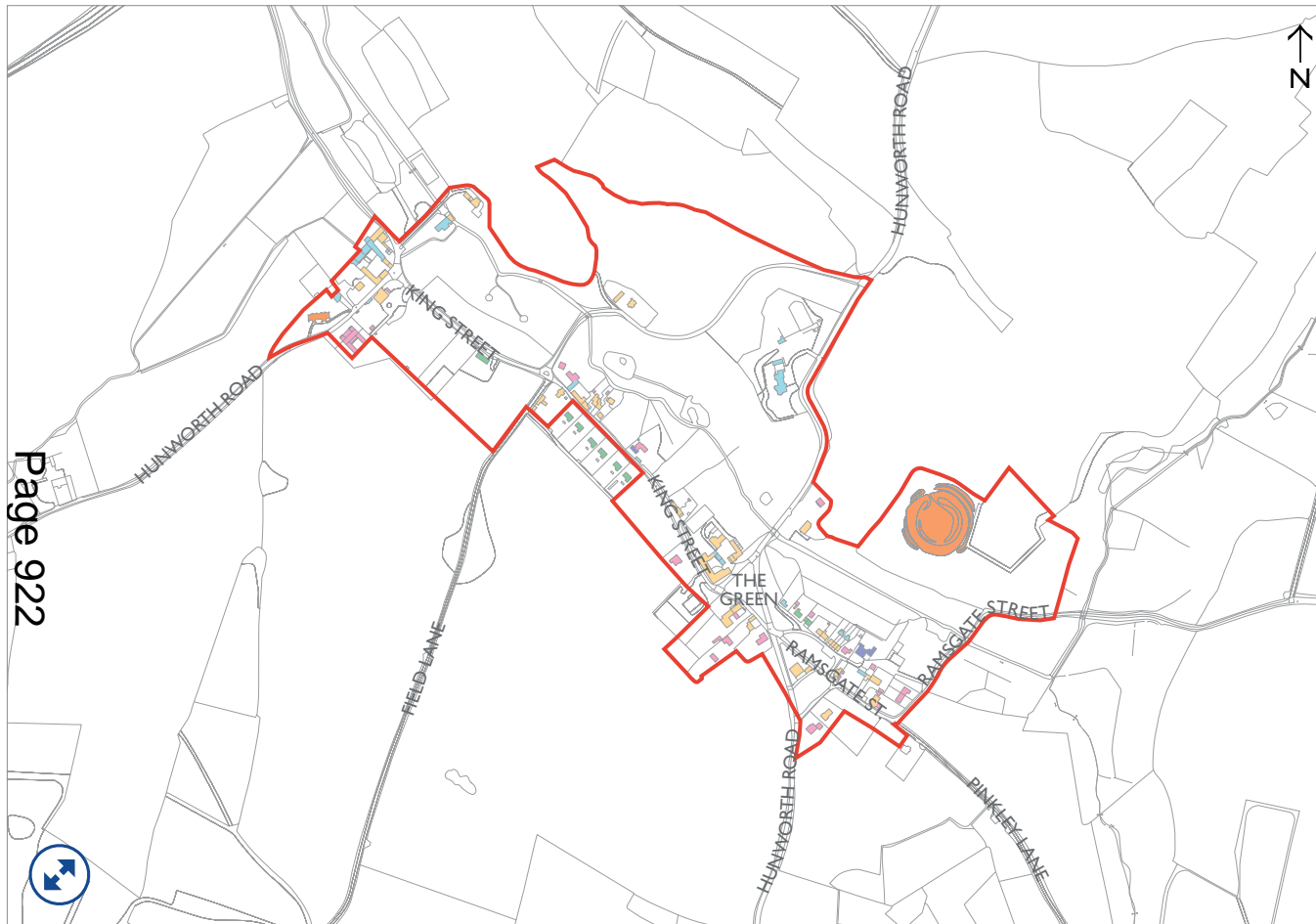
The Hall was sold at auction in 1965 along with much of the Stody Estate; a plan associated with the sale shows the hall was sold separately from the rest of the settlement and was purchased by Mr Jim Crawley from Blakeney.



*Plan of part of the Stody Estate, Norfolk, for sale by auction by Francis Hornor & Son, 1965 (Norfolk Heritage Centre) **permission pending***

The mill, with machinery intact, and mill house were sold at auction by Savills in July 1974 and was converted to a dwelling. The building was renovated in 1977 and sold again in 2002. The Hunworth Bell was modernised in the 1970s with a new bar and entrance hall, and the adjoining barn was renovated for use as a venue.

Today the village has two main clusters of building, around the church and hall, and around the Green, with parts of King Street connecting them remaining undeveloped: wooded on the north-east side and bounded by the formal gardens of Hunworth Hall on the south-west. The village features scattered development comprising cottages, the historic Hunworth Bell pub and several farm buildings converted to residential use including those at Green Farm and at the farm opposite Hunworth Hall, which reflects the decline in the use of agricultural buildings in the area over the twentieth century. There have been a few buildings added to the village in the late-twentieth century, including around the Green and to the south-west of the Hall.

**KEY**

— Conservation Area Boundary

— Medieval

— 1600-1838

— 1838-1881/1887

— 1887-1905/1906

— 1906-1958

— 1958-Present

This plan indicates the age of the existing built fabric of the main buildings and structures in Hunworth. It is mostly based on a comparison of historic maps with limited verification through viewing of the existing building from the street. Some buildings may have been constructed in phases but generally only the main phase is shown here. Some buildings may have been partially rebuilt or substantially repaired since they were first built but their footprint was unchanged and so the change is not obvious in map comparisons. Where this is the case, generally the building is coloured for the earliest date that it appears on the map.

Historic Development plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.

Section 4

Character Assessment

This section describes the elements of the Hunworth Conservation Area that contribute to its setting, architecture form, street pattern and townscape character.

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4.1 LOCATION AND TOPOGRAPHY

The village of Hunworth is located around 2.5 miles south of Holt and around 22 miles north-west of Norwich.

The Hunworth Conservation Area covers the village centre, around the Green and Ramsgate Street to the south, around which are houses, farm buildings and the village public house. The medieval Castle Hill ringwork (a scheduled monument) is located to the north-east of the Green. The Conservation Area branches north-west along King Street to meet with another smaller centre containing important historic buildings, including St. Lawrence's Church and the former Hunworth Mill. To the north of the Green and King Street is Hunworth Common, which includes The Old Rectory (also known as Blickling House).

The River Glaven runs through Hunworth from north-east to south-west to enter the Conservation Area at the south-east end, then turning 90 degrees to travel north-west parallel with King Street. The course of the river means that the village is set within the depression created by the river valley. The land slopes up out of the village particularly to the north along Hunworth Road. The medieval ringwork also sits on a raised area of land, commanding a position over the River Glaven where it makes its sharp turn to the north-west.

Hunworth is located in North Norfolk, an area known for its natural beauty and important habitats. To the north is the North Norfolk Coast Area of Outstanding Natural Beauty (AONB). In addition, the area is also known as the North Norfolk Heritage Coast and the marshland coast to the north forms part of the North Norfolk Coast Site of Special Scientific Interest (SSSI), which constitutes one of the largest undeveloped coastal habitats of its type in Europe.¹³ Policies for the management of the AONB are contained within the AONB Management Plan, prepared by the Norfolk Coast Partnership. It includes objectives and policies relating to the built and historic environment, which should be referenced when planning change in the area: <http://www.norfolkcoastaonb.org.uk/partnership/aonb-management-plan/377>.

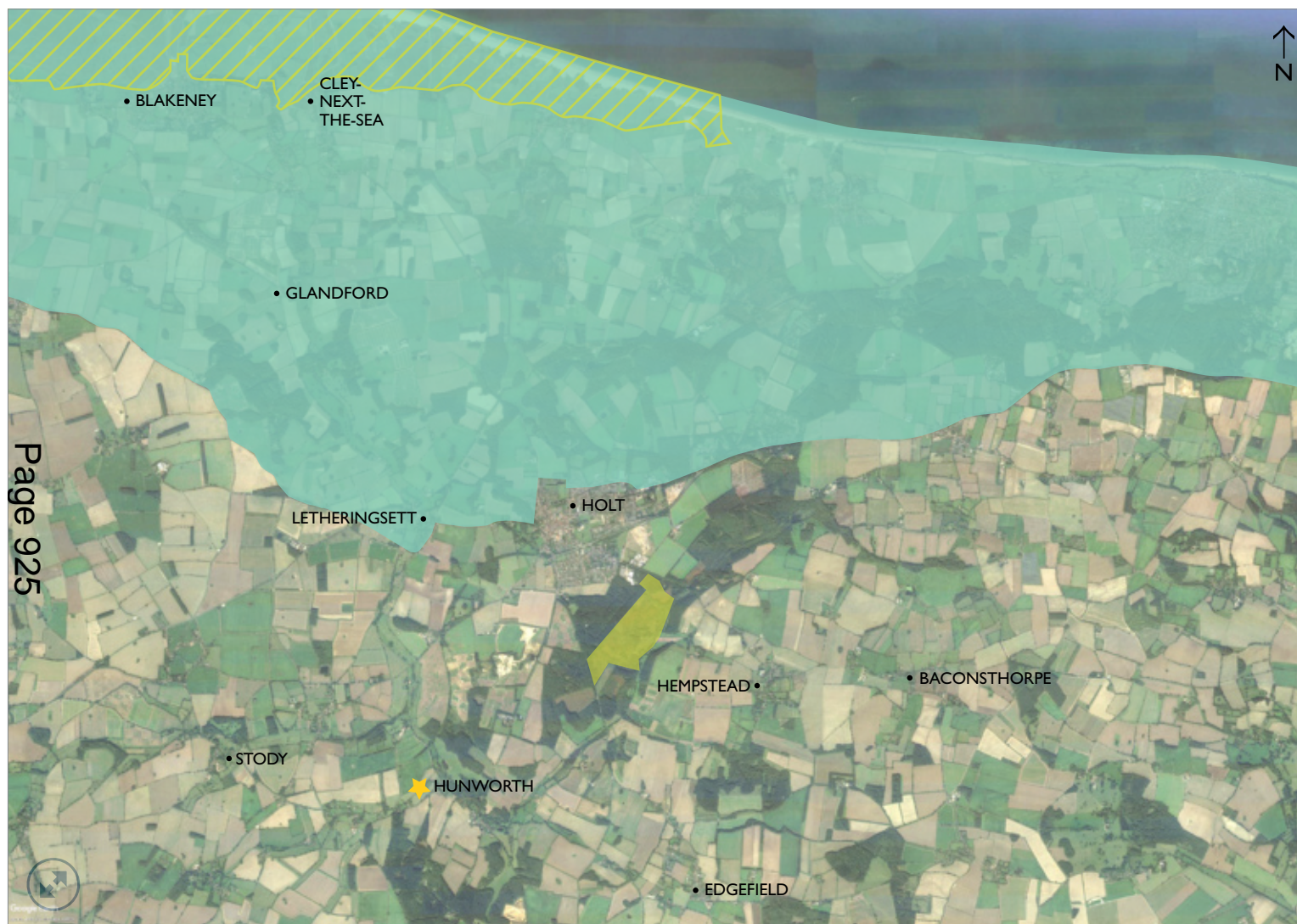
Closer to Hunworth is the Holt Lowes SSSI, an area of dry sandy heathland on slopes along the valley of the River Glaven. The area is rich in flora and fauna, some of which is only found in this location in East Anglia, such as Wood Horsetail and Keeled Skimmer dragonfly.¹⁴



St. Lawrence's Church



The Green



KEY

- Norfolk Coast Area of Outstanding Natural Beauty
- ▨ North Norfolk Coast Site of Special Scientific Interest
- Holt Lowes Site of Special Scientific Interest



4.2 SETTING AND VIEWS

Definition of Setting

The setting of a conservation area provides its physical context, reflecting the landscape character around it. Setting is made up of several elements beyond just topographical or natural parameters; it is also made up of sounds, smells, environmental atmosphere and the way people move around it and experience. It can contribute both positively and negatively to the significance of a site and can provide evidence of the historic context of a place. Views also form part of the contribution to the setting of conservation areas. They may include views from, to, within or across an area, taking into consideration the area's surroundings, local topography, natural and built features, and relationships between buildings and spaces.

The Importance of Views

The assessment of views within the setting of heritage assets is an important part of establishing its heritage value. A view may be significant for a number of reasons: it may clearly show a key building or group of buildings, it may show the relationship of one heritage asset to another or to the natural landscape, it may illustrate the unplanned beauty of a village-scape, it may tell the narrative of how a place has evolved over time, or it may show how a view has been deliberately designed. Views can be static or may change as a viewer moves through a place. They may be short or long range, or look across, through, to or from a heritage asset.

At Hunworth the natural landscape setting is a key part of the character of the village. This is described below, together with a discussion of views of the Conservation Area. The view photographs included in this Appraisal are a representative selection. The omission of any view imagery here does not mean that they have no value.

4.2.1 Surrounding Landscape

The Glaven Valley area around Hunworth consists of gently rolling hills, typically used for arable farming. At Hunworth there are fields on all sides but also several areas of woodland, directly to the north and some larger woods slightly further away: to the south is Edgefield Wood and to the north-east is Holt Country Park. The village is located in the river valley. The sharp drop in the land in the vicinity of the village can be seen from the surrounding hills near Hempstead (see photograph below).

The river is an important part of the wider landscape, issuing from Baconsthorpe and flowing first south-west then turning north at Hunworth, reaching the sea between Wiveton and Cley-next-the-Sea. The river once had 16 mills on it and Hunworth Mill, though no longer in use, is one of only five mill buildings which survive today.



Agricultural land to the west of Hempstead, looking towards Holt Country Park and Edgefield Woods (right) and with the dip in the land indicating the river valley and the location of Hunworth



4.2.2 Views into and within Conservation Area

Views in and around Hunworth fall into several different categories. Firstly, there are open views across the Green (Views 01-05), an unusually wide open space in the centre of a village compared to other surrounding villages. They encompass the buildings around the perimeter of the Green, with those on the north side providing a pleasing stretch of built development characteristic of rural vernacular villages.

Views along roads (Views 06-13) generally have an enclosed feel, with trees and large hedges lining the roads and channelling views. The long, converted barns set on the edge of the roads also have the same function. These are along King Street, the south-west north-east section of Ramsgate Street, along the track through Hunworth Common and on the stretch of Hunworth Road north out of the village. The latter has a particularly enclosed feel due to the deep cut of the road forming banks on either side. On King Street the tall wall of Hunworth Hall also frames views.

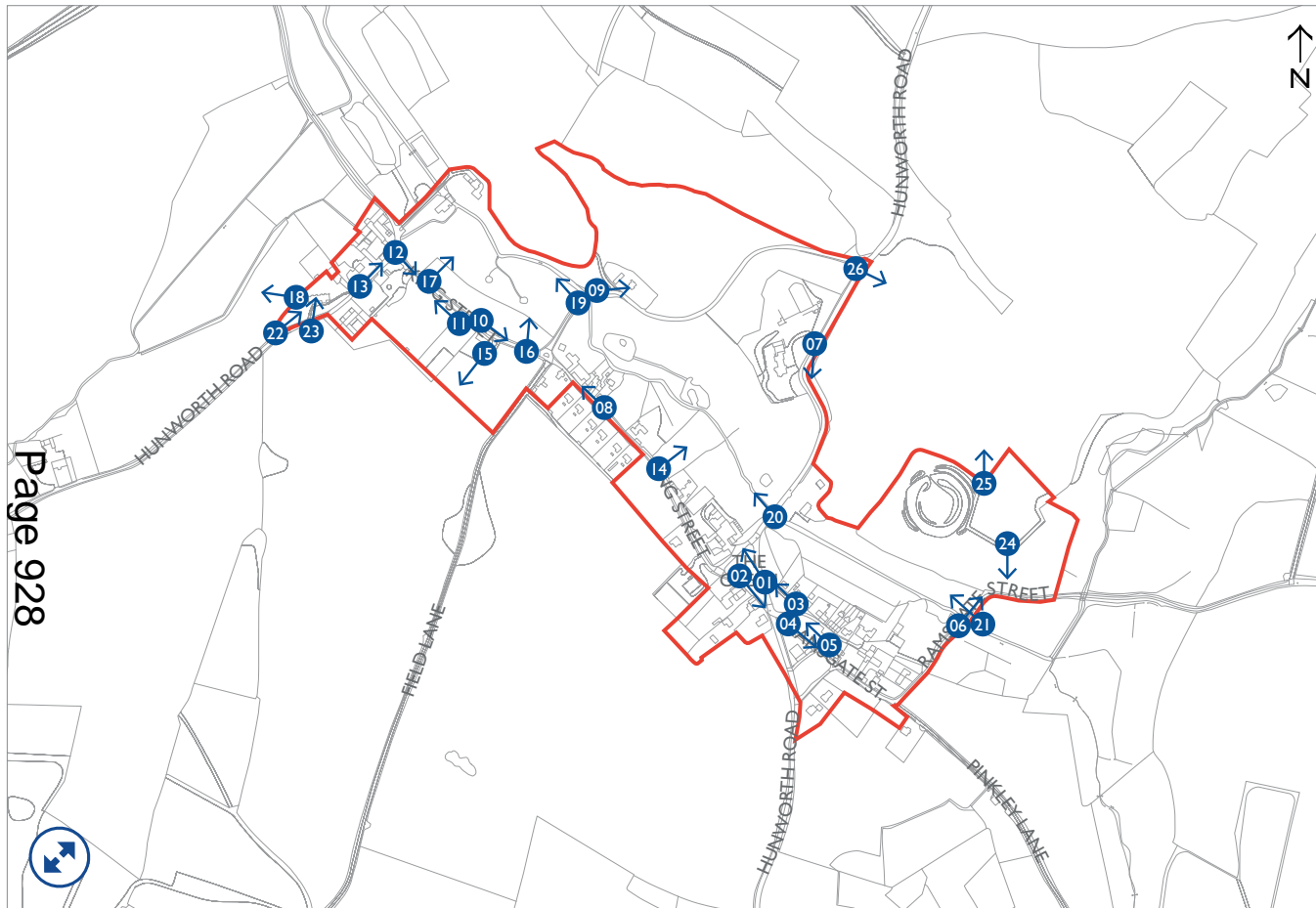
Between hedges there are glimpsed views that open up to fields on the south side of King Street or to the riverbed on the north side (Views 14-17). The latter are characterised by increased vegetation and trees marking the course of the river. Views out over fields can also be gained from the churchyard (View 18), illustrating the agricultural landscape which surrounds the Conservation Area.

Views are also afforded of the river from the bridge on Hunworth Road, from the track running through Hunworth Common and from a small bridge on Ramsgate Street at the south-eastern end of the Conservation Area (Views 19-21).

Close up views of St. Lawrence's Church, a landmark building in the village, can be gained from the churchyard and from Hunworth Road (Views 22-23). Other key large buildings in the village, Hunworth Hall, The Old Rectory (Blickling House) and Hunworth Mill, are set back from the roads behind hedges, trees and walls so can only be glimpsed from the public highway.

From the hill on which the medieval ringwork sits there are views south from the public footpath over dense trees (View 24). The ringwork is situated on a key strategic point where the river turns from running towards the south-west to running towards the north-west. Presumably the landscape was clearer when the castle was in existence, affording views of the river and surrounding landscape for defensive purposes.

There are views out of the Conservation Area to the north and north-east (Views 25-26), across open agricultural fields and eastwards towards the octagonal tower of the former Church of St. Peter and St. Paul at Edgefield, which was mostly demolished in the nineteenth century when the church was rebuilt closer to the village centre.



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View 01

View from the ford north-west to the northern part of the Green



View 02

View looking south-west across the Green



View 03

View looking north-east across the Green



View 04

View looking south-west across the southern part of the Green





View 05

View looking north-west
across the Green



View 06

View looking north on
Ramsgate Street



View 07

View looking south down
Hunworth Road with
steep banks and trees
forming an enclosed feel



View 08

View along King Street
with barn range framing
the view





View 09

View along the track
through Hunworth
Common



View 10

View south-east along
King Street



View 11

View north-west along
King Street with the wall
of Hunworth Hall gardens
framing the view



View 12

View looking south-east
down King Street





View 13

View looking north-east
along Hunworth Road



View 14

View north from King
Street of the riverbed



View 15

View south from the
village hall of open fields



View 16

View north from King
Street of the riverbed





View 17

View north from King Street of the riverbed



View 18

View of fields surrounding the Conservation Area from the churchyard



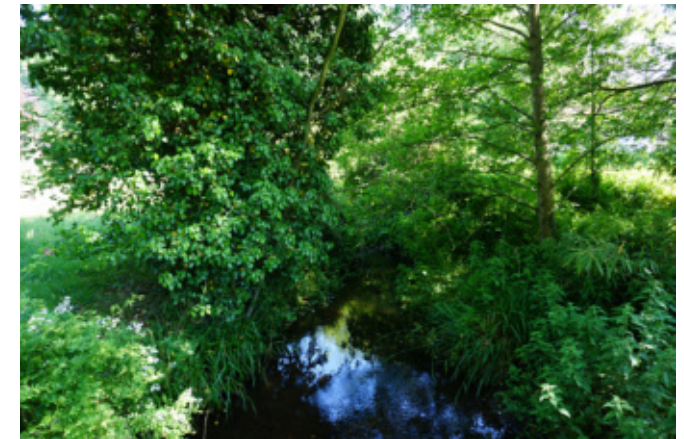
View 19

View of the river from the track running through Hunworth Common



View 20

View of the river from the bridge over Hunworth Road





View 21

View of the river from the bridge over Ramsgate Street



View 22

Close up view of St. Lawrence's Church from the churchyard



View 24

View south from the hill on which the medieval ringwork stands



View 23

View of the church tower from Hunworth Road





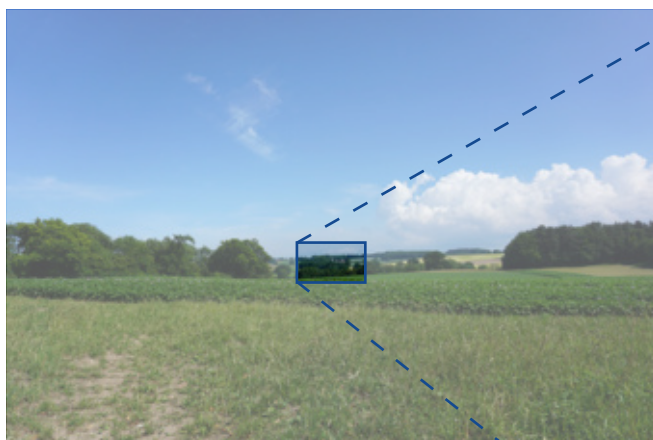
View 25

View looking north out of the Conservation Area across agricultural fields



View 26

View south-east out of the Conservation Area towards the tower of the former Church of St. Peter and St. Paul at Edgefield





4.3 TOWNSCAPE, SPATIAL ANALYSIS AND GREENERY

4.3.1 Street and Plot Patterns

The layout of Hunworth is principally defined by the course of the River Glaven, with the medieval ringwork having been located at the bend of the river for strategic defensive purposes and the mill being positioned on the river. The settlement extends along the south-west side of the river forming a cluster around the Green and Ramsgate Street at the south end and another grouping at the north end around St. Lawrence's Church, Hunworth Hall and the Mill. As well as the main street running south-east to north-west, there are several other roads which lead out of the village in most directions.

There are some buildings along either side of King Street linking the two centres, though several of those on the south-west side of the street are twentieth century so the settlement pattern along here would have been quite dispersed before these were built. Between these clusters of buildings are fields or paddocks, giving the village a spaced out character, particularly separating the group around the church from the rest.

There is one outlying house, The Old Rectory (also known as Blickling House) which is positioned further north on higher ground along the Hunworth Road, which was built in 1849 so post-dates the earlier settlement in the village centres.

The Old Rectory and Hunworth Hall are larger houses with generous garden plots and some accompanying outbuildings. Most other houses sit in small to medium plots with some garden space to the front and back. The houses typically face the street, though there are a small number of exceptions where they are gable end to the road. There are two farms or former farms within the village: Green Farm at the north-west end of the Green and Hunworth Hall Farm at the junction next to the Mill and Hunworth Hall. These have buildings, such as barns and animal sheds, arranged around yards, though many have been converted to residential use. Some at Green Farm are set against the edge of the road on King Street, as are some along the north side of King Street. Further barns converted to residential use are located along King Street, close to the crossroads with Field Lane, though it is not known which farm these were attached to.

4.3.2 Boundary Treatments

Hunworth contains a number of different boundary treatments. Many areas have clearly defined boundaries. Most notably, stretches of cobble flint and red brick walls feature across the village with a higher concentration in the Hunworth Road/King Street junction area. This is due to the presence of two high status buildings: Hunworth Hall and the Church of St Lawrence. The substantial wall enclosing Hunworth Hall has a decorative profile end and clear evidence for different phasing. A cobble flint and red brick wall encircles the churchyard; the west stretch consists of red brick only suggesting a replacement or later phase. The entrance gates to the church are wooden with decorative ironwork and add character to the entrance. Smaller stretches of walling front cottages and medium sized houses, containing attractive front gardens. Along King Street walling fronts a cluster of cottages and on Ramsgate Street there are stretches of wall bordering cottages and medium sized houses. New gates and flanking walls have been added to the Green Farm property which, though somewhat tall, are in keeping due to their brick and flint materials and high quality construction.



The most common boundary treatment in the area is thick hedge with mature trees behind. This is especially prevalent along the line of the River Glaven. The density of hedges and trees provide a characterful enclosed feel and creates an attractive contrast to the openness and communality of the green.

The houses situated on the perimeters of the Green have small boundaries of hedge, fencing or walling and have the appearance of opening onto the green. The rope boundary of The Hunworth Bell public house creates a similar effect which opens the seating area to the surrounding setting. On Ramsgate Street, houses are further set back from the street and a variety of boundaries separate individual properties including walling, hedge, wooden picket fences and trees. An attractive wooden fence with trellis patterns wraps around the east and west sides of the junction of Hunworth Road and King Street contributing to the rustic scene of the area.



A variety of boundary treatments shown fronting the houses along the north end of the Green



View of a small section of wall fronting cottages on King Street



View of the churchyard wall showing a decorative wooden and iron gate



Rope and post fence enclosing the seating area of The Hunworth Bell



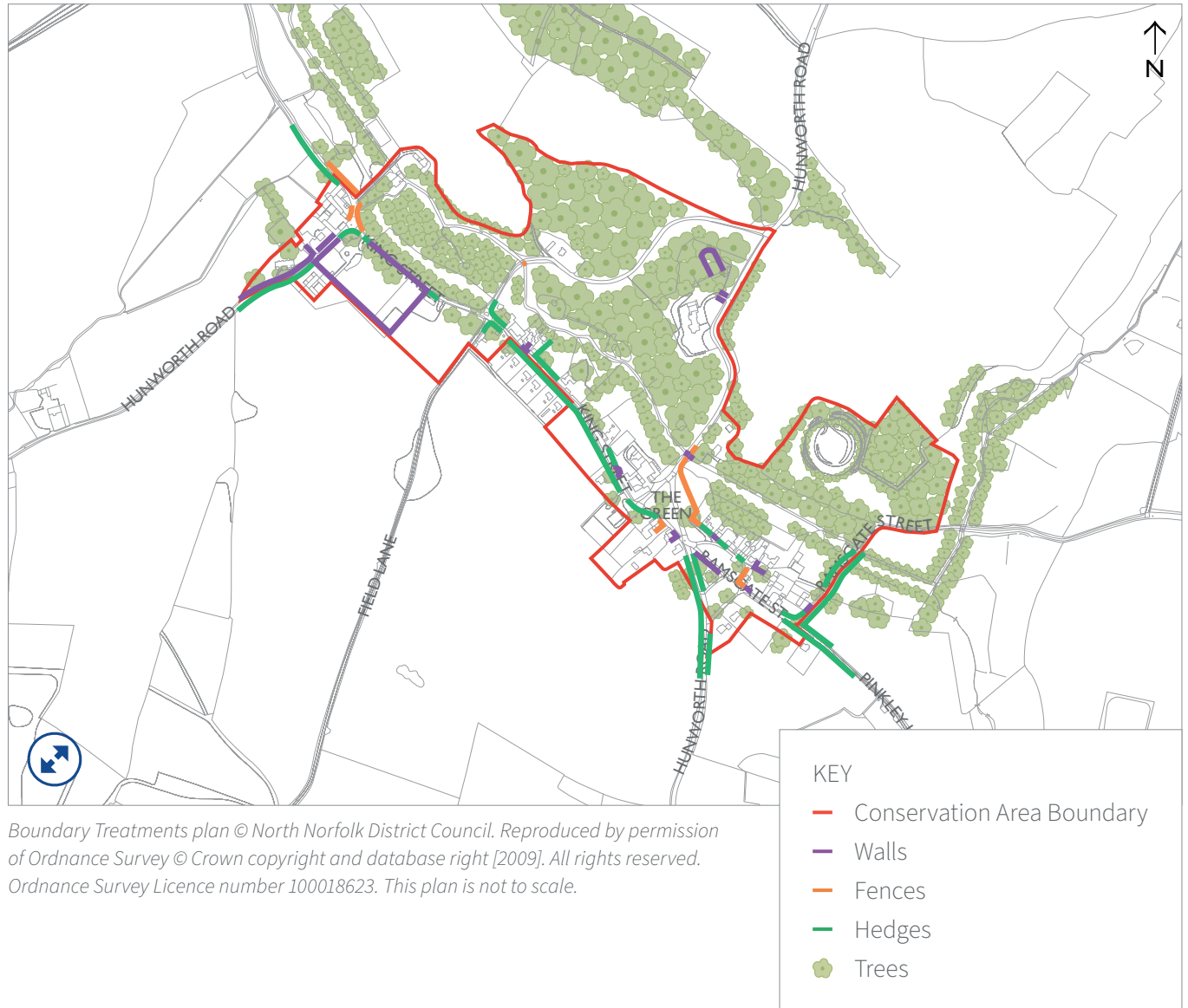
New walls and gate at Green Farm



Boundary wall to Hunworth Hall



Fence at the Hunworth Road/King Street junction



Boundary Treatments plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.



4.3.3 Public Realm

There are limited formal public realm features in Hunworth, consistent with its character as a rural village. Road surfaces are tarmac with no pavements and minimal markings other than junction lines and faintly painted 'slow' signs. Grass verges line roads and the only edging stones are a few good quality granite kerb stones on short sections either side of Hunworth Road on the Green. There are three islands of grass in the Green flanking Hunworth Road which passes through the space from south-west to north-east. There are no formal parking areas in the village and vehicles are often kept on private driveways. There are instances of parked vehicles on the gravel drives across the Green which does not compliment the view, although with parking options limited this is unavoidable though should continue to be kept to a minimum. Many of the private driveways are combined with attractive green front gardens. Driveways and paths to houses are almost all gravel which retains the soft, unmanicured character of the area.

Street signs are limited with a small and traditional sign marking the Green. There are a number of modern fingerposts in different parts of the Conservation Area which contribute to Hunworth's rural and traditional character. Road signs are mostly sensitive, with speed and warning signs in a smaller size than standard. Road name signs are in a traditional style, with a black and white sign between two black upright posts. There is also a small timber noticeboard near the church and on the Hunworth Bell public house which are typical village features. An attractive cluster of street furniture sits in the north area of the Green including a post box, phone box (both in traditional red), finger post sign and timber benches which compliments the communal feel to the space.

There is no street lighting within the village, again contributing to the rural character, as well as preserving the dark night skies of the region. There are wooden telegraph poles throughout the village, which are somewhat visually intrusive though not too prolific.



Modern fingerpost sign in a traditional style



Wooden bench besides the west elevation of the church



Fingerpost positioned besides a post box, a telephone box and a street sign.



Traditional street sign



Timber bench on the Green



Small scale modern speed limit sign



Granite kerb stones on Hunworth Road



Gravel drives across the Green



4.3.4 Open spaces and greens

The Green in Hunworth forms the heart of the village where the narrow and semi-enclosed roads, King Street and Hunworth Road, meet in an open aspect space that topographically slopes upwards from east to west. The Green consists of three wide areas of grass with the north patch containing a cluster of mature trees. There are a number of small houses lining the south area of the Green which forms an attractive rhythm of buildings from north to south, wrapping around the contours of the Green to the west. A further small area of green is located to the south of the Green itself, between Hunworth Road and Ramsgate Street, containing grass and mature trees. The Green forms a small centre in the village as displayed by its public realm features, a public house and the site of a non-conformist Primitive Methodist chapel (now residential conversion).

The Conservation Area has many surrounding fields that help contribute to the rural setting and show the historic prominence of agriculture in the area. There are many large fields along the west side of King Street near to Hunworth Hall which have an open aspect view from the street against a green backdrop of trees. The fields provide an attractive setting for the large concentration of historic farm buildings in the north-west area of the village. To the east of the village, a series of fields line the north and south sides of Hunworth Road. The old tower of Edgefield church can be glimpsed to the south of Hunworth Road which is an attractive view in the village showing Hunworth in its wider landscape.

Whilst there are fields located south of the village, the landscape is more enclosed in character to the north with numerous mature trees. Hunworth Common is located north of the ringwork across Hunworth Road. It is mainly wooded but there are parts that are open and green close to Green Farm and to the north of the woodland.

The graveyard surrounding St. Lawrence's church is an attractive green space. It is enclosed by a cobble flint and red brick wall at the north-east tip of the Conservation Area. It has a private and quiet character which complements the reflective nature of the space. There are benches located in the graveyard and an attractive green backdrop of trees to the west and north of the space.



View of houses lining the south end of the Green



Graveyard enclosed by a wall with green backdrop beyond



Small fields and paddocks line King Street between buildings



Small area of open space between Hunworth Road and Ramsgate Street



4.3.5 Trees and Vegetation

Mature trees, hedges and grassy verges line areas of King Street to the north and Ramsgate Street and Hunworth Road to the east. The height and density of the trees create a semi-enclosed feel around the village which contributes to the rural character and contrasts with the open aspect of the Green. A cluster of mature trees is situated at the north end of the Green providing a different character from the south end, which appears more open and communal. There are a number of trees in the churchyard, mostly of native species.

Hunworth has large areas of woodland towards the north and east of the village. The mature trees lining the contours of the riverbed provide an attractive backdrop east of King Street and the Green. The dense woodland north-east of Ramsgate Street increases up a steep incline. The wooded area covers the scheduled ringwork and there is a walking route which provides pleasing views looking south-west of the wooded landscape from higher ground. It also demonstrates the strategic position of the ringwork fortification with views across the landscape, though presumably previously with fewer trees to obscure the land from view. Whilst vegetation covers the scheduled ringwork, the rounded shape of the mound can be discerned from the footpath. Hunworth Common also provides

a large area of woodland, with trees extending across to line Hunworth Road, creating a very enclosed feeling along this winding road.

Private gardens within the Conservation Area contribute to the countryside feel of the village. Many houses have cottage style gardens with flowers, plants, and traditional features such as trellises, picket fences and garden walls. Hunworth Hall has a much more formal appearance, with an attractive topiary garden which can be glimpsed from King Street. While there are many driveways, most are laid with soft surface materials and usually properties have gardens.

Hedgerows feature heavily throughout the village as boundary markers between fields and around private properties. Most of the hedges in the village are of native species and medium height allowing for privacy without detracting from attractive views of historic properties. Some properties of the village have coniferous hedge boundaries; however, these stretches of hedge are fairly small and are surrounded by native trees and often front gardens. Private gardens also feature furniture such as benches which are often accompanied by potted plants or climbing plants.



Small cottage style front garden showing climber plants and potted plants



Formal topiary garden behind Hunworth Hall



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Cluster of mature trees located at the north end of the Green



Area of dense woodland near to the scheduled ringwork in the Castle Hill area



4.3.6 Water

The River Glaven runs in the eastern part of the village from south-east to north-west. The river served a mill which survives in the village as a residential conversion. As milling was the main industry of small towns and villages along the Glaven Valley, the presence of the river helps to define the historic practices of the village. The weir in the river creates the pleasant sound of running water that can be heard along King Street whilst the path of the river is largely lined with a row of mature trees which indicate its presence and contribute to the rural feel.



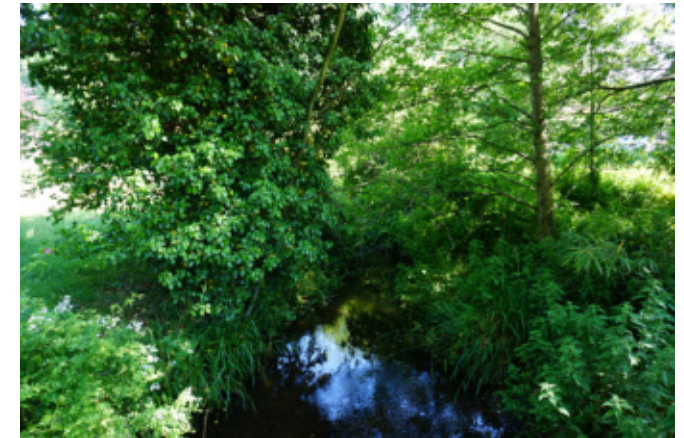
Trees lining the riverbank



Ford across the track leading through Hunworth Common



View of the river from the track leading through Hunworth Common



View of the river from the bridge across Hunworth Road

**KEY**

- Conservation Area Boundary
- Hedges
- Trees
- Open Green Space
- Water



4.4 ARCHITECTURE

4.4.1 Materials

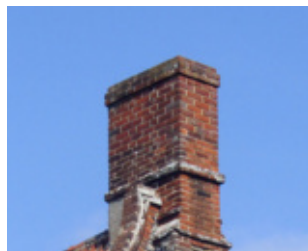
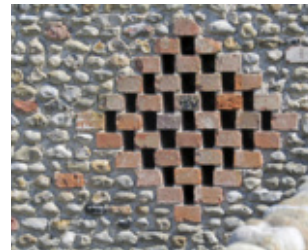
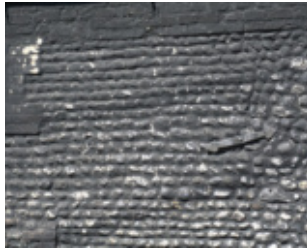
In Hunworth, building materials are typical of the North Norfolk vernacular, comprising predominately flint, red brick and red clay pantiles with a few examples of black glazed clay pantiles. On some houses and farm buildings, flints have been used decoratively to create shapes, dates, and patterns. Moulded brick is commonly used for chimneys and chimney pots are mostly red terracotta. Cobble flints are the main walling material for buildings and boundaries, with red brick dressings around windows and doorways. A black tar coating has been used to protect some agricultural buildings and plinths. However, there are many houses which are purely built of red brick especially in the Green area. There is a single house on the Green with an attractive render in a pale colour. The village hall is made of vertical timber boards alluding to weatherboarding, a vernacular material to the area which features on some farm buildings.

Modern houses in the Conservation Area are typically red brick but many examples have also used flint cobbles on walling which complements nearby historic buildings, for example at the south-east of the Conservation Area on Ramsgate Street and on King Street. Corrugated sheeting is used on a modern agricultural shelter but its use should be limited within the Conservation Area.

The church is made of mainly cobble flints with some knapped flints to the porch buttresses and crenulations. It also has ashlar stone quoins, dressings on the tracery windows and small carvings to buttresses. Stone is not a local material and therefore reflects the high status of the building. The residential converted non-conformist chapel south of the Green also has decorative stone arches and a plaque reflecting its original status as public building.



Materials Palette



4.4.2 Building Types and Design

Most buildings in Hunworth are houses and were constructed for residential use. However, there are many conversions to residential from agricultural use and one from a place of worship: the Primitive Methodist Chapel south of the Green. Hunworth Hall and The Old Rectory are the largest houses in the village located on the periphery of the Conservation Area. There are cottages and medium sized houses throughout the village. A cluster of these frame the Green. There are also similar sized houses along King Street and Ramsgate Street, towards the south and east ends of the street. There are a number of converted agricultural buildings with concentrations at the north end of the Green where Green Farmhouse is located, at Hunworth Hall Farm and along King Street where a series of barns and agricultural buildings have been converted. The former Hunworth Mill has also been converted into a dwelling.

The church has a unique use in the village as a place of worship and the village hall and public house are traditional communal spaces. There are no derelict properties in the village.



Cottages

The historic cottages in Hunworth typically take the form of two storey buildings with steeply pitched gable roofs of red clay pantiles. The cottages take a variety of plan forms including detached, semi-detached and terraced. The walling materials are often cobble flints with red brick dressings. Chimneys are red brick with red terracotta chimney pots. Brick and flints are also used to create decorative details such as date stones and small embellishments above the doorways of cottages. The cottages located on the Green are of similar massing and size which creates a pleasing rhythm of repeated rooflines and bays in this small village centre. The cottages along the east side of King Street tend to be semi-detached and set further back from the road within cottage gardens to the front. Similarly, the row of cottages on Ramsgate Street are set very far back from the road.

There are many surviving timber windows or good examples of replacement windows in timber. On cottages the traditional opening form is for side-hung casements. However, there are a number of instances where the timber windows have been replaced with unsympathetic uPVC with examples of white and dark frames. As with windows, traditional doors are painted timber. Timber plank doors are common on small cottages.



Detail of brick and flint decorative embellishment on cottage wall



Semi-detached cottage on King Street



Row of cottages on Ramsgate Street



Cottages on the Green



Medium sized houses

There are a variety of different styles of houses in Hunworth that can be classified as medium sized, typically formed of three bays and two storeys. There is a scattering of modern and historic medium sized houses on the Green built of red brick such as Harthill House, a symmetrical house from the eighteenth century. There is a cluster of modern and historic properties of this size around the small crossroads on King Street both at street level and set back in private gardens. In the Ramsgate Street area, there are medium houses with different roof lines of cobble flint and red brick; many of these properties are not street facing. While some are still vernacular in style, there are also examples of houses of this size with a more formal design, featuring more symmetrical facades and taller floor to ceiling heights. Examples include Poplar Cottage and Dickers on the Green, and The Firs on King Street.

The houses typically have pitched red clay pantile roofs and red brick chimneys. Brick is sometimes used for decorative details such as quoins and window lintels. Weatherboarding painted dark colours can be seen on the gable ends of some houses. There are some iron tie plates located on the gables of houses.

There are surviving timber casement windows, with timber sash windows on houses of a more formal design. However, there are some instances where the timber windows have been replaced with unsympathetic uPVC, with examples of white and dark frames on the houses, though many imitate the appearance of timber windows by having subtle frames and round arches. As with windows, traditional doors are painted timber. On the more formal houses these are panelled doors instead of being constructed of planks.



Medium sized house on Ramsgate Street with a variety of roof pitches



Medium sized house located near the river



Poplar Cottage on the Green



House adjacent to the church



Large houses

The Old Rectory (Blickling House) and Hunworth Hall are the largest houses in the village with much grander proportions and designs than the other houses in the village. The Old Rectory is a Grade II listed, 1849 house of red brick in Tudor Revival style inspired by local late medieval building traditions. The house and the walled garden located east of the house can be glimpsed through the curtain of mature trees and hedge flanking the south side of Hunworth Road.

Hunworth Hall is a Grade II listed house of c.1700 constructed of brick with a rendered front elevation. The upper storey is fenestrated with rows of elegant timber sash window, shaped brick gables and the chimney stacks of the hall can be glimpsed from King Street. The grand proportions and massing to the house contrasts with the smaller vernacular houses in the village.



View of Hunworth Hall glimpsed from King Street



Shaped gable of Hunworth Hall from King Street



The Old Rectory (Blickling House) glimpsed view from Hunworth Road



Modern houses

Hunworth contains a scattering of modern houses, mostly on the central section of King Street, between older houses on the north side of the Green and on the plot between Hunworth Road and Ramsgate Street at the south end of the Conservation Area. While there is a row of interwar detached houses lining King Street and a post-war house at the south end of the road, these are not included in the Conservation Area. These have hipped roofs, moulded brick chimneys and a symmetrical arrangement of central door and flanking windows with a brick string course. The modern houses within the Conservation Area are typically set back from the road. The materials used on the houses and boundary walls are in keeping with the local vernacular – red brick or cobble flint dressed with red brick, with red clay pantiles.

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Extensions onto historic houses occur more frequently in the village. There are examples of red brick extensions in the green which are mostly sensitive except the use of uPVC windows. There are a number of garage extensions with uPVC doors which are less successful and draw attention away from the heritage assets they are attached to.



Modern house located on the Green



Modern detached house between Ramsgate Street and Hunworth Road



Interwar detached house west of King Street but not included within the Conservation Area boundary



Conversion to Residential

The majority of conversions to residential are from farm buildings, with the exception of the Primitive Methodist chapel north of the Green. The conversion of farm buildings are primarily long barns of cobble flint, red brick and red clay pantiles. Several examples can be seen in the north end of the Green, on King Street and at the King Street/Hunworth Road junction. Barn conversions are typically one storey with storeyed end bays. There are many examples where large areas of glazing have replaced barn doors but retained the space of the opening which alludes to the original function of the building. On King Street, there is also an example of wooden shutters that have been retained near openings, which is an attractive feature and respects the conversion. Ventilation slits can be seen on the apex of gable ends which also address the original function of the building. Some higher status barns at Hunworth Hall Farm include decorative brickwork forming patterns and initials/dates within the flint wall.

The Primitive Methodist Chapel has sensitively been converted into a house. On the front elevation, the door and fenestration have been retained as has a stone plaque above the doorway that would have likely have been inscribed originally.



A sensitive barn conversion on King Street



Wooden shutters flanking openings on a barn conversion



Converted chapel in the north end of the green



Converted barn at Hunworth Hall Farm



Church of St. Lawrence

The Church of St Lawrence is a landmark building in Hunworth of eleventh and fifteenth century fabric with a lead roof and downpipes. The walling material is rubble flint with diagonal buttresses with knapped flint flushwork. The west tower has an embattled parapet roof with quatrefoil tracery windows. The south porch contains galletted flint. The church is the only building in the village which contains galletting, stone tracery, ashlar cut stone and knapped flints; all of these materials reflect its high status and historic importance.



The west tower showing the embattled parapet roof



Detail of a gargoyle on west tower



View from east end of the church



Detail from south elevation of the church showing two phases of windows



Village Hall

Hunworth Village Hall has a unique function as a multi-purpose community space. It dates from the twentieth century and is located on the west side of King Street. The hall is formed of one storey with three bays and a porch parallel to the street. It is clad in vertical timber boarding with a seamed metal roof.



View of the Village Hall from King Street



Close view of the front elevation of the Village Hall

The Hunworth Bell Public House

Historically known as 'The Blue Bell', The Hunworth Bell can be seen on OS maps from the late-nineteenth century and was established in 1836. It is in the north end of the green and stands at the upper end of the slope in landscape that rises from east to west. The building has an 'L' shaped plan that opens onto the Green and seating within a rope and post barrier. It is



Front elevation of The Hunworth Bell pub

one and a half storeys and is constructed of cobble flints with brick dressings to the windows and walls, all painted white with signage in painted black lettering. The roof is gabled with red pantiles with a small dormer. The fenestration of the building is framed in timber and varied in form which gives the building a historic character.



Detail of windows and painted lettering facing the green



Hunworth Mill

Hunworth Mill dates from c.1750. It is not readily visible from the public highway but is seen in photographs online.¹⁵ The building is a long range, set across the river. It is two storeys with an attic floor denoted by dormers. The walls are brick and flint, with several sections of timber weatherboarding, and clay pantiles. The original machinery in the mill was intact when it was sold in 1974 and, as an overshot watermill, the drive of power to the stones was from above, a rare configuration in this area.



Hunworth Mill seen from the road

Barns and Farm Buildings

Most of the farm buildings in Hunworth are now residential conversions. However, within two of the farm complexes, smaller farm buildings exist alongside the conversions. At Green Farmhouse located north of the Green, a small farm building north of the complex may remain unconverted. It is a one storey cobble flint and red brick building with a gabled red clay pantile roof. The materials and scale of the building is in keeping with other buildings in the complex.

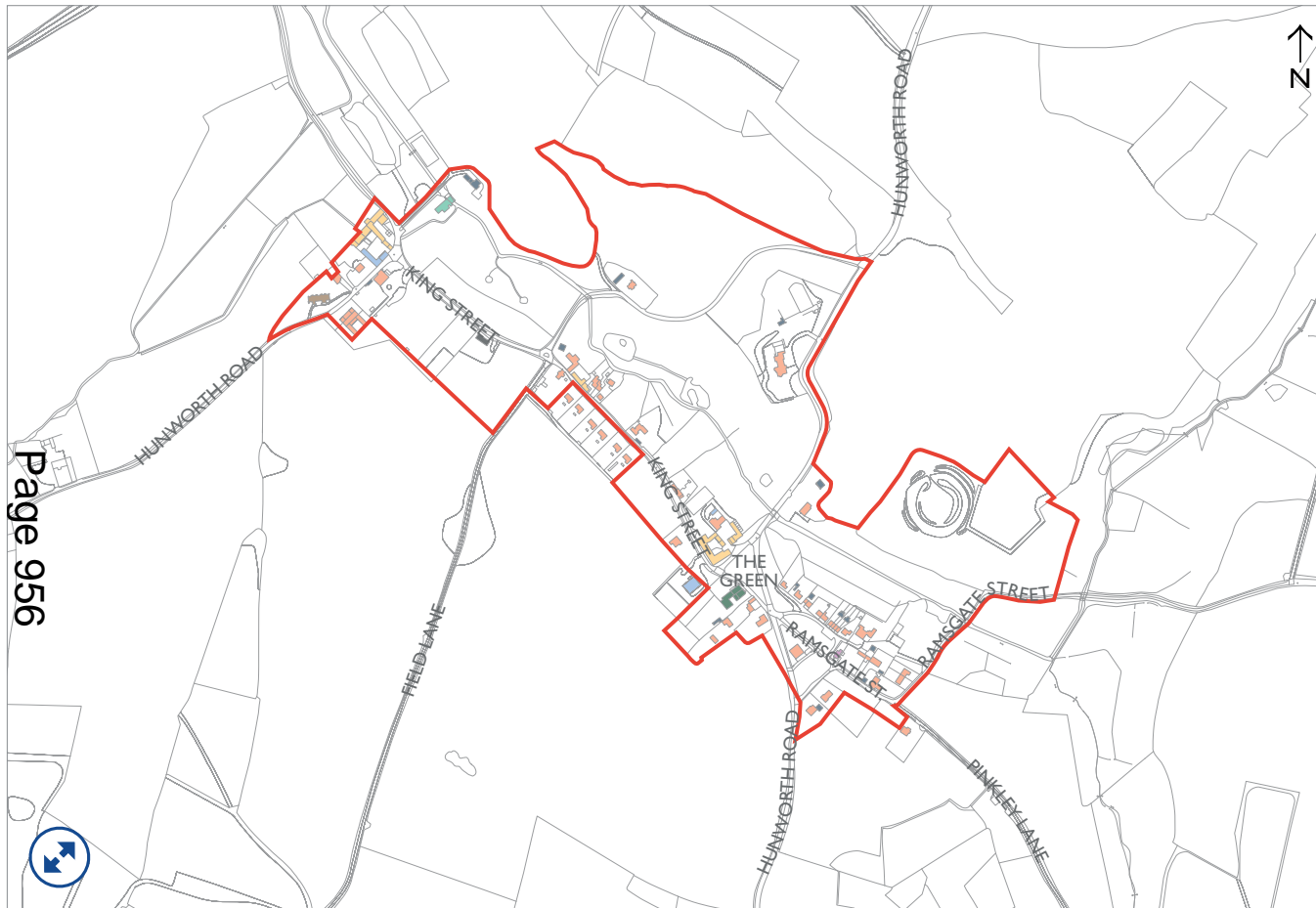
In the barn complex north of Hunworth Hall, three farm buildings may remain unconverted, including a former pigsty. The buildings are predominantly of pebble flint but have large areas of red brick and weatherboarding on gable ends. Large wooden barn doors can be seen from the street which is an important feature that characterises the functions of the buildings.



Former pigsties at Hunworth Hall Farm



Unconverted farm building at Hunworth Hall Farm

**KEY**

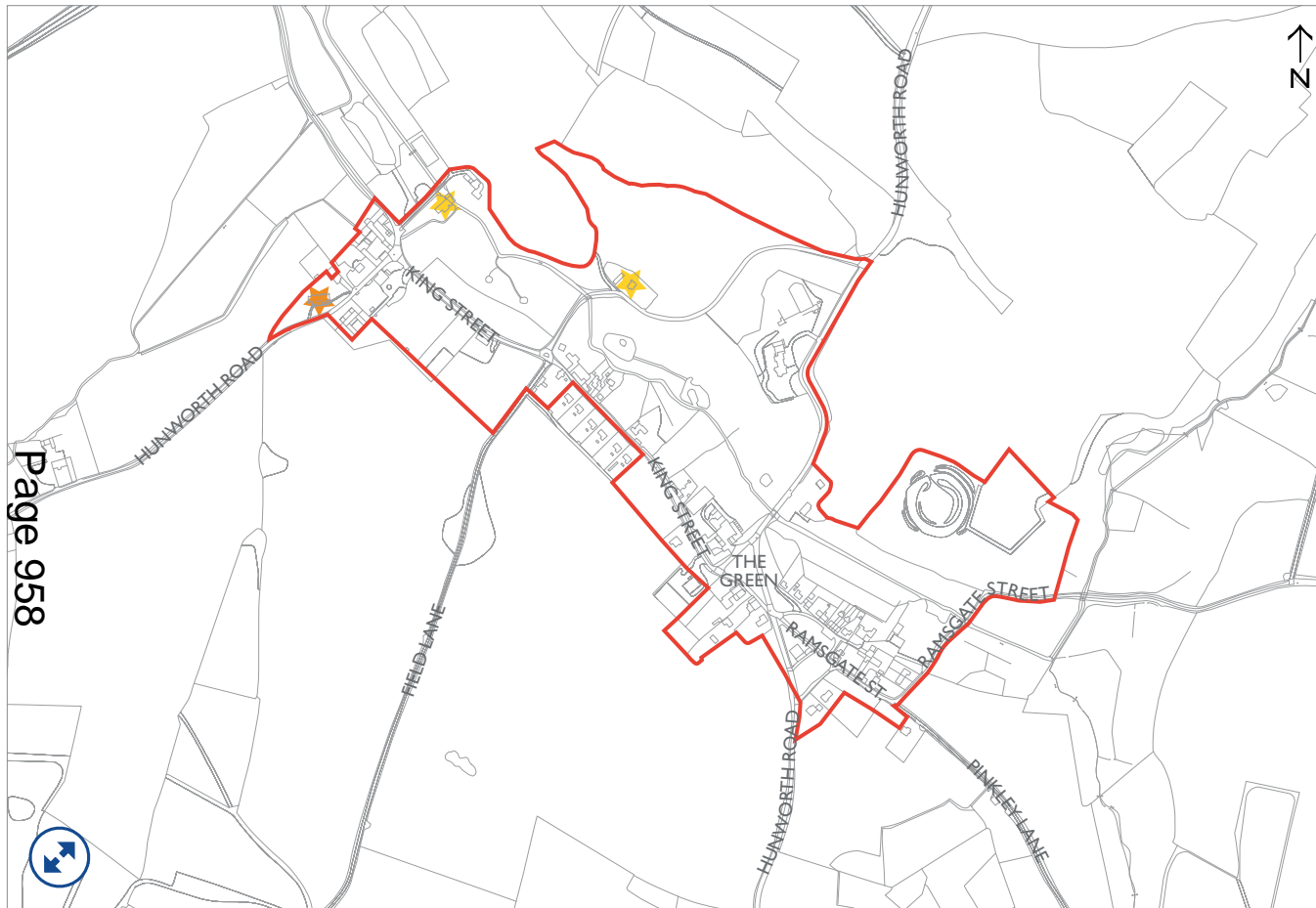
- Conservation Area Boundary
- Place of Worship
- Residential
- Residential: Conversion from Agricultural
- Residential: Conversion from Place of Worship
- Residential: Conversion from Mill
- Village Hall
- Public House
- Agricultural Building
- Garage/Outbuilding

Plan showing types of buildings in the Hunworth Conservation Area © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.



Doors and Windows Palette



**KEY**

— Conservation Area Boundary

★ Major Landmark

★ Minor Landmark

Landmark buildings plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.

Section 5

Heritage Assets

This section provides details of those buildings or structures that are nationally designated, as well as information regarding buildings adopted on the Local List. It also gives details of archaeological potential within the conservation area.

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5.1 INTRODUCTION

The Hunworth Conservation Area, a heritage asset in its own right, contains other individual heritage assets, including both designated and proposed non-designated buildings.

This section of the Character Area Appraisal outlines the heritage assets within the conservation area, and is accompanied by a detailed gazetteer in [Appendix C](#). This identifies the individual heritage assets and their special interest.

The audit has been carried out by means of visual examination from public thoroughfares. The principal intention is to identify these heritage assets, not to provide a fully comprehensive and detailed assessment of each individual building. It should not be assumed that the omission of any information is intended as an indication that a feature or building is not significant. A detailed assessment of significance specific to a building or site within the Conservation Area should be carried out prior to proposing any change.

Also included in this section are details of known archaeological finds in the Conservation Area. The potential presence of archaeology will be a factor in determining the appropriateness of development, as it is a heritage feature which warrants protection.

5.2 LISTED BUILDINGS

Listed Buildings are designated under the *Planning (Listed Buildings and Conservation Areas) Act 1990* for their special architectural or historic interest. Listing gives them protection as alterations, additions or demolitions are controlled by listed building consent, which is required by local planning authorities when change is proposed. Listing ranges from Grade I (the highest level of protection) through to II* and II.

There are 12 listed buildings within the Conservation Area and one Scheduled Monument. Of the 12 listed buildings, ten are listed at Grade II and two are listed at Grade II*, those being Hunworth Mill and attached Millhouse and the Church of St. Lawrence. The Scheduled Monument is Castle Hill Medieval ringwork.

Outbuildings associated with Listed Buildings are likely to be within their 'curtilage'. That is, a building or structure which is associated with a Listed Building and has been since before July 1948. This could be, for example, a wall attached to a Listed Building or a barn within a farmyard where the farmhouse is listed. In case of curtilage listing, the curtilage listed structure has the same level of protection as the main Listed Building and will be subject to the same Listed Building Consent procedures.

The location of Listed Buildings is shown on page 63 and listed in detail in the heritage asset audit at [Appendix C](#).

5.3 LOCALLY LISTED BUILDINGS

A Locally Listed Building is one that has been identified as having a degree of significance meriting consideration in planning decisions, but which are not formally designated.¹⁶ The maintenance of a Local List allows a community and local planning authority to identify heritage assets that are valued as distinctive elements of the local historic environment and provide clarity on what makes them significant. This in turn helps to ensure that strategic local planning can adequately manage their conservation.

Historic England gives advice regarding the assessment criteria for Locally Listed Buildings in *Local Heritage Listing* (2016). Locally Listed Buildings usually have qualities such as being a landmark building, being designed by a named architect, being associated with an historic event or being associated with a designed landscape, having aesthetic value, group value or communal value. NNDC also have their own adopted criteria for locally listed buildings, which include, age, rarity, landmark quality, group value, archaeological interest and social value. These criteria can be found on the planning pages of the Council's website.

The designation does not affect a property's permitted development rights. However, when planning applications for changes outside of these permitted rights are submitted to NNDC this designation will be a material consideration in the planning process, to ensure that the special interest of the buildings and their setting within the Conservation Area is preserved.

Buildings within Hunworth have been examined against these criteria and those which are proposed in this Appraisal for inclusion on the Local List are identified in the Street-by-Street Assessment at [Section 6](#) and in the audit of heritage assets in [Appendix C](#).

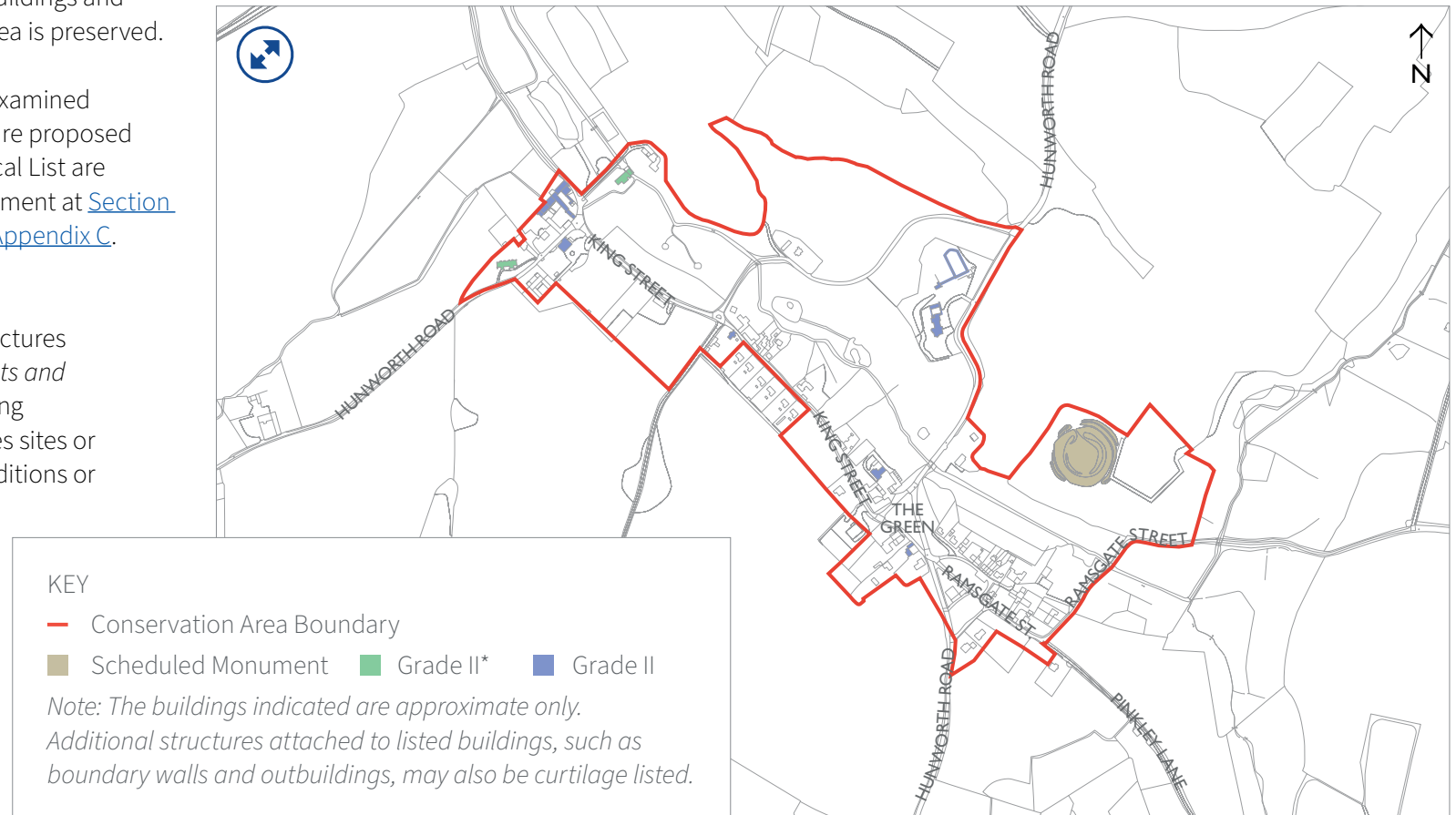
5.5 SCHEDULED MONUMENT

Scheduled monuments are sites or structures designated under the *Ancient Monuments and Archaeological Areas Act* of 1979 as having archaeological interest. Scheduling gives sites or structures protection as alterations, additions or demolitions are controlled by scheduled monument consent, which is required by Historic England when change is proposed. There is one scheduled monument in the Conservation Area: Castle Hill medieval ringwork, a fortification dating from the early medieval period.

5.5 HERITAGE ASSETS PLAN

The following plan highlights the spread of non-designated heritage assets and Listed Buildings within the Conservation Area. This accompanies the gazetteer in [Appendix C](#). Omission of a specific feature

should not lead to the presumption that such a feature is insignificant, and proposed alterations within the Conservation Area should be subject to individual assessment of significance.



Heritage Assets Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.



5.6 ARCHAEOLOGY SUMMARY

The details in this section have been summarised from the Parish Summary on the Norfolk Heritage Environment Record.¹⁷

Hunworth lies within the parish of Stody, which is a large parish south of Holt. Its name comes from the Old English for 'horses' enclosure', and there is evidence of human activity within the area dating back to the prehistoric period. The earliest evidence of occupation is evidenced by a number of worked flint tools (NHER 29721, 40645), a polished axehead dating to the Neolithic period (NHER 6496) and an arrowhead (NHER 36685). Finds dating from the Bronze Age include copper alloy axeheads (NHER 6497, 6498, 29721 and 35016), a dagger blade (NHER 35016) and a spearhead (NHER 11466).

There have been no structural features dating to the Roman period recorded within the parish, but there have been a number of finds including coins (NHER 6499, 29721, 50024), brooches (NHER 29721, 44045, 50024), pottery fragments and a pin (NHER 29721). Artefacts dating to the Saxon period that have been found within the parish comprise a stirrup strap mount, pottery fragments and a brooch (NHER 29721).

St Lawrence's Church (NHER 6529) has a twelfth century west tower and a Late Saxon window in the nave with elements in the north side dating from 1300.

Castle Hill Ringwork (NHER 1059) is an almost circular enclosure with a single bank and ditch, sitting on a knoll above the Glaven Valley. Small scale excavations have been carried out but were not able to date the site, though it is thought to be Norman. There are a number of surviving earthworks visible from aerial photos that are thought to be platforms and ditches where medieval houses once stood within the parish, and medieval to post-medieval pottery, and flint and mortar foundations have been exposed by agriculture.

Dickers (NHER 35088) on the Green is a two storey flint house dating from 1682, and Hunworth Hall, a two storey rendered brick house dating from 1699 and built for Edward Britcliffe are two of the oldest post-medieval houses in Hunworth. Other seventeenth century houses in Hunworth include Green Farm (NHER 35161) an early-seventeenth century rendered and colour washed house, The Firs (NHER 47797) and Hunworth Watermill (NHER 6530) which is both a watermill and miller's house and the only example existing in Norfolk where the power to the mill stones was delivered from above. The Midland and Great Northern Railway (north to south line) (NHER 13584), built in the 1880s ran through the north of the parish, but was closed in the 1960s.

Section 6

Street-by-Street Assessment

This section identifies the key features, both positive and negative, which define the character of each street in Hunworth.

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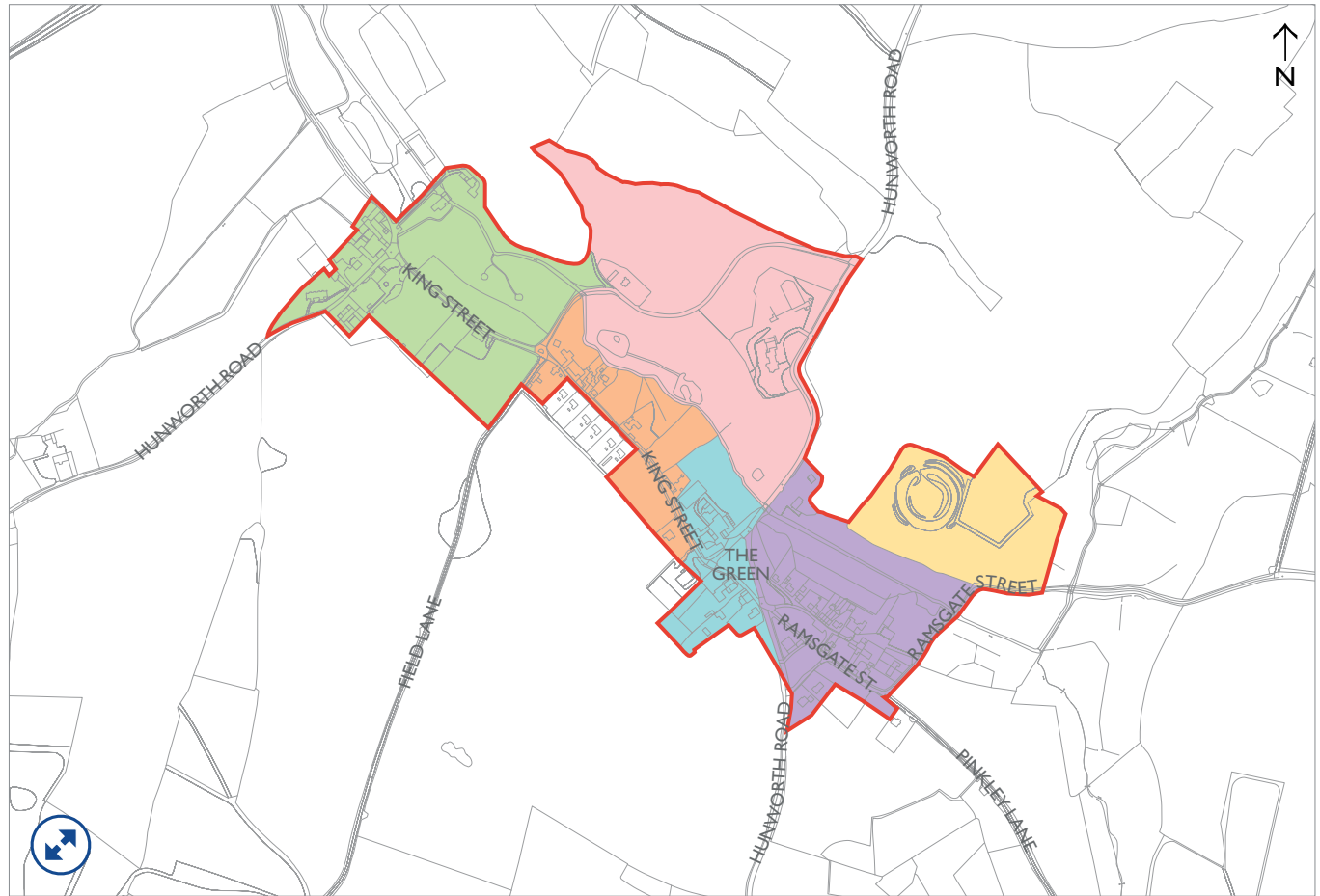
Each of Hunworth's streets and open spaces have different characteristics. This assessment, prepared on an approximately street by street basis, provides more details on the issues, opportunities for enhancement and recommendations specific to different areas of the Conservation Area. More details on the Listed and proposed Locally Listed Buildings can be found in the Audit of Heritage Assets in [Appendix C](#).

Note, the building names given in the Listed Buildings sections are those given in their listing entries. These names and uses may have changed since the entry was written. Please refer to the [Heritage Assets Plan](#) in [Section 5](#) for listed building locations and to the Audit of Heritage Assets in [Appendix C](#) for further details.

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KEY

- Conservation Area Boundary
- Hunworth Road/King Street Junction
- King Street
- North End of the Green
- South End of the Green
- Hunworth Common
- Castle Hill



Street by Street Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.

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1. HUNWORTH ROAD/KING STREET JUNCTION

Northern centre of the village focusing around brick and flint barns, Hunworth Hall and Church of St. Lawrence. Enclosed feel due to mature trees, with the river running parallel to King Street and wall of Hunworth Hall garden flanking the south side of the road.



Defining Features

- Quiet, rural and enclosed character with mature trees and hedgerow on east side and open fields spreading out from the west.
- Material palette of brick, flint, red clay pantiles and weatherboarding.
- Stretches of flint walling dressed with brick along King Street and Hunworth Road enclosing the landscaped gardens of Hunworth Hall.
- King Street follows pattern of the river and the sound of running stream can be heard from road.
- Open junction with few road markings, grassy verges and fingerpost sign of rural character.
- Farm buildings (some converted to residential), a hall house, a village hall, medium sized houses and a church.

- Focal point of the area is flint and brick gable with ornate dates and initials on barn north of Hunworth Hall.
- Wooden gates and fences used for appropriate vernacular feel.
- Church set on edge of the area within an open graveyard with brick and flint boundary wall.
- Historic corn mill positioned on river in north-east area which can be glimpsed from the road.

Key Issues

- Presence of uPVC detracts from heritage assets.
- Section of wall on Kings Street and section of wall enclosing Church of St. Lawrence have patches of overgrown greenery.
- Car parking in junction area cluttering area and detracting from the rural character.



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1. HUNWORTH ROAD/KING STREET JUNCTION (CONT.)

Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- When uPVC windows/doors are at the end of their lives and require replacement, this should be done with painted timber.
- Carefully remove greenery from the wall. An historic building conservation specialist may be required to ensure structural stability and appropriate repair techniques and materials are used.
- Cars should be kept on private driveways and hidden from view where possible.

Listed Buildings

Grade II*

- Church of St. Lawrence
- Hunworth Mill and attached Milhouse

Grade II

- Hunworth Hall
- Stock Shed c.70m north of Hunworth Hall
- House and attached cow shed c.20m north of Hunworth Hall
- Barn c.70m north of Hunworth Hall
- Pig sties c.50m north of Hunworth Hall

Proposed Locally Listed Buildings

N/A



2. KING STREET

Mid-section of King Street north of the village. North end encompasses a crossroads with a cluster of houses, converted farm buildings and cottages of red brick and flint; further south is a pair of semi-detached cottages with defined boundaries.



Defining Features

- Crossroad area is largely shaded by tall trees and hedges, small tracks and island of grass which creates a semi-enclosed rural feel.
- Area around converted barn at the northern end of the area forms a cluster with buildings set close to the line of road.
- Brick, flint and red clay pantile material palette throughout the area.
- Black tar covering used on some flints for protection.
- Walls and hedges clearly define boundaries.
- Building types include converted barn, cottages and medium sized houses.
- Focal point of the area is converted barn on east side of King Street.

Key Issues

- uPVC windows feature on some historic buildings.
- Presence of wires, telegraph poles and aerials clutter rural image of the street.
- Front garden of one cottage is now converted driveway with block paving slabs detracting from green feel of area.
- Windows on barn conversion have thick surrounds.



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2. KING STREET (CONT.)

Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- When uPVC windows/doors are at the end of their lives and require replacement, this should be done with painted timber.
- Alternative methods for receiving telephone reception such as underground cables would help to tidy the area.
- Driveways should be kept to the minimum size necessary and should be enclosed with a boundary to the street. Soft surfacing treatments, such as gravel, should be used to maintain a rural feel.

Listed Buildings

Grade II

- The Firs

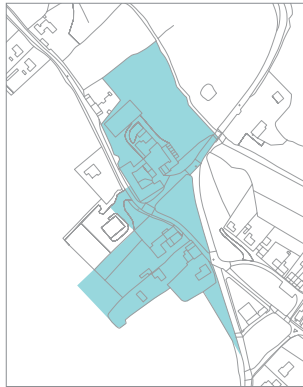
Proposed Locally Listed Buildings

N/A



3. NORTH END OF THE GREEN

South-eastern entrance to King Street defined by brick cottages, a barn conversion, street ornaments and an intrusive agricultural shed. Opens onto north end of the Green bordered by a public house and Green Farmhouse.



Defining Features

- Gradual incline upwards in topography from the river to the north up to the west of the Green.
- Mature trees border north of the Green in front of Green Farmhouse and then opens towards the south with an open aspect.
- Materials are brick or brick and flint with red clay pantiles.
- Building types include Hunworth Bell pub, farm buildings at Green Farmhouse, a converted barn, a modern agricultural building and cottages.
- West boundary of area adjacent to the Green is lined with tall deciduous trees.
- Street furniture includes benches, lamp post box, fingerpost signage and phone box which appropriately characterise central Green area.

Key Issues

- Presence of uPVC on Hunworth Bell and parts of Green Farmhouse.
- Large agricultural shed adjacent to the Conservation Area boundary detracts from small houses and historic farm buildings which characterise King Street. Also the associated large splay of concrete at the access point to it.
- Presence of bins left on street in front of properties.
- Presence of wires, telegraph poles and aerials clutter rural image of the street.



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3. NORTH END OF THE GREEN (CONT.)

Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- When uPVC windows/doors are at the end of their lives and require replacement, this should be done with painted timber.
- Consider planting to screen the agricultural barn.
- Bins should be removed from street front and if not, hidden from view where possible.
- Alternative methods for receiving telephone reception such as underground cables would help to tidy the area.

Listed Buildings

Grade II

- Green Farm House
- Dickers

Proposed Locally Listed Buildings

N/A



4. SOUTH END OF THE GREEN

Two broad areas of green bordered by small to medium houses that sweep along the north boundary of the open space. Ramsgate Street curves to the east and is lined with red brick and flint cottages and medium sized houses. River to the north.



Defining Features

- Row of small and medium houses facing the Green on north side and wrapping around to the north-east have a pleasant rhythm of pitched red clay pantile roofs and chimney stacks.
- Open aspect to the Green.
- Grassy verges bordering parts of Ramsgate Street.
- Buildings on the Green have small front gardens with low fence or hedge boundaries, medium sized houses around the bend on Ramsgate Street are set back from the road with garages and driveways.
- Timber sign on the Green.
- Material palette of red and black glazed clay pantiles, brick and flint.
- Small nonconformist chapel at south end of the Green converted to residential use.
- Triangular shaped area of mature trees and flint and brick wall divide Ramsgate Street and Hunworth Road.
- Combination of residential houses, a barn conversion and a converted place of worship.

Key Issues

- Presence of uPVC on some houses flanking the Green and cottages on Ramsgate Street. The uPVC window on the east side of the converted chapel is in a key position at the south end of the space.
- Presence of wires, telegraph poles and aerials clutter rural image of the street.
- Bins on grass verges spoil views.
- Cars and motorbikes parked on the Green.



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4. SOUTH END OF THE GREEN (CONT.)

Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- When uPVC windows/doors are at the end of their lives and require replacement, this should be done with painted timber.
- Alternative methods for receiving telephone reception such as underground cables would help to tidy the area.
- Bins should be removed from street front and if not, hidden from view where possible.
- If possible, cars should be parked on private properties and preferably hidden from view.

Listed Buildings

N/A

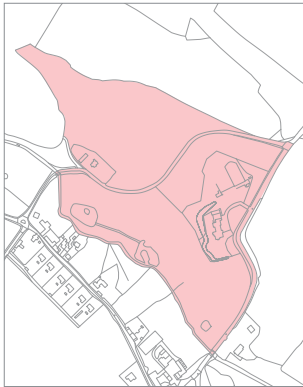
Proposed Locally Listed Buildings

N/A



5. HUNWORTH COMMON

North stretch of Hunworth Road in the northern part of the village. Significant slope upwards from the river. Busiest road in the area winds uphill and is lined with hedges and trees giving a semi-enclosed feel. Clusters of mature trees on west side of road around the Old Rectory (Blickling House). Patches of woodland and open fields beyond the west side of Hunworth Road.



Defining Features

- River runs from north to south and has a ford where a track runs alongside the river and a weir west of this.
- River is flanked by a track and meadow.
- Medium sized historic red brick and flint house with outbuilding besides river creates an attractive focal point in the view from the ford.
- Crow-stepped gable and elaborate cluster of brick chimneys from Blickling House can be glimpsed through the greenery on Hunworth Road.
- Continual slope upwards of land from the river along windy stretch of road.
- Steep verges covered in greenery line each side of the road.
- View across field west of the road with green backdrop.
- View of Edgefield old church tower east of Hunworth Road in front of a green backdrop.
- Very few road markings and subtle road signage.

Key Issues

N/A

Recommendations and Opportunities for Enhancement

None, though the general recommendations within the Management Plan also apply.

Listed Buildings

Grade II

- The Old Rectory and attached walls and stables (Blickling House)
- Walled gardens and attached structures north of the Old Rectory

Proposed Locally Listed Buildings

N/A



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6. CASTLE HILL

A medieval castle surviving as a ringwork is situated in woodland sloping dramatically upwards from the north of the green with agricultural fields to the east of the ringwork.



Defining Features

- Quiet and picturesque area of the Conservation Area defined by woodland and fields.
- Steep footpath running from south to north and curving around south edge of the ringwork.
- Ringwork monument on a rounded hill partially obscured by small trees and vegetation.
- Open aspect to the east with view into agricultural fields.
- Mature trees flanking footpath create a semi-enclosed feel.

Key Issues

- Vegetation obscuring public footpath and view of ringwork.

Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- Areas of growth around footpath and ringwork should be maintained for public access.

Scheduled Monument

- Castle Hill medieval ringwork



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Section 7

Vulnerabilities and Opportunities

This section describes the threats which face the significance of the conservation area and identifies any opportunities to remove or enhance these threats.

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7 Vulnerabilities and Opportunities

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7.1 CONDITION

Generally, the condition of the conservation area is very good with well-maintained buildings, gardens and boundaries. It is important for buildings and structures individually and for the conservation area as a whole for built fabric to be maintained to a high standard. This maintains their aesthetic qualities, the integrity of the built fabric and prevents loss of historic fabric. There are very few examples of structures in poor condition. These include:

- Some boundary walls with vegetation growth to them. This indicates the presence of cracks or degrading mortar which has allowed water in and seeds to germinate. If left untended this could cause issues with the integrity of mortar joints. The walls should be repaired using lime mortar appropriate for use on historic structures (see section 7.2 and 8.3.1 below);
- One small outbuilding which also has vegetation growth and evidence of cracks and flanking cement mortar; and
- The disused telephone box on the Green appears dirty and would benefit from cleaning or repurposing for another use, such as to house a defibrillator or as a community library.



Outbuilding in poor condition with overgrown vegetation



Vegetation growth to a wall, likely to be causing structural damage



Disused telephone box is tired and could benefit from repurposing for another use



Vegetation growth to a wall



7.2 NEGATIVE FEATURES, MATERIALS AND TECHNIQUES

The overwhelming majority of buildings and structures in the village contribute positively or are neutral to the Conservation Area. However, there are a few elements which detract from its character and which could be improved or avoided in future.

The greatest threat to the character area is the intrusion of modern elements that are out of keeping with the Conservation Area, in particular the introduction of inappropriate uPVC windows, doors or conservatories. Changes to traditional fenestration causes the loss of historic fabric, can alter the appearance and aesthetic value of a building and can also affect the historic fabric of the remainder of the building by changing its breathability.

It is preferable to repair damaged windows and to undertake regular maintenance to ensure their enduring longevity. Well executed like-for-like replacement windows (i.e. same size and proportions of elements constructed using the same materials and finishes as

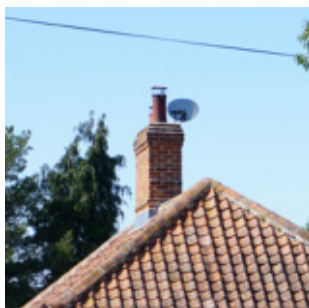
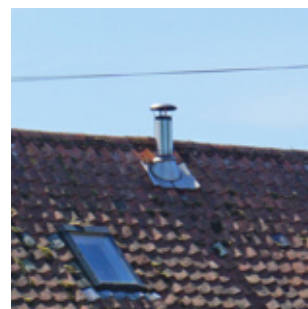
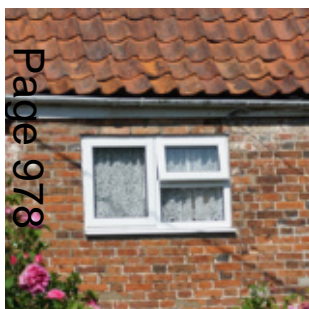
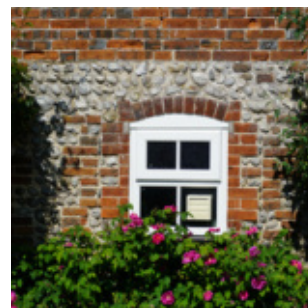
the existing) maintain the aesthetic, though not the evidential, value of the historic windows. It can also be possible with some windows to incorporate slimline double-glazing to traditional style timber windows without affecting the appearance substantially. Visible trickle vents also disrupt the appearance of both timber and uPVC windows. uPVC windows should not be used in historic buildings in a Conservation Area and are undesirable on modern buildings within the Conservation Area. uPVC conservatories are also likely to be inappropriate, particularly where they are visible from the public highway.

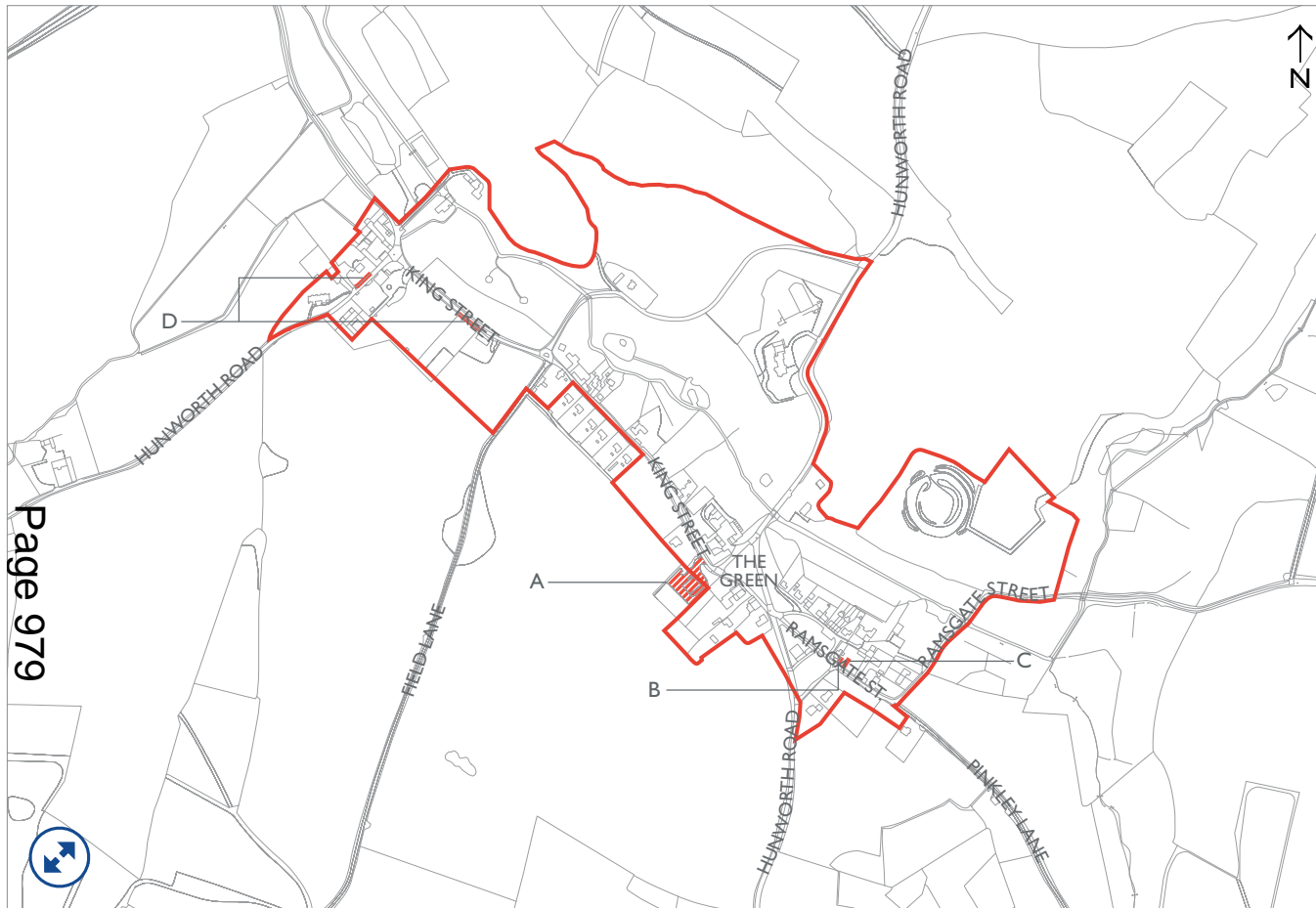
The rendering of buildings which were traditionally exposed brick or the use of cement mortars is not appropriate as this also traps moisture and reduces the breathability of buildings. Traditional lime mortar should be used for renders or pointing to historic buildings if they are deemed appropriate. The painting of brickwork is not normally good conservation practice, as plastic paints also reduce breathability. Breathable traditional paints are therefore preferable to modern plastic paints.

The cumulative impact of changes can result in a severe loss of historic character, which reduces the visual interest of individual buildings and the Conservation Area as a whole. There were very few modern accretions to buildings noted in Hunworth which negatively affect their appearance and that of the Conservation Area as a whole, other than the include the addition of satellite dishes prominently on the front of houses. Other features which could cause a threat in the future are the addition of plastic downpipes and gutters, solar panels, ventilation pipes, and excessive aerials on properties. If deemed appropriate, added features like solar panels should be located away from view from the public highway. Rainwater goods would ideally be in cast iron but if this is not possible then plastic version in black should be located as discreetly as possible. Wheelie bins are an unfortunate suburban feature which spoil the setting of historic buildings and places. Where possible these should be stored away from the roadside and potentially screened from view by planting or a sensitive enclosure.



Inappropriate Features



**KEY**

— Conservation Area Boundary

/// Negative Feature

A Modern agricultural barn and concrete access splay

B Outbuilding in poor condition

C Concrete driveway

D Wall with excessive vegetation growth



7.3 PRESSURES FROM DEVELOPMENT

As pressure for housing increases, there is a risk of the spreading of the settlement edges of Hunworth into the landscape of the Glaven Valley. There are also some larger fields between groups of houses in Hunworth, particularly along King Street, and these green open spaces are an important part of the character of the Conservation Area which should not be eroded by excessive development.

While some housing will be required, this should be weighed against need and carefully planned to be located as sensitively as possible, with minimal or no negative impact on heritage values. Developments of multiple houses are unlikely to be appropriate in Hunworth. New individual houses should remain relatively small in order to reduce or eliminate their impact in the surrounding Conservation Area and landscape.

Harsh edges to settlements should be avoided. Screening with existing and new hedgerows, trees and woodland could assist with reducing visibility. However, this should not be used as the sole justification for development as other factors, such as the impact from subdivision of historically open space or the contextual relationship of a development to its setting, are relevant. Development should therefore respect existing scales, densities, materiality and the local vernacular. It should also respect historic property and field boundaries.

Planning legislation allows for buildings of high design quality to be constructed in historically sensitive areas, which enables the continuing evolution of a place whilst ensuring the quality of the environment. Provided the design is of high quality and construction, the materials and style of the new building does not necessarily have to match those of the existing buildings in the area.

However, there is a risk that the construction of too many buildings of contrasting design and materials could erode the character of the Conservation Area and it is important that the collective impact of the growing numbers of such buildings is taken into account each time one is proposed. Wherever possible, applicants should be encouraged to make use of sympathetic traditional materials, scale and massing so that new buildings sit harmoniously within the streetscape and the wider Conservation Area. Consideration should also be given to the impact of large areas of glazing in a design of otherwise traditional materials as these can create detrimental blank spaces in views.

7.4 RURAL CHARACTER AND SUBURBANISATION

Hunworth's rural character is one of the things that make it so special. With the potential for a gradual growth in houses on the edges of settlements, the desire of owners to improve their properties and the conversion of once functional agricultural buildings into residential use, there is a risk of suburbanisation or over-restoration of buildings and public realm or

surfacing treatments. Elements such as hard surfacing, for example kerbs, bricks or concrete as opposed to gravel, formal gates, loss of grass verges, conifer hedging, high or hard fences and larger parking areas could erode the informal, rural feel of the area. External lighting and light pollution at night is also a threat, as part of the night time character of the area is one of darkness, with the ability to see the stars. Excessive signage should be avoided and traditional signage, such as timber finger posts as opposed to modern metal road signs, should be encouraged. Road markings are generally quite minimal and this should remain the case.



Hard concrete driveway created with the loss of the boundary treatment



7.5 SECOND HOME OWNERS AND HOLIDAY COTTAGES

Hunworth's location in North Norfolk means that it could be a popular choice for second home owners and for investors creating holiday cottages, though pressure is not likely to be as great as in coastal villages such as Blakeney and Cley-next-the-Sea. Whilst holiday cottages do generate some local jobs and revenue, second homes generally do not. The effects of high numbers of both types of properties on local communities are well documented nationally and could involve a hollowing out of the community, especially in the winter; a distorted population that undermines local services and sees local people priced out of the village they grew up in. Traffic levels will also increase with increased tourism demands.

The popularity of the North Norfolk coast and the inland villages and landscape with tourists will create demand for new facilities and infrastructure. There could be pressure for an increase in size and number of camp and caravan sites, which could cause visual harm to the setting of historic buildings and landscape.

7.6 DARK SKIES AND LIGHT POLLUTION

North Norfolk is one of the best places in the country to view the sky at night. There are also no streetlights in Hunworth, which retains this characteristic of its atmosphere and setting. There is a potential risk from increasing use of bright external lighting which could reduce the ability to see the night sky and impact on the tranquillity and rural feel of the area. Avoiding excessive external lighting will help to preserve the special character of Hunworth at night.

7.7 AGRICULTURAL USES

Agriculture is a key industry in the local area. However, modern agricultural barns, usually made of corrugated metal or concrete blocks, are often located on the edges of villages and their scale and appearance has a negative visual impact on the historic character of the place. At Hunworth there is one barn located on the south side of King Street, close to the western end of the Green. It is open on all sides, with a corrugated metal roof. Together with the gravelled plot in which it sits, it is incongruous in views at close range from King Street when compared with the historic buildings surrounding it, though it is not visible in longer range views from within the Conservation Area.

Agricultural buildings such as these are permitted development if a farm is more than five hectares, meaning control of their construction and design is difficult. They are also essential for the continued agricultural use of the land. However, there could be opportunities to soften their appearance, such as with weatherboarding. New barns could be located where they are less visually intrusive and could use materials that are more in keeping with the character of the Conservation Area.



Modern agricultural barn seen from King Street



7.8 RIVER LOCATION AND CLIMATE CHANGE

Historic buildings and environments may be affected by changing climate conditions in the future. Increased storms could cause damage to buildings, while wet conditions promote decay and increase the risk of subsidence. Gutters and drainpipes may not be sufficient to cope with increased rainfall resulting in water ingress, damp and associated rot caused by water not being carried away from the built fabric.

In Hunworth, the location of the river so close to buildings could mean potential increased incidences of flooding. More intense rainfall alternating with periods of drought has implications for the river, the floodplain and water management,¹⁸ both in ecological terms and as a threat to historic buildings. Those buildings on or next to the river, such as the mill, are more at risk than those set further away. Flooding can cause structural damage and a general increase in water levels causes problems with damp. Wet conditions promote decay and increase the risk of subsidence.

The need to respond to changing climate conditions may also put pressure on the historic environment and individual buildings with the incorporation of renewable energy sources, increased insulation, the fitting of window shutters and other measures. Current planning legislation and heritage guidance allows for changes to historic buildings to facilitate environmental sustainability providing that they do not detract from the significance of the heritage asset.

7.9 ARCHAEOLOGY

The medieval ringwork on the hill above Hunworth is an important archaeological feature linking both to the history of the village and the River Glaven. At present it is accessible via a public footpath, though the feature is not easily interpreted if the viewer is not aware of the remains. There is a lack of any interpretation giving people an understanding of the ringwork and it would be beneficial to have some form of interpretation panel or signposting within the village to direct people to the feature.

Climate change may have an impact on the ringwork as damage may occur to below ground archaeology as the result of flooding or drying out of the ground.

Section 8

Management Plan

This section sets out recommendations for the management and enhancement of the Conservation Area. It also includes details of a review of the boundary of the Conservation Area.

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8.1 INTRODUCTION

This management plan provides:

- An overarching **conservation philosophy** which sets out the guiding principles for the retention and enhancement of the character and appearance of the Hunworth Conservation Area.
- **Recommendations** which give more detailed guidance for the protection of existing features of special interest and the parameters for future change to existing buildings or new development.

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8.2 CONSERVATION PHILOSOPHY

The overarching aim of the recommendations in this management plan is the preservation and enhancement of the character, appearance and special architectural interest of the Hunworth Conservation Area.

- Nationally and locally designated buildings and associated structures and features should be preserved and enhanced.
- Fundamental to the character of Hunworth is its well-maintained historic built environment. Regular maintenance is vital to achieving this as it prolongs the life of historic fabric. Timely repairs should be undertaken on a like-for-like basis.
- Where possible, detracting features should be removed where they already exist and the addition of detrimental features should be avoided.

Sensitive reinstatement of features that have been lost or replaced with inappropriate alternatives will be encouraged where based on a sound understanding of the significance of the building and its historic development.

The preservation and enhancement of the setting of individual heritage assets is important and will include maintaining historic outbuildings, subsidiary structures, boundary features and landscape features or reinstating them where there is evidence of their loss.

- The character of the Conservation Area will be preserved through the maintenance of a built environment in which the buildings are almost all of one or two storeys in height, are of small or medium scale, and use traditional local materials, namely flint with brick dressings and clay pantiles. Pitched roofs, gables and chimneys are important elements of the varied roofscape of the village. There are historical exceptions to this scale, massing and materiality but they are, by definition, rarities and will not be regarded as precedent for new development.

- The village will be managed to maintain the existing pattern of development, with clusters of building around the Green and the church, with dispersed development along King Street.
- The rural character of the village should be preserved: urban or suburban introductions will not be permitted and an overly manicured public realm will be avoided.
- Any new development, whether attached to an existing building or detached in its own plot, must be appropriate in terms of scale, massing, design and materials. It should be the minimum necessary to meet the required demands for housing. It will be of high quality in both its design and construction so that it is valued by current and future generations.
- Landscaping associated with new development should be appropriate to the character of the Conservation Area and current open green spaces will be preserved. Existing trees and greenery within the Conservation Area should generally be preserved and there will be a presumption in favour of the retention of existing mature trees for all new developments. Front gardens should not be lost to driveways.
- New development will not negatively impact on views within or towards the Conservation Area and views of landmark buildings will be preserved.
- The setting of the village contributes considerably to its special interest and will be maintained. The agricultural land and woodland surrounding the village will be preserved.
- The important archaeological remains of the medieval ringwork will be preserved and better interpreted.



8.3 RECOMMENDATIONS

8.3.1 Repairs, Materials and Techniques

There is a consistency to the materials palette used in Hunworth that is a fundamental part of its character, which includes predominately flint, brick and red clay pantiles. These traditional materials require repair and maintenance using traditional techniques, particularly the use of lime mortars and renders, in order that the breathability of the historic buildings is maintained and moisture does not become trapped within the fabric, leading to decay.

Regular maintenance ensures the appearance of the Conservation Area is preserved and is also of benefit as it ensures that small problems do not escalate into larger issues, which cause more damage to historic fabric and a greater cost to put right.

Recommendations

- Buildings and structures should be maintained in good condition.
- Repairs should be on a like-for-like basis wherever possible. That is, a repair that matches the historic element removed in terms of material, method of construction, finish and means of installation.
- Maintenance and repairs should be undertaken on a regular basis in order to prevent problems with condition and to rectify any issues before they escalate.

- Reversibility, i.e. the ability to remove a modern repair or material without damaging the historic fabric, is an important consideration, as better alternatives may become available in the future.
- Historic materials should be reused for repair wherever possible, for example rebuilding a brick wall in poor condition using as many of the original bricks as possible.

8.3.2 Retention of Existing Features and Details

Architectural features and details and the design, materials and form of buildings, as outlined in [Section 4](#), make important contributions to the appearance of individual buildings and the streetscape as well as to the character of the Conservation Area overall. Loss or inappropriate replacement of such features and details causes the incremental diminishment of appearance and character.

Existing features and details may not be original to a building but may be later additions which are also historic. Such features and details still have aesthetic value and also illustrate the changes to the building and the Conservation Area over time. Some features and details may also record past uses of a building and so contribute to the evidential record of the village's history.

Recommendations

- Original and historic windows (including dormers windows) and doors should be preserved and maintained through diligent repair.
- The appearance of windows and doors that are recent replacements made to match the original or historic designs should be retained.
- Chimneys and chimney pots should be retained and preserved. Where rebuilding is necessary, the design and form of the existing chimney should be retained and historic materials reused where possible.
- Patterns of flint and/or brickwork in buildings and boundary walls will be preserved. If rebuilding is necessary, a record will be taken in advance of works starting and the wall rebuilt to match exactly.
- Inscription stones, plaques and decorative features will be retained and preserved in situ.
- Historic gates, railings and walls will be retained and preserved. Where new gates or railings have been made to match removed historic ones, the pattern, form and materials will be preserved in any future replacements.



8.3.3 Alterations, Extensions and Demolition

Hunworth has evolved over centuries and its built fabric reflects both historic uses and prevailing fashions. It is not the purpose of designation to prevent future change, which is necessary for the enduring sustainability of the heritage asset. Instead, the purpose of designation is to ensure change is carried out in a manner that does not cause harm and also, where appropriate, enhances the heritage asset.

Loss of fabric (demolition) and additions of new fabric can cause harm to individual buildings, the streetscape and the Conservation Area more widely. Proposed change will be evaluated on a case by case basis as the small variations in location, past change and detailing between one existing building/site and another means that what is acceptable for one building/site may not be acceptable on another.

The impact of proposed changes on the heritage asset or assets affected should be undertaken through a formal Heritage Impact Assessment. This should consider the heritage asset or assets affected, their setting and key views. Any change in the Conservation Area or close to it (in its setting) will require assessment in terms of its impact on the Conservation Area as a heritage asset. Further assessment may be required in relation to an individual listed building or listed buildings near the subject of the proposed change.

What is a Heritage Impact Assessment?

Heritage Impact Assessment (HIA) is a process of identifying what is historically and architecturally important about a heritage asset, in order to be able to assess whether proposed changes will have a positive, negative or no impact on the heritage values of the place. Advice is usually given by a specialist heritage consultant and the resulting conclusions presented in a report, which should include:

- Identification and description of the proposals site and its setting;
- Identification of any designations, such as listing, which the site is subject to or which are within the setting of the site;
- Description of the history of the property;
- Identification of the 'significance' of the site, i.e. its historic and architectural interest;
- Assessment of the impact the proposals will have on the significance of the site, as well as recommendations for any changes to the scheme that will reduce any negative impacts that are identified.

Alterations to existing buildings should be carried out using materials that are of appropriate appearance and of a composition that will not cause harm to the existing fabric. For example, alterations should not be carried out using brick that is harder than the existing as it will cause the existing brick to deteriorate.

Buildings can be important records of their own development. There should not be a presumption that reversing historic changes will be acceptable as this can diminish the illustrative value of a building. However, not all past changes are beneficial to a building and the removal of negative features or reinstatement of lost features can enhance a building. Therefore, demolition or removal of buildings or features that detract from the Conservation Area may be beneficial. Whether or not the existing building contributes positively to the Conservation Area in terms of its appearance, if it contributes positively in terms of layout, demolition should only be permitted where rebuilding is proposed.

Alterations and extensions should be of a scale, design and quality that will enhance the Conservation Area. The addition of modern fittings also needs to be considered carefully as items such as satellite dishes and aerials can be visually detrimental to the Conservation Area. These should be located on rear elevations away from sight of the public highway. The addition of solar panels will require planning permission if they protrude 200mm above the roofline or are sited on a wall/roof adjacent to the highway.



Article 4 Directions can be placed on individual properties by local planning authorities to restrict certain permitted development rights. This can be a means of providing extra controls over the type and extent of development that is allowed. Given the existing controls that Conservation Area designation brings, plus the Listed Buildings within the Hunworth Conservation Area, which themselves are subject to controls over development, no Article 4 Directions, which would control development to unlisted buildings, are deemed necessary in Hunworth at this time.

Recommendations

The heritage impact of proposed alterations, extensions and demolition will be assessed prior to approval of works.

- Proposed changes should preserve or enhance the character of the Conservation Area. This means that the changes should be respectful of the typical architectural and visual character of the Conservation Area.
- Extensions will be subsidiary to the existing buildings in their massing and design. The scale of extensions should be in keeping with the existing buildings. The use of traditional materials will be encouraged, though thoughtful and sensitive design with modern materials may be acceptable.

- Extensions will be of a high quality of design and construction.
- Negative features should be removed when the opportunity arises. Enhancement could be achieved through removing a feature which is out-of-character with the characteristics of the area and replacement with something more in-keeping.
- Modern additions, such as (but not limited to) solar panels or satellite dishes, should not be located on primary elevations or street frontages.
- Any modern materials added to a building should be high quality and sympathetic.

8.3.4 New Development

New development may take the form of replacement buildings or construction on undeveloped plots. Any new development should respect the character of the Conservation Area in which it is proposed. New development should not compete with or overshadow existing buildings, particularly where the existing buildings are historic. This is so that the character-defining historic buildings remain preminent and their setting is not harmed. In Hunworth the pattern of development, with clusters of buildings around the Green and at the church, with sparse development along King Street, should be respected. Open plots between areas of building are common and should not be completely filled in with new building.

The materiality of new development is important. High quality materials should be used to maintain the overall quality of the built environment and to ensure, from a sustainability point of view, that the building has durability. Traditional local materials are widely used in the Conservation Area and are a major contributor to its character, though with good design it may be possible to incorporate some limited modern materials.

Recommendations

- The heritage impact of proposed alterations, extensions and demolition will be assessed prior to approval of works.
- New development should be of the same or a lesser scale and massing as the buildings around it.
- Traditional local vernacular materials should be used, namely flint, red brick and clay pantiles. There may be scope for limited use of timber, timber weatherboarding, render, stone, slate and other traditional materials, though thoughtful and sensitive design with modern materials may be acceptable.
- The design of new development should be of a high quality that will be valued now and in the future. There is no presumption in favour of either traditional or contemporary design.



- The quality of construction should be high.
- Historic plot or field boundaries should be preserved when new development occurs.
- New development should have wheelie bin space/ storage included. For existing buildings screening with planting, fences or walls would help to reduce their impact where it is feasible.

8.3.5 Streetscape, Public Realm and Green Landscape

The streetscapes within the Conservation Area are made up of several components and are vulnerable to incremental change that cumulatively affects the composition. When considering change to individual buildings or elements in the public realm, the impact on the streetscape should be assessed both in terms of the impact of the change and the impact in conjunction with other changes that are either proposed or have taken place. It may be acceptable for a change to be made once on a street but to repeat the change multiple times would diminish the character of the street.

Current public realm features within the Conservation Area are mainly in materials that are appropriate to the character of the area, such as timber benches. Ubiquitous road signs and markings should be kept to a minimum and more traditional forms of signage, such

as finger posts, should be encouraged. Where modern road signage is required, this should be in smaller sizes wherever possible. Road markings should be kept to a minimum to preserve the rural character of the village.

Hunworth is a rural village and its public realm should reflect this. Efforts should be concentrated on ensuring the long-term conservation of the built fabric, for example, through the removal of vegetation from flint walls to improve condition, rather than creating a pristine public realm. Grass verges, hedges, trees and fields adjacent to roads are all important elements of the character of the Conservation Area which should be preserved.

The green spaces within Hunworth, particularly the Green, provide an important contrast with the built areas and should be preserved. They also contribute to the character of the Conservation Area.

Recommendations

- Proposed change will be considered in relation to the streetscape.
- Historic boundary walls should be preserved and regularly maintained.
- New development should have defined boundaries demarcated with boundary treatments that are in keeping with the character of the Conservation Area.

- The green spaces and grass verges within the Conservation Area will be preserved.
- Trees and hedging within the Conservation Area should be preserved.
- Excessive signage will be avoided.
- Traditional materials should be used for street furniture and signage.
- Traditional forms of signage will be encouraged.
- Road markings will be kept to a minimum and will use narrower format lines appropriate for Conservation Areas where they are necessary.
- Parking on the Green will be limited, with any physical measures required being sympathetic to the character of the Conservation Area.

8.3.6 Setting and Views

The setting of Hunworth contributes to its special interest. The physical setting encompasses the River Glaven and the riverbed, agricultural land and woodland on hills surrounding the village. The location on a key bend in the river is important for its history and as a factor in the villages, layout and character.



The ability to appreciate heritage assets individually or collectively from key viewpoints contributes to their special interest. In Hunworth views across the Green are important, as are views of key buildings like the church, or glimpsed views of the river from roads. Lighting has the potential to impact on the ability to appreciate the dark skies of the area.

Recommendations

- The setting of the Conservation Area will be protected from inappropriate development.
- New development on the edges of the Conservation Area, if deemed appropriate, will be screened with planting to preserve views from the surrounding Glaven Valley landscape.
- Key views within and into the Conservation Area will be preserved.
- Views of landmark buildings and spaces, particularly the Green and the church, will be preserved.
- Excessive use of external lighting will be avoided.

8.3.7 Archaeology

The medieval ringwork is an important archaeological feature which at present is not interpreted and is difficult to understand to the casual passer-by. It would benefit from signposting from within the village and an interpretation panel on the public footpath close to its location.

Recommendations

- Improve signposting and interpretation of the medieval ringwork.

8.3.8 Boundary Review

In accordance with the *Planning (Listed Buildings and Conservation Areas) Act 1990*, the National Planning Policy Framework and Historic England best practice guidance, the boundary of a conservation area should be periodically reviewed and suitably revised in accordance with findings made during this exercise.

The need to review the boundary can be in response to a number of factors: unmanaged incremental changes which have, over time, diluted the character of an area; the boundary may have been drawn too tightly originally; or the special interest of a feature

may not have originally have been evident to the assessor. Although it is principally the built structures that are recognised in amending the boundary, their accompanying plots often provide an important historical context which should be incorporated together with the building(s).

The boundary has been reviewed and proposed changes are detailed below and on the map on [page 94](#). In most cases the proposal changes rationalise the boundary so that fields are removed and included within the surrounding Glaven Valley Conservation Area, while domestic gardens are included within the Hunworth Conservation Area. The main change is the removal of Hunworth Mill from the Hunworth Conservation Area and its inclusion instead within the Glaven Valley Conservation Area, where its has particular significance as one of the few remaining mill buildings on the river. It is also proposed that the early twentieth century houses along King Street should be included to reflect their contribution to the historic development of the village.

If, following public consultation, these amendments are approved, the appraisal document and maps will be updated in accordance with the boundary changes for the final adopted document.



Recommendations

Proposed boundary changes are outlined below.

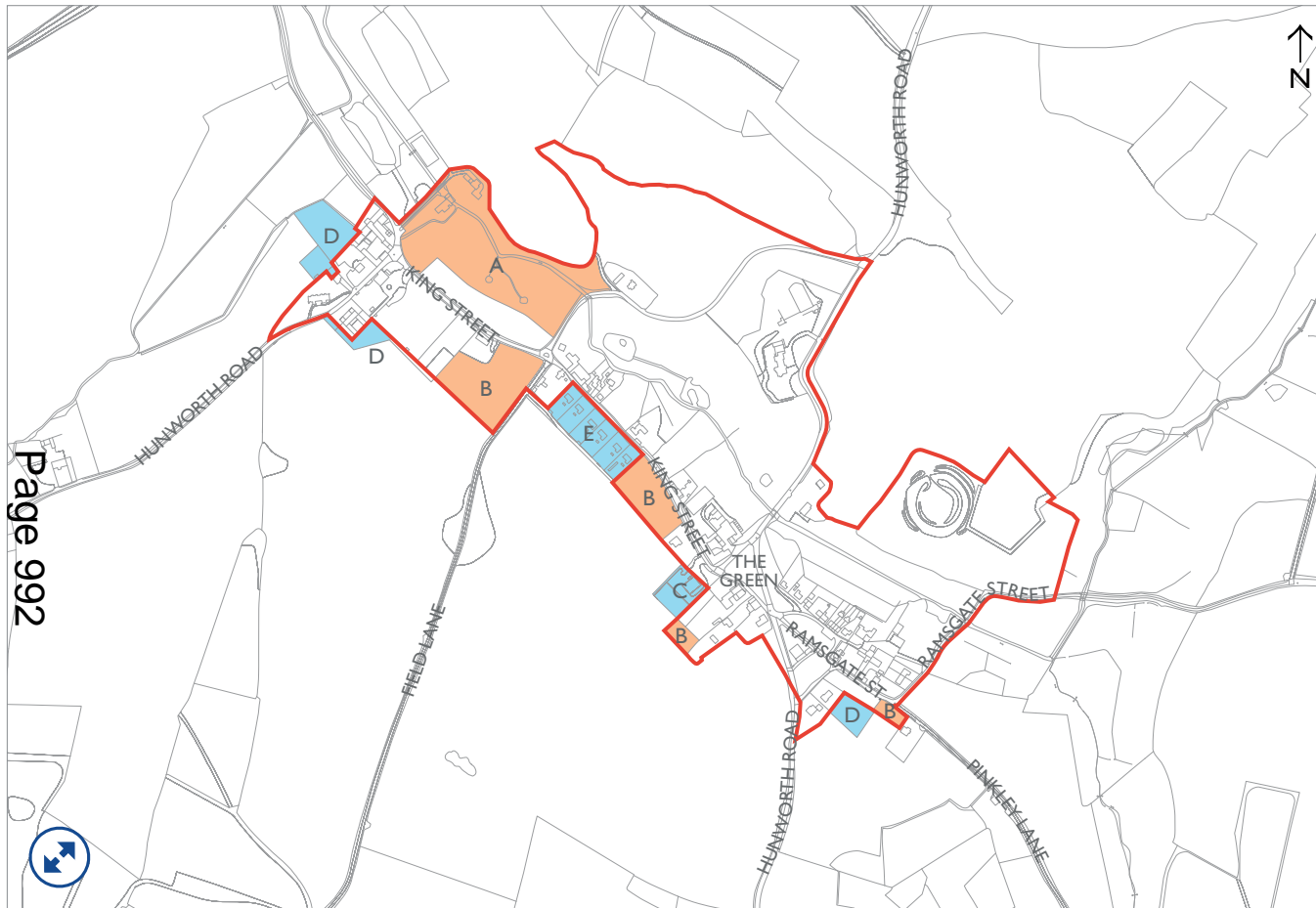
Exclude from the Conservation Area boundary:

- A Though Hunworth Mill is a key building within the village, it also has very strong links to the Glaven River, as one of only five mill buildings remaining out of an original 16. As such, it is felt that it would be more appropriate to remove this building, its plot and some of the surrounding riverbed from the Hunworth Conservation Area and instead retain it within the Glaven Valley Conservation Area, where its significance as a mill building on the river more appropriately lies. The shifting of this building from one Conservation Area to another will not reduce the protection which it has, merely that it will have a better defined assessment of its special interest upon which planners and conservation officers will be able to more accurately judge planning permissions for change according to the effect it will have on the Conservation Area's characteristics.

- B There are several small sections of field that are included in the boundary on the south side of King Street and on Pinkley Lane. These also better relate in character to the significance of the Glaven Valley Conservation Area, where another key characteristic of its significance is the agricultural landscape which supported the farms in the land surrounding the river. These are therefore proposed for removal from the Hunworth Conservation Area but retention within the Glaven Valley Conservation Area.

Include within the Conservation Area boundary:

- C Only part of the plot on which the modern agricultural barn on the south side of King Street sits is included within the Hunworth Conservation Area boundary. To rationalise the boundary so that the plot is not split between the Hunworth and Glaven Valley Conservation Areas it is proposed that the boundary is redrawn so that whole of the plot is within the Hunworth Conservation Area as the barn is linked to Green Farm and the built development of the village.
- D There are three domestic plots which are split so that part is within the Hunworth Conservation Area and part is within the Glaven Valley Conservation Area. In order to rationalise the boundary and so that domesticated garden plots are contained within the Hunworth Conservation Area, where they better relate to the built development of the village rather than the agricultural landscape of the Glaven Valley, it is proposed that the entirety of these plots are included within the Hunworth Conservation Area and excluded from the Glaven Valley Conservation Area.
- E The six detached houses on King Street appear to have been built to the same pattern and probably at the same time in the early twentieth century, possibly to provide good housing as part of the Stody estate. The moulded details to the chimney, string course and tiled hipped roofs as well as their comfortable proportions elevate them above the average house of this period. It is proposed they are included in the Conservation Area for their architectural interest and their historical interest in illustrating the development of Hunworth.

**KEY**

— Current Boundary

■ Proposed exclusion
from the Conservation Area■ Proposed inclusion
within the Conservation Area

Boundary review plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.

Section 9

Further Information

A summary of the significance, issues and opportunities within the conservation area, as well as details of next steps and contacts.

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The preservation and enhancement of the character, appearance and special architectural interest of the Hunworth Conservation Area should be at the heart of changes made within the area. All its residents have the opportunity to contribute to the preservation and enhancement of the village and ensure that it is passed on to future generations.

RESEARCHING THE HISTORY OF A BUILDING OR SITE

Before proposing any change, it is important to understand the significance of a building or site. This will require research into historical development. Some useful places to start your search are detailed below.

- **The National Heritage List for England**, to find out whether your building is listed.
- **The Norfolk Heritage Centre at the Norfolk and Norwich Millennium Library**.
- **The Blakeney Area Historical Society**, who run a History Centre containing documents on local history.
- **The Norfolk Records Office**. You can search their catalogue online before you visit or request research to be carried out on your behalf.
- **Norfolk Heritage Explorer**, the Heritage Environment Record for the county.

- **Holt Library**. Interlibrary loans mean that you can always borrow books from other libraries if necessary.
- **The National Archives**. These are located at Kew, London, but the catalogue can be searched online.
- **British Newspaper Archive Online**, which can often be a useful source of local history information.
- **National Library of Scotland**, which allows you to view numerous historic plans online.

PLANNING ADVICE

If you need further advice on buildings in conservation areas, design guidance and planning permissions, visit the Heritage and Design pages of North Norfolk District Council's website, <https://www.norfolk.gov.uk/section/planning/heritage-design/> or contact the Planning Department: planning@north-norfolk.gov.uk

ADVICE ON CONSERVATION BEST PRACTICE

Historic England's website contains a range of advice and guidance, such as *Conservation Principles: Policies and Guidance* and guides on understanding heritage value, setting and views, to specific guides on types of repairs or types of buildings. This information can largely be found in the advice area of the website. <https://historicengland.org.uk/advice/>

FINDING A CONSERVATION ARCHITECT, CONSULTANT OR CONTRACTOR

When undertaking work to an historic building it is important to employ contractors who have worked with them before and understand what would be appropriate in terms of change. There are several organisations that maintain lists of experienced conservation and heritage professionals from architects and surveyors to leadworkers and roofers. The following are databases of consultants who have a proven track record of working with historic buildings:

- The Institute of Historic Building Conservation (IHBC), who have a database of accredited practitioners.
- Royal Institute for British Architects (RIBA) list of conservation architects.
- The Register of Architects Accredited in Building Conservation (AABC).

TRACKING OR COMMENTING ON PLANNING APPLICATIONS

If you or a neighbour submits a planning application, there will be a period when members of the public can comment on the application. This can be done electronically online via the Council's Planning website: <https://idoxpa.norfolk.gov.uk/onlineapplications/>



If you are planning works to your own property, it can be useful to check the planning applications that have been approved for similar works in the village to understand what might be acceptable.

It may also be useful to review the planning history for your own site to find out what changes may have been made to your property prior to your ownership. Note that the council only holds planning application records online for recent years. For older applications please contact the planning department (planning@north-norfolk.gov.uk) for details of how to access the documentation.

COMMUNITY ACTION

The Government recognises that local communities care about the places where they live and in light of this has developed neighbourhood plans as a tool for local communities to shape the future of their built environment. These are documents that are created by the local community to sit alongside the local Council's planning policies to provide planning policies that are specific to that area. It acts as guidance for anyone wanting to make change to that place and for those who are assessing proposals for change.

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ENDNOTES

- 01 Section 69 (1), Planning (Listed Buildings & Conservation Areas) Act 1990
- 02 Section 71 (1), Planning (Listed Buildings & Conservation Areas) Act 1990
- 03 Section 71 (2) and (3), Planning (Listed Buildings & Conservation Areas) Act 1990
- 04 [http://www.heritage.norfolk.gov.uk/record-details?TNF1704-Parish-Summary-Stody-\(Parish-Summary\)](http://www.heritage.norfolk.gov.uk/record-details?TNF1704-Parish-Summary-Stody-(Parish-Summary))
- 05 Robert Liddiard, 'Hunworth' in "Landscapes of Lordship": Norman Castles and the Countryside in Medieval Norfolk, 1066-1200, pp.96-98.
- 06 Len Bartram, *Hunworth and Stody*, p. 17.
- 07 [http://www.heritage.norfolk.gov.uk/record-details?TNF1704-Parish-Summary-Stody-\(Parish-Summary\)](http://www.heritage.norfolk.gov.uk/record-details?TNF1704-Parish-Summary-Stody-(Parish-Summary))
- 08 historicengland.org.uk/listing/the-list/list-entry/1017672
- 09 Len Bartram, *Hunworth and Stody*, p. 14.
- 10 <http://www.norfolkmills.co.uk/Watermills/hunworth.html>
- 11 *ibid.*
- 12 <http://www.heritage.norfolk.gov.uk/record-details?MNF6529-St-Lawrence%27s-Church-Hunworth&Index=6008&RecordCount=57338&SessionID=39909ecb-a1fa-4b30-bea6-962a5d11c33c>
- 13 North Norfolk SSSI Citation, accessed: <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1001342.pdf>
- 14 Holt Lowes SSSI Citation, accessed: <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1002710.pdf>
- 15 Norfolk Mills, 'Hunworth Mill', <http://www.norfolkmills.co.uk/Watermills/hunworth.html>
- 16 See Historic England *Local Heritage Listing* (2016) for more details
- 17 Hunworth – Stody, Heritage Explorer Norfolk (<http://www.heritage.norfolk.gov.uk/record-details?TNF1704>) [accessed 1st April 2020].
- 18 Holt-Wilson, 2014, p.8
- 19 The legal interpretation established in South Lakeland DC v Secretary of State for the Environment and Rowbotham [1991] 2 L.P.R. 97



ARCHIVE MATERIAL

NORFOLK RECORD OFFICE

Maps

DN/TA 370 Hunworth Tithe Map

PD 101/53(H) John Cary, A New Map of Norfolk divided into hundreds exhibiting its roads, rivers, parks &c, 1807

Estate Surveys

NRS 21385 Survey of the Estate of Robert Britiffe Esq in the parishes of Hunworth, Stody, Thornage, Bringham in Norfolk, 1726

MS 662/4 Map of Estates of Hudson Gurney in Bodham and Baconsthorpe, 1833

MS/RO 389/17 Microfilm of a map of the estate of John Thruston Mostt Esq., in Bodham, Baconsthorpe, Hempstead, Sheringham and Beckham, 1807

NORFOLK HERITAGE CENTRE

Maps

C 9111.4261 Faden Map of Norfolk, 1797

L911.4261 Bryant, Andrew, *Map of the County of Norfolk from actual survey*, 1826

Plan of part of the Stody Estate, Norfolk, for sale by auction by Francis Hornor & Son, 1965

Photos

C/HUN Hunworth photographs

SECONDARY SOURCES

Bartram, Len, *Hunworth and Stody*, 1999

Cozens-Hardy, Basil, 'The Glaven Valley', *Norfolk Archaeology*, Vol. XXXIII

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Pevsner, Nikolaus and Wilson, Bill, *The Buildings of England: Norfolk 1: Norwich and North-East*, 2002

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Historic England, Conservation Principles, Policies and Guidance, 2008

Historic England, Conservation Area Appraisal, Designation Management: Historic England Advice Note 1 (second edition), February 2019

Historic England, The Setting of Heritage Assets: Historic England Good Practice Advice in Planning Note 3 (second edition), December 2017

Ministry of Housing, Communities and Local Government, National Planning Policy Framework, 2019

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North Norfolk District Council and LUC, North Norfolk Landscape Character Assessment, Nov 2018

North Norfolk Coast Partnership, North Norfolk Coast AONB Climate Change Adaptation Strategy, March 2017



WEBSITES

An Assessment on the effects of conservation areas on value (May 2012) Gabriel M Ahfeldt, Nancy Holman, Nicolai Wendland. <https://historicengland.org.uk/research/current/social-and-economicresearch/value-and-impact-of-heritage/valueconservation-areas/>

British History Online, Hunworth, <https://www.british-history.ac.uk/topographical-hist-norfolk/vol9/pp400-403>

Historic England, The National Heritage List for England, <https://historicengland.org.uk/listing/the-list/map-search?clearresults=True>

Norfolk Heritage Explorer, <http://www.heritage.norfolk.gov.uk/>

Norfolk Heritage Explorer, Stody, [http://www.heritage.norfolk.gov.uk/record-details?TNF1704-Parish-Summary-Stody-\(Parish-Summary\)](http://www.heritage.norfolk.gov.uk/record-details?TNF1704-Parish-Summary-Stody-(Parish-Summary))

Norfolk Mills Hunworth watermill, <http://www.norfolk Mills.co.uk/Watermills/hunworth.html>

North Norfolk SSSI Citation, <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1001342.pdf>

Open Domesday, <https://opendomesday.org/place/IG0635/hunworth/>

Stody Estate, <https://www.stodyestate.co.uk/>

LEGISLATION

Planning (Listed Buildings and Conservation Areas) Act 1990

Appendix B

Glossary of Terms

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Alteration

Work intended to change the function or appearance of a place (HE, Conservation Principles, 2008, 71).

Conservation Area

‘An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’, designated under what is now s69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (HE, Conservation Principles, 2008, 71).

Conservation

The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance (NPPF, 2018, 65). The process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations (HE, Conservation Principles, 2008, 71).

Designated heritage asset

A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation (NPPF, 2018, 66).

Heritage asset

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing) (NPPF, 2018, 67).

Historic environment

All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora (NPPF, 2018, 67).

Preserve

To keep safe from harm¹⁹ (HE, Conservation Principles, 2008, 72).

Renewal

Comprehensive dismantling and replacement of an element of a place, in the case of structures normally reincorporating sound units (HE, Conservation Principles, 2008, 72).

Repair

Work beyond the scope of maintenance, to remedy defects caused by decay, damage or use, including minor adaptation to achieve a sustainable outcome, but not involving restoration or alteration (HE, Conservation Principles, 2008, 72).

Restoration

To return a place to a known earlier state, on the basis of compelling evidence, without conjecture (HE, Conservation Principles, 2008, 72).

Reversible

Capable of being reversed so that the previous state is restored (HE, Conservation Principles, 2008, 72).

Setting of a heritage asset

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (NPPF, 2018, 71). The surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape (HE, Conservation Principles, 2008, 72).

Significance (for heritage policy)

The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance (NPPF, 2018, 71). The sum of the cultural and natural heritage values of a place, often set out in a statement of significance (HE, Conservation Principles, 2008, 72).

Value

An aspect of worth or importance, here attached by people to qualities of places (HE, Conservation Principles, 2008, 72).



Appendix C

Audit of Heritage Assets

Identification of all the designated and adopted locally listed heritage assets within the Conservation Area.



HUNWORTH ROAD/KING STREET JUNCTION

Address / Building Name	Church of St. Lawrence
Street-by-Street Area	Hunworth Road/King Street Junction
Status	Grade II*
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049189

Brief History	C11-C15
Brief Description	Parish church. Flint with stone dressings. Lead roof. Square tower with crenellations. Traceried windows.



Address / Building Name	Hunworth Hall
Street-by-Street Area	Hunworth Road/King Street Junction
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1152900

Brief History	c.1700. Centre and left to rear infilled c1930.
Brief Description	House. Two storeys with attic and cellar. Brick, front rendered, black unglazed pantiles. Dutch gables to ends of main range. Timber sash windows and casements.



Address / Building Name	Pig Sties c50m north of Hunworth Hall
Street-by-Street Area	Hunworth Road/King Street Junction
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1152911

Brief History	Early C19.
Brief Description	Pair of pigsties. Flint with brick dressings. Hipped pantile roof. Enclosed yards to front.



Address / Building Name	House and attached cow shed c20m north of Hunworth Hall
Street-by-Street Area	Hunworth Road/King Street Junction
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1304541

Brief History	Dated 1700.
Brief Description	Agricultural building converted to house. Two storeys. Flint and brick with pantile roof. South-east gable of flint with decorative brickwork of hearts and lozenges. Date 1700 and initials BER for Edmund and Rebecca Britiffe.



Address / Building Name	Stock shed c70m north of Hunworth Hall
Street-by-Street Area	Hunworth Road/King Street Junction
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373795

Brief History	Late C19.
Brief Description	Stock shed. Flint and brick mosaic walls, pantile roof. Open sided to south, supported on wooden posts. Two enclosed yards to front.


Address / Building Name	Barn c70 north of Hunworth Hall
Street-by-Street Area	Hunworth Road/King Street Junction
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049190

Brief History	C1700.
Brief Description	Barn. Flint with brick dressings, pantile roof. Ventilation slits. North-east gable with initials EB for Edmund Britiffe.




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HUNWORTH ROAD/KING STREET JUNCTION (CONT.)


Address / Building Name	Hunworth Mill
Street-by-Street Area	Hunworth Road/King Street Junction
Status	Grade II*
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049191
Brief History	Watermill, mid C18. Millhouse, late C18/early C19.
Brief Description	Two storey mill to the north-east, set over River Glaven, with two sluice arches and a large weatherboarded gabled loft projecting forward to north. A rare type of installation for the mill equipment which has the drive to the stones from above. The mill house is five bays and two storeys with attic. Brick with pantiles. All windows renewed late-C20.
	

KING STREET


Address / Building Name	The Firs
Street-by-Street Area	North end of the Green
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049192
Brief History	C17/C18. C19 porch.
Brief Description	House. Two storeys. Flint with brick dressings and pantile roof. C19 gabled porch to north elevation.
	

NORTH END OF THE GREEN

Address / Building Name	Green House Farm
Street-by-Street Area	North end of the Green
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1152936
Brief History	Early C17 with later additions and alterations. Late C18 rear wing. C19 and C20 additions to the rear.
Brief Description	House. Two storeys. Flint with brick dressings. Pantile roof. L-plan. Timber sash and casement windows.
	

Address / Building Name	Dickers
Street-by-Street Area	North end of the Green
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373796
Brief History	Date 1682. C19 and C20 additions.
Brief Description	House. Two storeys. Flint and red brick with pantile roof.
	


SOUTH END OF THE GREEN


Address / Building Name	Castle Hill medieval ringwork, Hunworth
Street-by-Street Area	South end of the Green
Status	Scheduled Monument
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1017672
Brief History	Late-Anglo-Saxon to later twelfth century. One of only five recognised examples in Norfolk.
Brief Description	Site commands village and two crossings of the River Glaven. Defended area surrounded by a ditch and bank, previously surmounted by a timber palisade. Ringwork is 95m in diameter. Earthworks survive with possible remains of features such as buildings preserved in the interior of the enclosure.
	

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HUNWORTH COMMON

Address / Building Name	The Old Rectory and attached walls and stable block
Street-by-Street Area	Hunworth Common
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1253197
Brief History	Dated 1849 on the entrance porch.
Brief Description	Two and three storeys. Brick in Flemish bond with tile roofs. Leaded casements. Tudor Revival Style. Adjacent service wing in more modest style to the north. Stable block to north.
	

Address / Building Name	Walled gardens and attached structures north of Old Rectory
Street-by-Street Area	Hunworth Road/King Street Junction
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1153086
Brief History	1850
Brief Description	Walled garden with Tudor-arched gateway dated 1850. Two storey structure in a style to match the Old Rectory to the south.
	

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Full Size Plans

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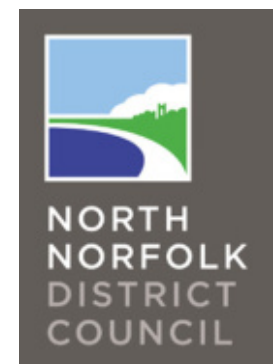
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Sharrington

Conservation Area Appraisal and Management Plan

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PURCELL 

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How to Use This Document

For ease of use this document has been produced to be read on-screen as a PDF. It contains a series of features that make it easier to use and navigate between the sections.

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3.1 EARLY HISTORY

Artefacts, such as flint axe heads and pottery, from as early as the Mesolithic period (10000-4001 BC) have been found around Blakeney. Bronze Age (c2350-701 BC) and early Saxon (410-1065 AD) barrows (burial mounds) are located on the Blakeney Downs, and there was probably a small settlement in the parish in the Roman period (43-409 AD).⁰⁵

Navigation

The buttons along the bottom of each page allow you to jump to a specific section. Once you've clicked on a section, it will turn bold so you know which section you are in.



You can also use the buttons in the top right hand corner to jump to the contents, appendices, or back to the page you were previously on.



- Advertisements and other commercial signage may be subject to additional controls and/or require planning permission.
- Changing the use of a building (e.g. from residential to commercial) will require planning permission.

Plans



When you see this icon, click to see a full-sized version of the plan (located in [Appendix D](#)).

To return to the page you were previously on from the full-sized plan, click the back button in the top right hand corner of the page.



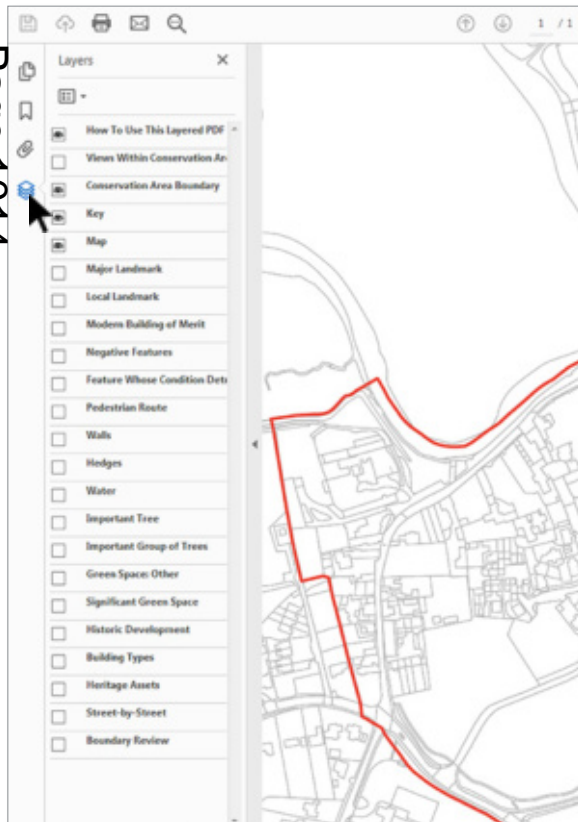
How to Use the Layered PDF in Appendix D

The PDF showing the full size plans is interactive. By switching the layers on and off you can view different elements of the conservation area analysis in context with each other. If your software does not have this capability, please view the separate PDF file of individual maps on the conservation area pages of North Norfolk District Council's website.


Opening the Layers Panel

Click on the layers icon  to open the layers panel. This will bring up options for the different mapping elements that are available to view.

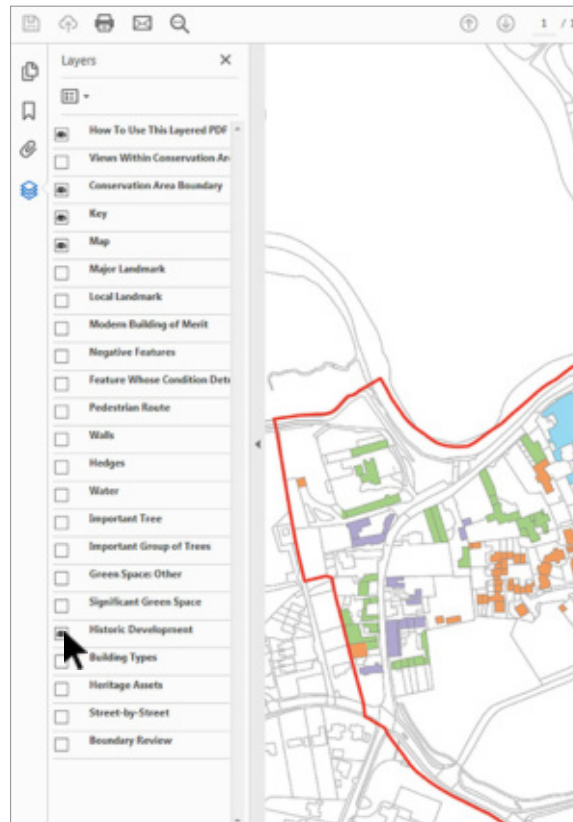
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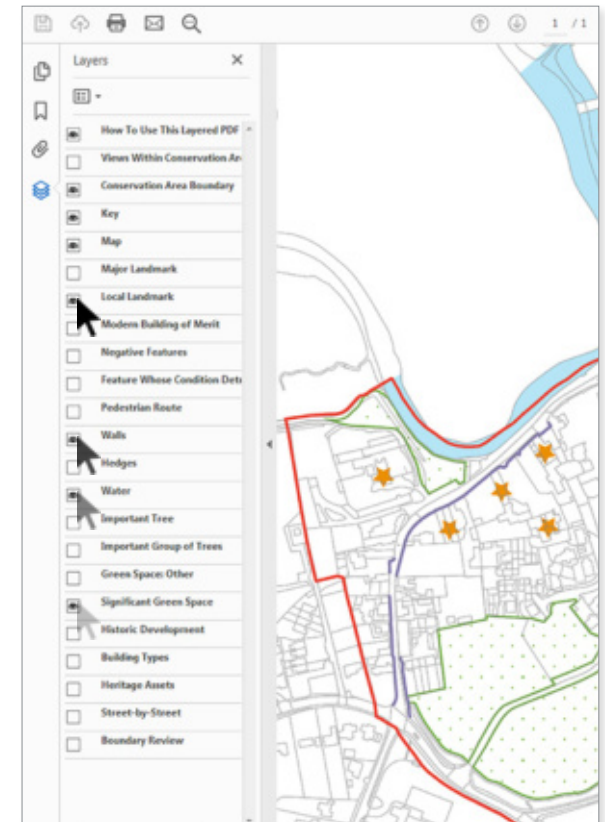
Viewing Different Layers

The map will initially show just the conservation area boundary. Click on your desired layer from the options listed. A small eye icon  will appear to indicate which layers you have switched on. You may need to switch some layers off to view others which sit underneath.

Switching on a layer to view that part of the map



Switching layers on and off as desired



Frequently Asked Questions

Conservation Areas

- What is a Conservation Area?
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- What is the current boundary of the Conservation Area?
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- Has the boundary of the Conservation Area been changed as part of this review?
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- What are my responsibilities in maintaining my property?
See [Section 1.4](#) and [Section 8.3.1](#)

Understanding your Property

- Is my property within the Conservation Area?
See [Boundary Map](#)
- What is the overall special interest of the Conservation Area?
See [Section 2](#)
- What characteristics of the built environment contribute to the special interest of the Conservation Area?
See [Section 4](#)
- How old is my property?
See [Historic Development Plan](#)
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- Is my property an adopted locally listed building?
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- How does the natural environment contribute to the special interest of the Conservation Area?
See [Section 4.1](#) and [Section 4.2](#)
- What are the problems facing the Conservation Area?
See [Section 7](#)
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See [Section 7](#)
- How can I understand my property better?
See [Section 9](#)

Making Changes

- Is there an overall vision for the conservation management of the Conservation Area?
See [Section 8.2](#)
- What characteristics do I need to consider when planning changes or development?
See [Section 4](#), [Section 6](#) and [Section 8](#)
- Does the Council have a design guide for new development?
See [Section 1.2](#)
- How should I approach repairs to my property?
See [Section 8.3.1](#)
- Can I replace my windows and doors?
See [Section 8.3.2](#)
- What alterations and extensions are appropriate to my property?
See [Section 8.3.2](#) and [Section 8.3.3](#)
- What characteristics should new development have within the Conservation Area?
See [Section 8.3.4](#), [Section 8.3.5](#) and [Section 8.3.6](#)
- How can I get advice about making changes to my property?
See [Section 1.5](#) and [Section 9](#)

Section 1

Introduction

This section gives an overview of the Sharrington Conservation Area, provides information about what conservation area designation means and its implications for development, as well as outlines the consultation process that has been undertaken to prepare this Appraisal and Management Plan.

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- [1.7 What Do These Terms Mean?](#)

1.1 SHARRINGTON CONSERVATION AREA

The Sharrington Conservation Area was originally designated in 1974. The designation covers a dispersed village, with clusters of historic buildings set between wide open fields. The shape of the built part of the village has changed over the centuries. The oldest surviving fabric is found in the Village Cross and All Saints Church, both on Bale Road. At the centre of the village is Sharrington Hall, which is generally dated as sixteenth century and is surrounded by barns that reflect its place at the centre of an agricultural estate. Notable seventeenth century farmhouses are found in Daubeney Hall Farmhouse and Hunt Hall Farmhouse. There are a variety of other buildings, including two former public houses, a former school and the old rectory, with the nineteenth century estate cottages around the village contributing a sense of unity.

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1.1 WHAT IS A CONSERVATION AREA?

Definition of a Conservation Area

A conservation area is defined as an ‘*area of special architectural or historic interest the character of which is it desirable to preserve or enhance*’.⁰¹

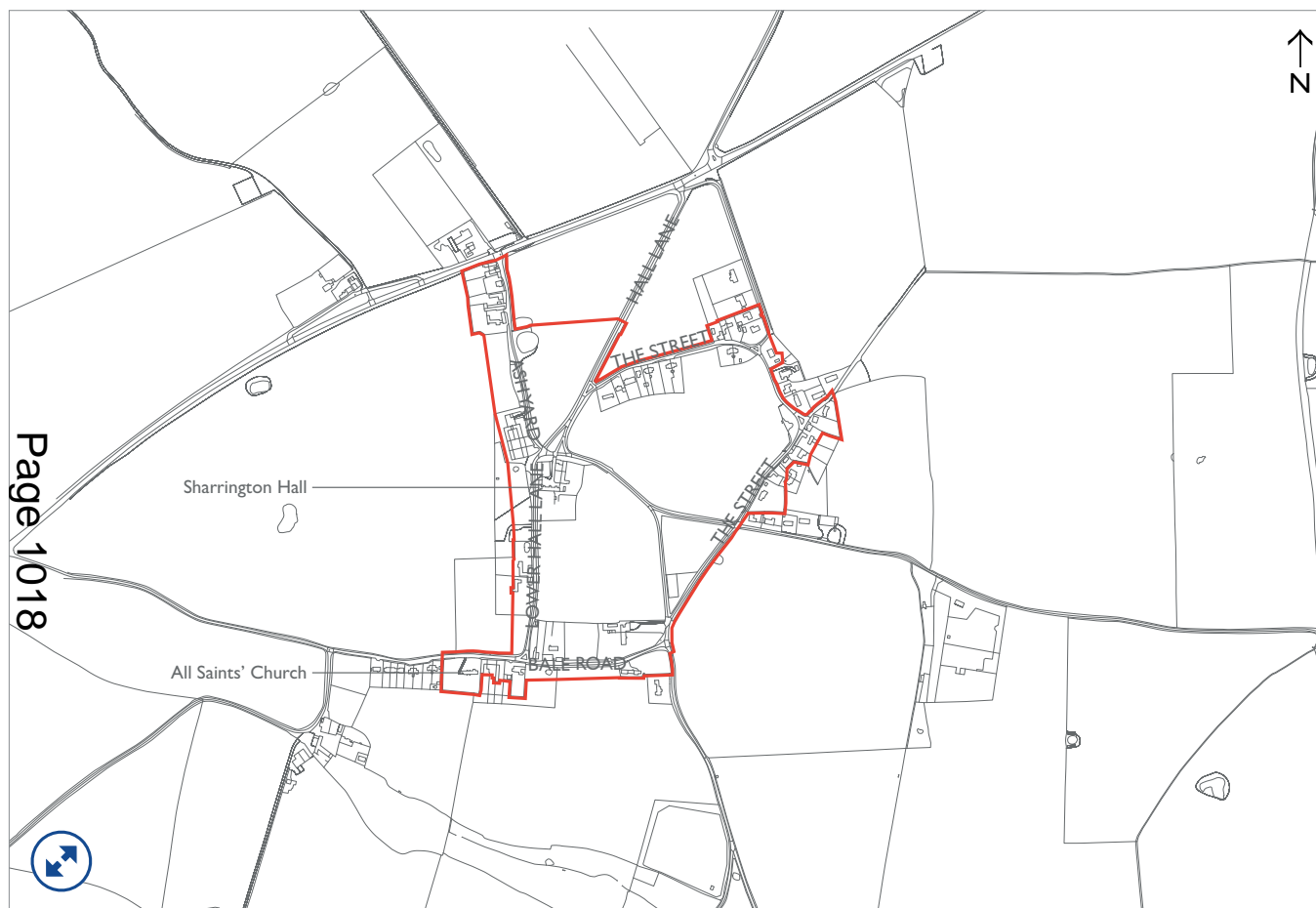
Designation of a conservation area recognises the unique quality of an area as a whole. It is the contribution of individual buildings and monuments as well as other features including (but not limited to) topography, materials, spatial relationships, thoroughfares, street furniture, open spaces and landscaping. These all contribute to the character and appearance of an area, resulting in a distinctive local identity.

The extent to which a building or group of buildings/ structures, positively shape the character of a conservation area comes from their street-facing elevations, the integrity of their historic fabric, overall scale and massing, detailing, and materials. Rear and side elevations can also be important, as can side views from alleys and yards or views down unto buildings in valleys or low-lying topographies.

If the significant qualities of a conservation area are retained and inappropriate alterations prevented, the benefits will be enjoyed by owners, occupiers and visitors to the place, including the ability to experience interesting and important heritage structures and places. It is therefore in the public interest to preserve the area for cultural appreciation.

Conservation Areas are governed under the *Planning (Listed Buildings and Conservation Areas) Act 1990* and the *National Planning Policy Framework* (NPPF, 2019) sets out the overarching requirement for local planning authorities to identify and protect areas of special interest. North Norfolk District Council’s (NNDC) Local Development Framework (LDF, adopted 2008) sets out the council’s policies for guiding development within the district. See this link for the latest heritage related policy: <https://www.north-norfolk.gov.uk/section/planning/planning-policy/>.

In addition to the policies contained within the LDF, NNDC has produced a Design Guide which includes guidance on appropriate alterations to historic buildings and within conservation areas. This guidance should be referenced when considering development within the Sharrington Conservation Area and can be viewed here: https://www.north-norfolk.gov.uk/media/1268/north_norfolk_design_guide_adopted_2008_-web.pdf.



Sharrington Conservation Area Boundary Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.



1.3 THE PURPOSE AND SCOPE OF THE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

Understanding the character and significance of conservation areas is essential for managing change within them. It is therefore a requirement under the Planning (Listed Buildings and Conservation Areas) Act 1990 that all local planning authorities ‘*formulate and publish proposals for the preservation and enhancement*’ of conservation areas within their jurisdiction, and that these proposals are periodically reviewed.⁰² The proposals are normally presented in the form of a Conservation Area Appraisal and Management Plan, which defines and records the special interest of a conservation area, as well as setting out a plan of action for its on-going protection and enhancement.

Conservation areas may be affected by direct physical change, by changes in their setting or in the uses of buildings or areas within them. A clear definition

of those elements which contribute to the special architectural or historic interest of a place will enable the development of a robust policy framework for the future management of that area, against which applications can be considered.

Over time, conservation areas evolve and the characteristics which underpin their special interest may decrease in their integrity because of gradual alteration. It is therefore important to review and take stock of the character of a conservation area at intervals to ensure designation is still suitable and that the proper management of change is in place.

Often, conservation area boundaries have historically been drawn too tightly or include peripheral areas which do not contribute to an understanding of its character. Consequently, it is important to review the boundary and include/exclude buildings and spaces which do/not meet conservation area designation criteria.

This Conservation Area Appraisal and Management Plan therefore seeks to:

- ***Record and analyse the special interest of Sharrington Conservation Area;***
- ***Recognise the designated and non-designated heritage assets which comprise the Conservation Area;***
- ***Identify issues relating to condition and pressures for change;***
- ***Identify opportunities for the enhancement of the Conservation Area;***
- ***Provide guidance and recommendations for the positive management, preservation and enhancement of the Conservation Area; and***
- ***Set out any proposals for changes to the Conservation Area boundary.***



Although this document is intended to be comprehensive, the omission of any building, structure, feature or space does not imply that the element is not significant or does not positively contribute to the character and special interest of the Conservation Area. The protocols and guidance provided in [Section 8](#) (*Management Plan*) are applicable in every instance.

The assessments which provide the baseline information for this Conservation Area Appraisal and Management Plan have been carried out utilising publicly available resources and through on-site analysis from the public thoroughfares within the Conservation Area.

Definition of a Heritage Asset

The NPPF defines a heritage asset as: *A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).*

1.4 WHAT DOES DESIGNATION MEAN FOR ME?

To protect and enhance the Conservation Area, any changes that take place must positively conserve the character and special interest that make it significant. Statutory control measures are intended to prevent development that may have a negative or cumulative effect on this significance.

- Planning permission will be required to totally or substantially demolish buildings or structures (including walls, gate piers and chimneys). This will also need a heritage statement (sometimes called a heritage impact assessment) as part of the application.
- The extent of permitted development (i.e. changes that are allowed without requiring consent from the local authority) may be restricted; for example, replacement windows, alterations to cladding or the installation of satellite dishes. Additional control may be sought through Article 4 Directions, which specifically remove permitted development rights.
- Trees with a diameter of 75mm or greater, measured at 1.5m from soil level, are protected. Any work proposed to these trees require permission from the local authority by means of a planning application. This allows the authority to determine whether a Tree Preservation Order (TPO) is necessary.

- Advertisements and other commercial signage may be subject to additional controls and/or require planning permission.
- Changing the use of a building (e.g. from residential to commercial) will require planning permission.

If you wish to carry out work within the Sharrington Conservation Area your proposals will be assessed against Policy EN8 of the Local Development Framework and the NNDC Design Guide.

1.5 PRE-APPLICATION ADVICE

If you require tailored planning advice or need assistance regarding a specific development proposal, North Norfolk District Council offers a pre-application advice service.

Whatever the scale of development proposed, applying to the Council for pre-application advice will add value to the design quality of your scheme and it will help reduce potential uncertainty and delays by identifying any issues at an early stage.

Meaningful public consultation is also a critical part of this process and whilst responsibility for this lies with the applicant, the Council strongly encourages you to undertake consultation with the local community and stakeholders.



For further information regarding pre-application advice, please visit our website: <https://www.north-norfolk.gov.uk/tasks/development-management/pre-application-service/>.

1.6 WHO HAVE WE CONSULTED WHILE PREPARING THIS PLAN?

It is a statutory requirement under the *Planning (Listed Buildings and Conservation Areas) Act 1990* for conservation area guidance produced by local authorities to be subject to public review, including a public meeting, and for the local authority to have regard to any views expressed by consultees.⁹³

The Draft Sharrington Conservation Area Appraisal and Management Plan is being made available for public consultation across a six-week period between XXXXXX and XXXXX 2021. This includes the publication of the draft document on North Norfolk District Council's website and a public consultation meeting held at XXXX on XXXX.

Other means of consultation carried out include:

- NNDC and Purcell met with the Friends of North Norfolk in March 2018 to discuss with them the content, scope and aims of the Appraisals.
- Informal discussions with residents during site visits.
- Comments on the Conservation Areas were invited through NNDC's website during 2020 and an email address provided to send comments.
- Local NNDC Members and Councillors were contacted to inform them of the Appraisal process and to invite comments on the Conservation Areas.

1.7 WHAT DO THESE TERMS MEAN?

There are words and phrases used in relation to the conservation of the historic environment that have a specific meaning in this context. An explanation of some of the most used terms can be found in the Glossary in [Appendix B](#).

Section 2

Summary of Special Interest

This section provides a summary of what is significant about the Sharrington Conservation Area in terms of its history, architecture and setting.

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2 Summary of Special Interest



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Sharrington is a dispersed settlement with a distinctive rural character in which the agricultural fields of the surrounding countryside flow into and through the areas of built development. Clusters of buildings are arranged along one side of a street leaving views of the fields on the other. With many of the streets in the village converging to the north of Sharrington Hall, the importance of the estate historically to the village appears emphasised. Sharrington has continuously evolved with the shape of the built settlement altering over time.

With archaeological evidence dating from the Neolithic period, there appears to have been human activity in the area for centuries. The oldest surviving structures today are the Village Cross, possibly a medieval pilgrimage waymarker, and the church of All Saints, which has been reduced in size since its medieval zenith but retains one of the highest towers in the area.

For much of its history, Sharrington has been dominated by agriculture and, as well as the fields and barns scattered through the village, the prevalence of gates and boundary demarcations is a reminder of the livestock that were once driven through the streets. At the centre of the village is the fine sixteenth century red brick Sharrington Hall. Associated with the Daubeney family in the medieval period, the name is preserved in the seventeenth century Daubeney Farmhouse. Barns associated with the Hall, its farm and Daubeney Farm form large agricultural buildings at the heart of the village.

The national significance of Sharrington's oldest buildings are reflected in their national listing: the cross, church, hall and its barns and the two seventeenth century farmhouse of Daubeney and Hunt Hall are all listed. Other notable buildings include the red brick Victorian Old Rectory, the nineteenth century former Wesleyan Chapel and the elegant Georgian house, The Chequers, formerly the Hastings Arms public house.

The buildings in Sharrington are mostly vernacular in construction and built from the traditional North Norfolk materials of flint, red brick and red and black clay pantiles. Several pairs of flint and red brick estate cottages from the 1870s are found along The Street and they retain a commonality of appearance despite later alterations. Other buildings, such as Stiles Farmhouse and Farm Cottage, have a softer appearance as they use the same materials but are older. Most modern additions and new buildings have been constructed of the traditional vernacular materials with little introduction of timber weatherboarding or other materials. The result is a sense of unity to the village despite its dispersed layout.

Trees and hedges make important contributions to the character of the village. Hedges, whether along fields or gardens, are a very common boundary marker whilst trees add further screening and create areas with a sense of enclosure in contrast to the open fields. The trees lining Upper Hall Lane form an avenue

approach to Sharrington Hall. With its high water table, Sharrington has several ponds, which once provided watering for livestock. Some of these are near the several small areas of green open space that punctuate the village, such as around the Village Cross, to the north of Sharrington Hall and Jubilee Corner. Most properties are located in gardens that are proportional to the building's size.

The agricultural fields surrounding Sharrington are the principal contributor to its setting along with Valley Farm located just south-west of the village. With many fields lacking high boundaries, there are many arresting views out of the Conservation Area across the gently rolling fields on the edge of the Glaven Valley. On the fringes of the Conservation Area are some areas of modern dwellings, which are of varying quality and, at best, make a neutral contribution to the setting of the Conservation Area. Screening of these by planting, where it exists, should be maintained and enhanced.

Despite its sleepy, secluded character, Sharrington is home to a vibrant local community, whose hard work not only maintains the appearance of the village on a day-to-day basis but which has revitalised the village hall and created Jubilee Corner.

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Section 3

Historic Development

This section describes the history of Sharrington and discusses how the settlement pattern has developed over time.

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There are several suggestions as to the origin of the name Sharrington, including associations with a beehive, sheep or a dung farm within an enclosure, with both the latter two suggesting the importance of livestock. Sharrington was first documented in the Domesday Book of 1086 and has since been a small, rural settlement of scattered farm buildings around large open fields with a manorial house at its centre.⁰⁴ The historic landscape of Sharrington consists of fields stretching in all directions, small clusters of woodland and numerous field ponds for watering livestock, many of which can still be seen at the edges of fields.

The medieval period is represented in Sharrington today by the survival of the Village Cross and the Church of All Saints. The oldest dwellings are the sixteenth century Sharrington Hall and the seventeenth century farmhouses of Daubeney Farmhouse and Hunt Hall Farmhouse. The first map of Sharrington was created in 1784 for Elizabeth Jodrell and illustrates the buildings and landscape within Sharrington before the enclosure in 1797 of the common land, which had been used for sheep grazing. The Tithe Map of 1842 shows several dwellings had been built, particularly along The Street, and also the Rectory. New Road was built to the north-east of the village but buildings further east were demolished. The growth in building numbers continued through the twentieth century. As well as the replacement of historic buildings in the east of the village, new houses were built in the mid twentieth century along the west end of Bale Road and New Road and later along Thornage Road.

3.1 EARLY HISTORY

Human settlement within Sharrington dates back to the prehistoric times as evidenced by archaeological discoveries of pot boilers and a mound of burnt flints in a field south of All Saints church.⁰⁵ Located within the hundred of Holt, the first time Sharrington was documented was in the Domesday Book of 1086.⁰⁶ The village had 28 households, 60 sheep with land belonging to King William who also held land in the nearby villages of Stody, Hunworth and Gunthorpe.⁰⁷ Prior to the conquest Sharrington had been under the ownership of Earl Harold.⁰⁸

There were no mills in Sharrington but one team of ploughmen belonging to the lord and a separate men's plough team are both listed in the entry showing the early cultivation of the land at Sharrington.⁰⁹ After the Norman Conquest, the ownership of Sharrington passed between Norman Barons including Gregory de Sharenton and Peter de Sharrington.¹⁰ In 1323, John Dawbney de Broughton held the Manor and the Daubeney family held Lordship over the village for two hundred years. The connection is preserved in the name of Daubeney Farmhouse.¹¹



3.2 MEDIEVAL

The early settlement pattern within Sharrington was concentrated around the south-western half of the village primarily around the church and stone cross on Bale Road, a long straight road which connects Sharrington with the village of Bale to the west. A typical medieval street pattern is loosely seen where houses are situated on the edge of the road set within small plots of land. The communal space of the stone cross located at a central junction of Bale Road and Lower Hall Lane created a small centre in the early settlement. The stone cross located on a small island north-east of the church is likely to be in its original position. Whilst the cross can only be dated loosely between the tenth and sixteenth centuries, its positioning of the route towards Walsingham suggests its function as a way marker for pilgrims¹² with the bank nearby being known as Pilgrim's Rest.

In addition, archaeological evidence has revealed a possible medieval garden feature decorated with pebbles and seashells, which was found during works at Daubeney Farmhouse.¹³

The oldest surviving building in the village is the Church of All Saints. The nave, chancel, piers and arches date from circa 1300 with a fourteenth century decorated gothic west tower.¹⁴ The tower is notably higher than other church towers within the Glaven Valley and the church itself was once much larger; the aisles were demolished and the arcades infilled.



Sharrington Cross



Church of All Saints

3.3 SIXTEENTH AND SEVENTEENTH CENTURIES

The earliest secular buildings in Sharrington date from the late sixteenth and early seventeenth centuries and comprise the manorial house Sharrington Hall and a series of farmhouses and farm buildings located within the west half of the village.

The exact date of the construction of Sharrington Hall is uncertain. There may have been a building on the site relating to the Anglo-Saxon manor but the existing building is generally described as sixteenth century. However, records indicating extensions to the hall in the late-fifteenth century under Thomas Daubeney may suggest an earlier date, although the extensions could have been undertaken to an older house and the whole was remodelled or rebuilt in the sixteenth century.¹⁵ The building that stands today is a Tudor red brick and flint mansion with a red clay pantile roof. Its mullion and transom windows with leaded lights are features typical of later sixteenth and early seventeenth century fenestration. It is formed of two storeys with an attic and eight bays.



The 1797 Faden map depicts Upper Hall Lane, the straight road leading towards the hall, with an avenue of trees lining both sides of the road. To the west of Sharrington Hall was a small stream with steep banks, this may be archaeological evidence for a moat which once ran around the peripheries of Sharrington Hall suggesting it was a fortified manor house. In 1601, William Hunt was Lord of Sharrington.¹⁶

On Faden's map, Sharrington common is labelled north of the current A148 road, it can be inferred that workers living in Sharrington would use Ash Yard and The Street as access roads towards the common, rather than the avenue along Upper Hall Lane. Immediately east and west of the hall are a series of farm buildings contemporary with the hall but with a more vernacular appearance. The barn north-west of the hall is seventeenth century with brick dressings and a red clay pantile roof. To the north-east of the hall is a barn and stable, the former distinguished with galletting.

Surviving from the seventeenth century are two farmhouses with farm buildings. Hunt Hall Farmhouse is a rectangular house of flint with brick dressings with a two-storey lobby entrance plan. Daubeney Hall Farmhouse is located along the west side of Lower Hall Lane and has a seventeenth century timber framed core with nineteenth century details. Both of the seventeenth century farmhouses have a long plan parallel to the street and are only set back from the road slightly in generously sized areas of land.



Detail from Faden's 1797 map of Norfolk showing Sharrington



Front elevation of Sharrington Hall



Hunt Hall Farmhouse



Daubeney Hall Farmhouse



3.4 EIGHTEENTH CENTURY

In the eighteenth century, there were further, albeit small scale, developments within the village where settlement is spread to the east and infill settlement occurs in the south-west and north-west of the village. Developments include the construction of more farm buildings and houses along Ash Yard, a new public house on Bale Road called The Chequers and a new development north-east of the village along The Street where small houses and farm buildings are built for the first time around the curved peripheries of a large field.

On Faden's 1797 map, Sharrington common is located north of the village beside Dalling common, which cover a large expanse of land used by the villagers to graze domestic animals.¹⁷ Sharrington common was enclosed in 1797 and shared out amongst landowners along with glebe land west of the village on the same map.¹⁸ The Swan Inn is also labelled on this map, located north-east of the village on the corner of Sharrington common, its positioning on the road towards the market town of Holt would attract eighteenth century travellers using this primary route.

The first detailed map of Sharrington was drawn up earlier in 1784 by Mrs Elizabeth Jodrell. The map is useful in providing a sense of land division and settlement in Sharrington. The common land labelled 'Sheepwalk' is drawn north of the village bordering the parish of Saxlingham. Stile Farmhouse is depicted and

labelled north-east of the hall at the start of The Street. A scattering of similar sized houses is depicted along The Street amongst small fields labelled 'pightle'. The Old Barn, Lantern Barn and Owls Rest are depicted north of Sharrington Hall as are the developments north of Ash Yard shown on Faden's map. A small area labelled 'The Green' is positioned along the south side of Bale Road nearby to the small centre.

Polite classical buildings were constructed in Sharrington during the eighteenth century. Church Farmhouse located south of Sharrington Cross is a two-storey farmhouse with a compact plan and symmetrical features including a red brick dentil cornice and return

quoins around the windows and corners is grander and more regular than earlier vernacular houses within the village, it is also fronted by two Doric columns supporting a porch roof.

North-east of Church Farmhouse along Bale Road is The Chequers, which functioned as a public house and was known as The Hastings Arms in the nineteenth century (now a residential conversion). The two-storey house of red brick in Flemish bond has a striking projecting porch with Doric columns, a fan light surmounts a six-panelled door within a pilastered doorcase.



Church Farmhouse



The Chequers, former public house



3.5 NINETEENTH CENTURY

The Tithe Map of Sharrington from 1841 provides a detailed representation of land division and new built developments. Agriculture remained the dominant industry within the village throughout the nineteenth century. The division of fields within the village largely follows the pattern of Elizabeth Jodrell's map of Sharrington, however, a number of new dwellings had been built east of The Street which had led to a tighter division of land serving smaller properties. The Rectory is shown with an attached non-residential building, which is thought to have been the school.

In some places, the shape and division of fields within the village is as it is today. The large open field east of the village is one example, another being the large open field enclosed by The Street north-east of the village and the small triangular parcel of land south of this. The Tithe Map depicts a number of large ponds located at the edges of fields within the village. The ponds were used for watering cattle which grazed in the fields and shows the centrality of cattle farming within the village. Some of Sharrington's field ponds have survived to present day.



1841 Tithe Map of Sharrington. Image supplied by the Norfolk Record Office, DN/TA 510.



Alterations to All Saints Church occurred in the nineteenth century, a time when many churches were undergoing restoration. At All Saints church, an arched brace timber roof was fitted with carved stone corbels.¹⁹ A nineteenth century font was also added to the interior of the church.²⁰

In 1866, a small Wesleyan Chapel was built along the south-east side of The Street to serve the Primitive Methodist congregation in Sharrington. The building survives as a residential conversion; the foundation stone and inscribed plaque with date can be seen from The Street.

In the 1870s, a number of semi-detached estate cottages were built in Sharrington with date stone inscribed into quatrefoil decorations made of terracotta. The cottages, which were built of local cobble flint with red brick dressings, were mostly located along the north section of The Street.

The first OS map of Sharrington from 1885-1886 shows the village in greater detail and accuracy compared to earlier maps. New Road had been created to the north-east of the village. Along Bale Road, there was a new house south of the Rectory. The lower part of Ash Yard remained more of a track than a road. The map records the rebuilding of some cottages along The Street (the estate cottages that survive today) as well as the disappearance of buildings from the north-east corner of the village.

There was an increase in the number of ponds present in the village from the 1841 Tithe Map and the major farms in the village, Hall Farm (besides Sharrington Hall), and Church Farm (south-west of All Saints church) are both prominently labelled. Within the wider setting of the village, south of Brinton, a railway line had been built by the Eastern and Midland Railway, which would have disrupted the landscape and connected the villages further afield from Sharrington.



OS Map of Sharrington 1885-1886 © Crown Copyright 2020. All rights reserved. Licence number 100020449.



Part of semi-detached estate cottages on The Street



Date stone in quatrefoil surround in terracotta



Wesleyan Chapel on The Street



Architectural detail from the Wesleyan Chapel on The Street



3.6 TWENTIETH AND TWENTY-FIRST CENTURIES

There was very little change in Sharrington between the late-nineteenth century and the early twentieth century as seen from the 1907 OS map.

Development within the village was fairly minimal in the early twentieth century. South of the village on The Street (towards Brinton), a type 22, concrete, hexagonal pill box from the Second World War stands immediately east of the road. During the Second World War, an aeroplane crashed just west of the village in the field on Bullfer Lane.²¹

The next OS map to show more significant change within the village was published in 1952. For the first time, Sharrington Cross was described as being restored but remained in the same space at the junction of Bale Road and Lower Hall Lane. There had been new residential development west of All Saints church and a few instances of infill housing along The Street, making this area of the village more densely built up. Stone Cottage on The Street was used as a Post Office though it is now in residential use again.

In 1953, Sharrington Village Hall was built along the east of The Street. The hall is a brick building with a pitched roof with panels of cobble flints which sensitively allude to vernacular building materials within the village. Above the porch doorway is a sculptural relief panel depicting a man driving a horse drawn wagon. The sculptural panel is inscribed 'Sharrington Village Hall 1953' and is an attractive feature that alludes to Sharrington's history as an agricultural settlement. The opening of the hall was a memorable event within the village as it was opened by June Spencer and Patrick Green, stars of *The Archers* radio show on BBC 4.

In the latter half of the twentieth century both The Swan and The Hastings Arms public house were closed and became private residential properties. The Primitive Methodist Chapel also closed at this time and is currently in the process of being converted for residential use. Sharrington Hall was in a poor state of repair after the Second World War and photographs show it with windows blocked on the exterior and crumbling plaster on the interior.²²



1952 OS map © Crown Copyright 2020. All rights reserved. Licence number 100020449.



Sculptural panel in relief above the doorway of Sharrington village hall



The 1980 OS map of Sharrington shows that a few modern houses had been constructed. A development of brick-built bungalows were constructed along the east side of The Street and a development of medium sized brick and flint houses can be found south-east of The Street beside the cross roads. By this time, many historic farm buildings were undergoing conversion for residential use. The 1980s also saw the refurbishment of the Village Hall.

Today, clusters of buildings are arranged in separate areas of the village with small groups of modern buildings on the edge of the conservation area on Bale Road, Thornage Road and New Road as well as new buildings infilling and replacing historic buildings along The Street, particularly the part once known as Pigg Street. With the decline of agriculture and rise of tourism, Sharrington Hall and other sites have opened luxury boutique holiday cottages within their grounds.



Modern bungalow on The Street



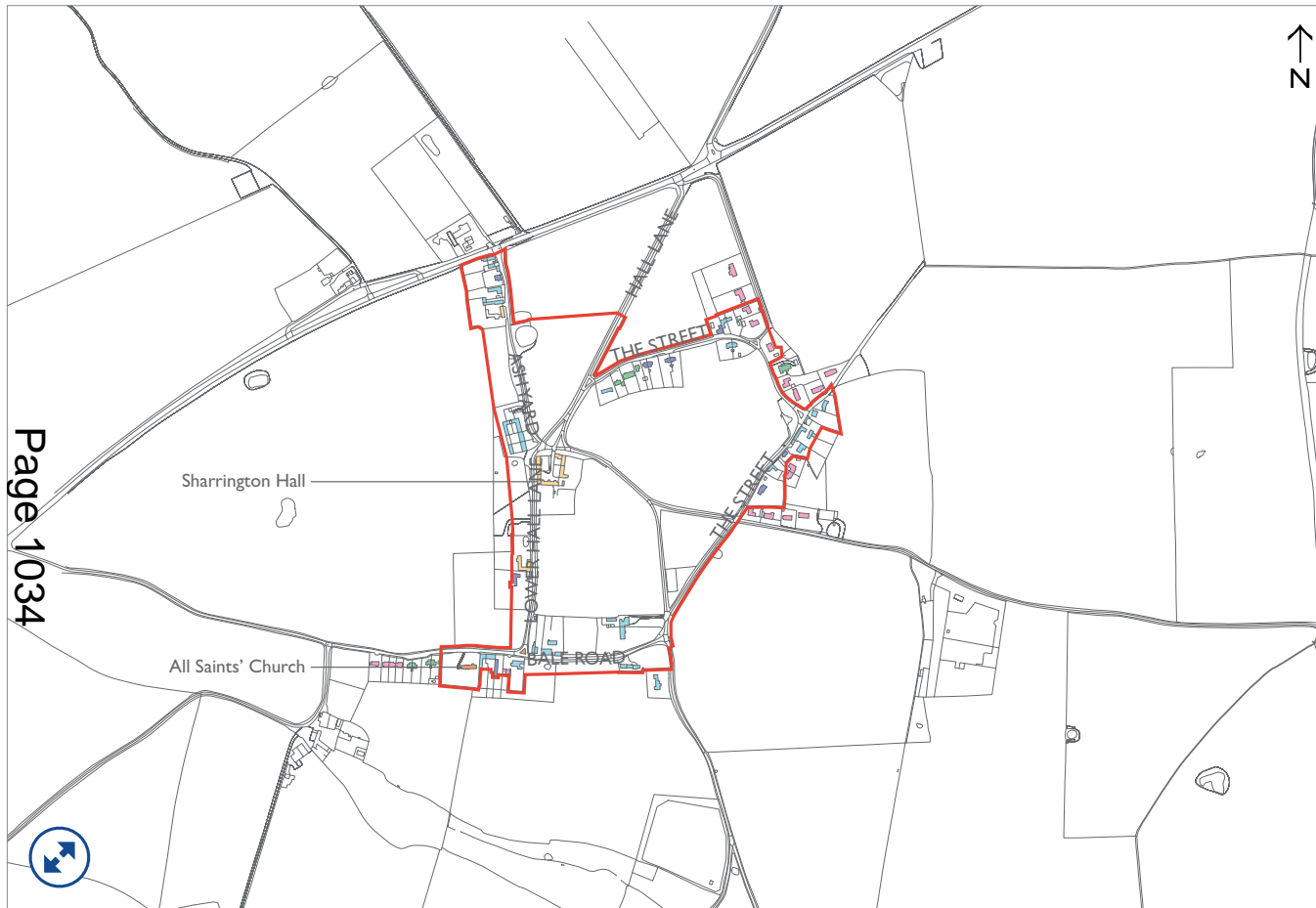
Twentieth century housing west of Bale Road



The Old Barn, a residential barn conversion from the twentieth century north of Sharrington Hall



Modern house on The Street

**KEY**

- Conservation Area Boundary
- Medieval
- Late 16th/Early 17th Century
- Pre-1841
- 1841-1886
- 1952/3-1975
- 1975 to Present

This plan indicates the age of the existing built fabric of the main buildings and structures in Sharrington. It is mostly based on a comparison of historic maps with limited verification through viewing of the existing building from the street. Some buildings may have been constructed in phases but generally only the main phase is shown here. Some buildings may have been partially rebuilt or substantially repaired since they were first built but their footprint was unchanged and so the change is not obvious in map comparisons. Where this is the case, generally the building is coloured for the earliest date that it appears on the map.

Historic Development Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.

Section 4

Character Assessment

This section describes the elements of the Sharrington Conservation Area that contribute to its setting, architecture form, street pattern and townscape character.

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4.1 LOCATION AND TOPOGRAPHY

Sharrington is a dispersed village located 2.5 miles south-west Holt and 28 miles north-west of Norwich.

The proposed Conservation Area in Sharrington covers Bale Road from All Saints church to The Rectory running north along Lower Hall Lane and terminating at the north end of Ash Yard where the road meets the A148. The boundary runs north-east of Sharrington Hall along Upper Hall Lane before following the curve of The Street which branches from the lane to the east. The Street meets a crossroads south of the village where the boundary runs north and east (towards Brinton and the south of the River Glaven) along the edges of large open fields before joining Bale Road, (the north stretch of The Street also runs north-west towards Upper Hall Lane).

The land within the village has slight falls from north to south towards the tributary running through Brinton and from west to east towards the valley of the River Glaven. To the south of the village, the land continues to slope down gradually until it drops dramatically when it reaches the valley of the River Glaven north of Brinton.

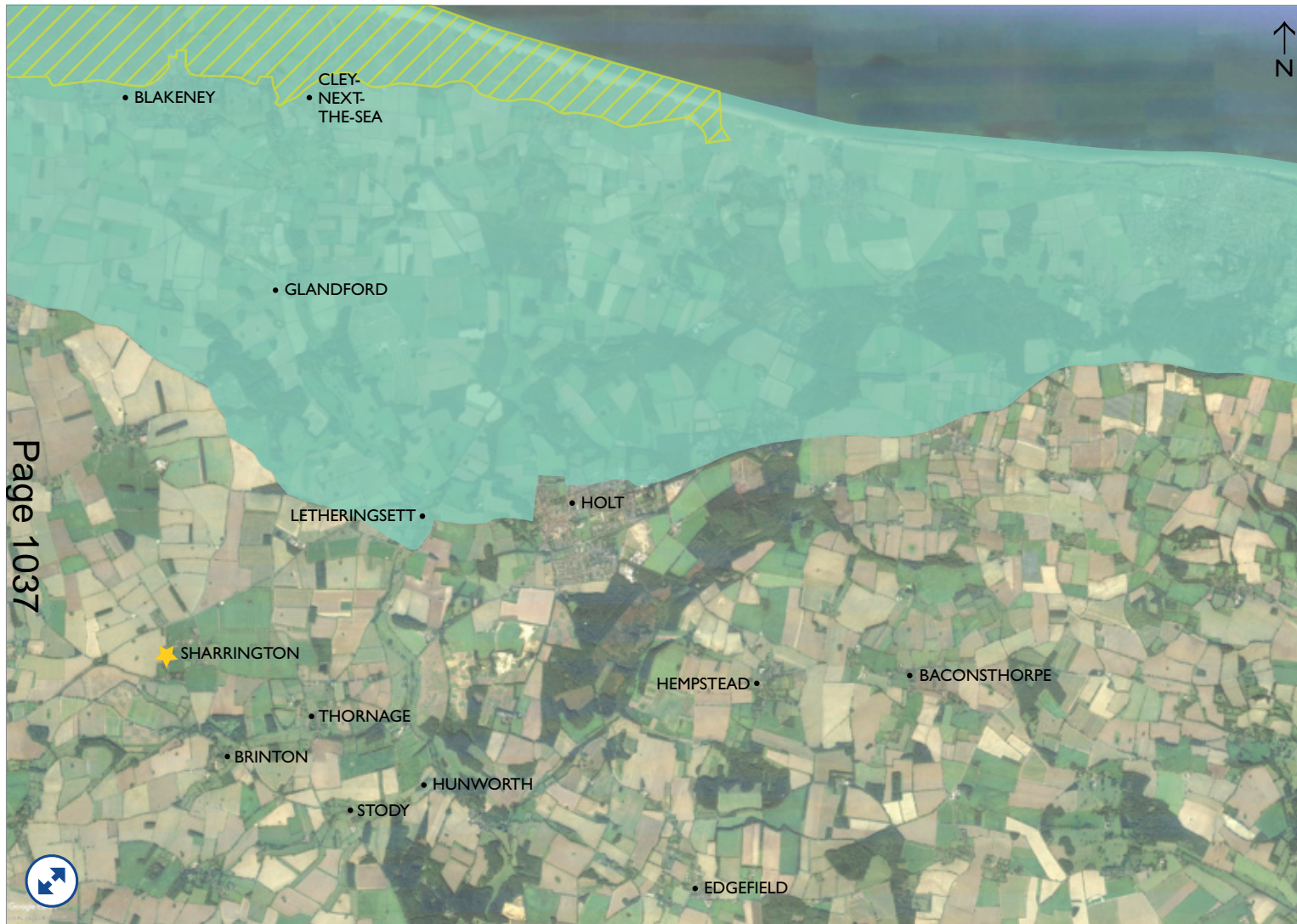
Sharrington is located close to the North Norfolk Coast Area of Outstanding Natural Beauty (AONB). In addition, it is part of the area known as the North Norfolk Heritage Coast and the marshland coast to the north forms part of the North Norfolk Coast Site of Special Scientific Interest (SSSI), which constitutes one of the largest undeveloped coastal habitats of its type in Europe.²³ Policies for the management of the AONB are contained within the AONB Management Plan, prepared by the Norfolk Coast Partnership. It includes objectives and policies relating to the built and historic environment, which should be referenced when planning change in the area: <http://www.norfolkcoastaonb.org.uk/partnership/aonb-management-plan/377>.



Slight rise in topography along Lower Hall Lane from north to south



Level ground at small centre in Sharrington near Village Cross

**KEY**

- Norfolk Coast Area of Outstanding Natural Beauty
- North Norfolk Coast Site of Special Scientific Interest

Location Plan. Base map © Google Earth. This plan is not to scale.



4.2 SETTING AND VIEWS

Definition of Setting

The setting of a conservation area provides its physical context, reflecting the landscape character around it. Setting is made up of several elements beyond just topographical or natural parameters; it is also made up of sounds, smells, environmental atmosphere and the way people move around it and experience. It can contribute both positively and negatively to the significance of a site and can provide evidence of the historic context of a place. Views also form part of the contribution to the setting of conservation areas. They may include views from, to, within or across an area, taking into consideration the area's surroundings, local topography, natural and built features, and relationships between buildings and spaces.

The Importance of Views

The assessment of views within the setting of heritage assets is an important part of establishing its heritage value. A view may be significant for a number of reasons: it may clearly show a key building or group of buildings, it may show the relationship of one heritage asset to another or to the natural landscape, it may illustrate the unplanned beauty of a village-scape, it may tell the narrative of how a place has evolved over time, or it may show how a view has been deliberately designed. Views can be static or may change as a viewer moves through a place. They may be short or long range, or look across, through, to or from a heritage asset.

At Sharrington the natural landscape setting is a fundamental part of the character of the village. This is described below, together with a discussion of views of the Conservation Area. The view photographs included in this Appraisal are a representative selection. The omission of any view imagery here does not mean that they have no value.



4.2.1 Surrounding Landscape

The Glaven Valley area surrounding Sharrington consists of gentle rolling hills, typically used for arable agriculture with some pig farming. There are large open fields flanking all sides of the village at Sharrington with the A148 cutting through the landscape north of the village. Part of the River Glaven runs south of the village outside of the Conservation Area boundary near to the village of Brinton.

Although the landscape immediately around the village is open, Sharrington lies close to a number of small villages including Brinton less than half a mile to the south, Thornage to the south-east and Gunthorpe to the south-west. The topography means there is little intervisibility between the villages despite their closeness.



View south of the Conservation Area showing an open field against a rolling green backdrop

4.2.2 Proximate Buildings

The conservation area does not include the modern buildings on the edge of the village. Buildings within the village which fall outside of the Conservation Area boundary have generally been designed with reference to the heritage assets nearby in that they use traditional materials such as cobble flint and red bricks. Whilst not included in the Conservation Area, the appearance of these impacts on the setting of the Conservation



Twentieth century houses west of Bale Road

Area and the experience of the approach to the Conservation Area as well as on views into and out of the Conservation Area.

The Village Hall, located in the north-east of Sharrington but outside the Conservation Area, is a traditional communal space with an attractive sculptural panel in relief positioned above the doorway.



Sculptural panel in relief on Sharrington Village Hall



4.2.3 Views into and within Conservation Area

Views in and around Sharrington fall into a number of different categories. Views along streets form many of the rural and traditional views which contribute to Sharrington's sense of place (Views 01-03, 05, 07-09 and 12). There are five main roads in Sharrington which connect at various points. Houses are typically located around open fields in small clusters such as the Village Cross, north-east of The Street, near to Sharrington Hall and the north end of Ash Yard. There are many houses and farm buildings in Sharrington which line the edge of The Street and provide attractive views along the curved contours of the road. The long elevations of barns are prominent at points throughout the village and create sweeping lines along the street. Many of the views along the roads are lined with hedges and mature trees which generally have an enclosed feel and channel views along the line of the roads.

The Village Cross is located at the intersection of three roads and this area is the location of All Saints church and the converted Hasting Arms Public House so could be considered, at least historically, to be a small communal centre. There are attractive views into the central space from the north, east and west which show buildings lining the road and the presence of the cross, fingerpost sign and topiary shrubs (Views 04, 10 and 11).

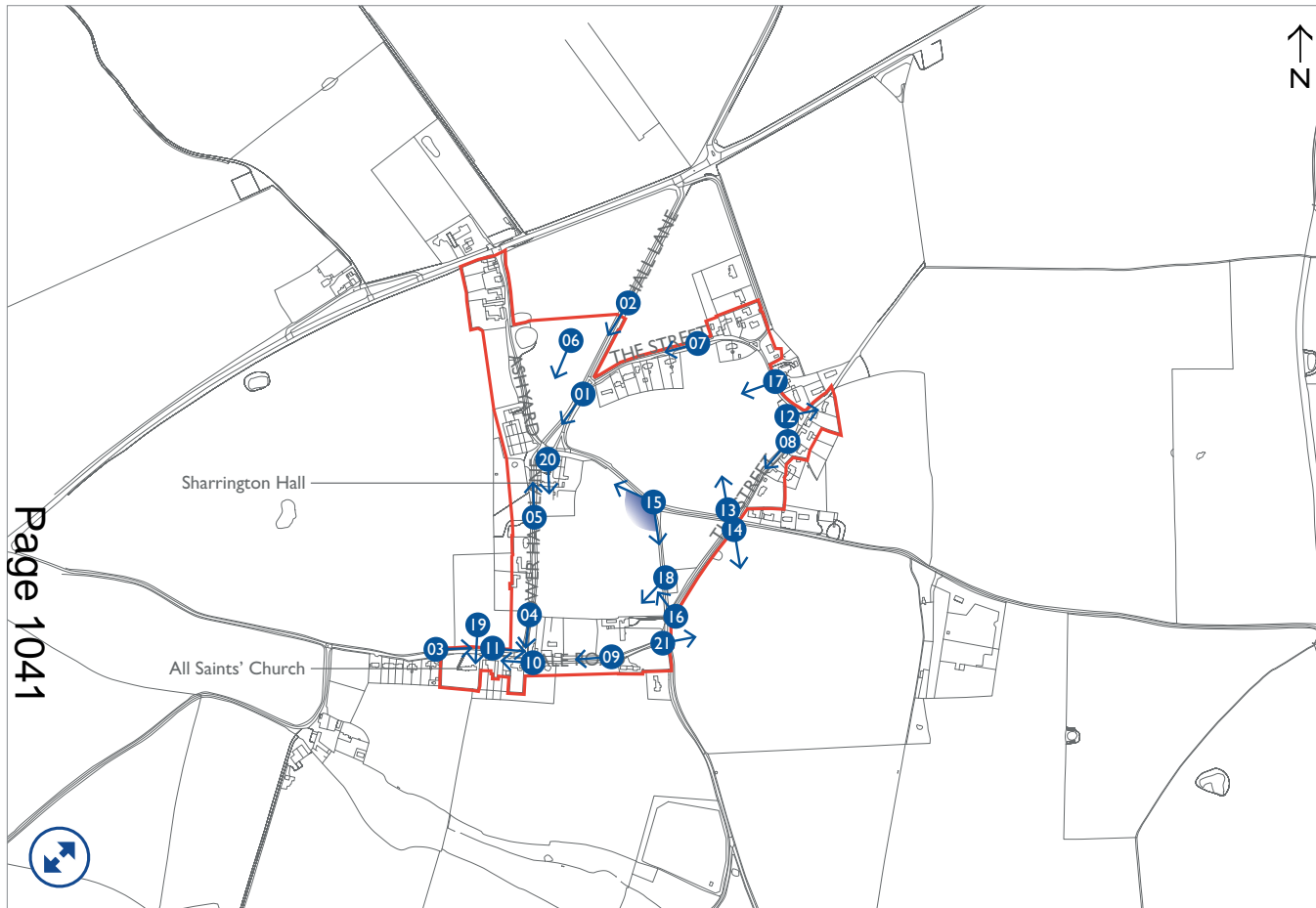
Large and open fields are located at the centre of the Conservation Area and along roads which are often bordered by clusters of houses and farm buildings (Views 15-18). The fields enable clear views across the village and provide the agricultural context for many of the farm buildings that are nearby. Along the stretch of The Street east of The Rectory, panoramic views can be appreciated which show the converted barns of Hall Farm and outbuildings of Sharrington Hall in the distance and the church tower of All Saints church.

One of the characteristic features of Sharrington are the glimpsed views of historic buildings across fields that are generated by the dispersed settlement with large fields (Views 6 and 13). Trees and hedges often limit these views to the rooflines and gables of houses and farm buildings with the buildings often seeming incidental in comparison with the open fields and wide skies.

Sharrington Hall and All Saints church are the focal points of shorter range key views in the village (Views 19-20). As buildings of greater scale and massing than others in the village and being located at the top of the traditional hierarchies and practices of rural village life, views of both buildings are important for the character of the Conservation Area. The Rectory similarly provides a focal point in views south along The Street (View 18).

The dispersed village sits lightly in its surrounding landscape of large, open fields divided by hedgerows and trees. There are many views looking out from the Conservation Area into the surrounding landscape (including Views 14 and 21).

Long distanced views of Sharrington show the heritage assets of the village within the wider context of the Glaven Valley (Views 22-27). The topography means that there are views from the road south of Brinton and the road along the ridge at Briningham as well as from a closer track to the south-west of Sharrington. The tower of All Saints church features prominently, as does Church Farmhouse. The red tiled roofs of nearby cottages can also be seen along Bale Road whilst the modern houses along Bale Road and Thornage Road are also visible.



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View 01

View looking south along Upper Hall Lane before Sharrington Hall



View 02

View south-west along Upper Hall Lane from the edge of the Conservation Area



View 03

View looking west along Bale Road from the edge of the Conservation Area



View 04

View from Lower Hall Street south towards the Village Cross





View 05

View along Lower Hall Lane towards Sharrington Hall Barn



View 06

View from the footpath towards Sharrington Barns



View 07

View along The Street from the east showing the cottages on the south side of the road



View 08

View along The Street westwards from Jubilee Corner





View 09

Dynamic view westwards along Bale Road which culminates in a view of the Village Cross



View 10

View westwards from the Village Cross along Bale Road towards the church



View 11

Dynamic view eastwards along Bale Road towards the Village Cross



View 12

View from the bench looking north-west across Jubilee Corner





View 13

View north from the junction of The Street and Thornage Road towards the cottages along The Street



View 14

View from the junction of The Street and Thornage Road out of the Conservation Area over open fields



View 15

Panoramic view from the junction of The Street looking west taking in Sharrington Hall, Daubeney Farmhouse barn, the church tower and The Old Rectory





View 16

View of Sharrington Hall and Daubeney Farmhouse barn across the open field near The Old Rectory



View 17

View from the Village Hall across the field towards the church tower



View 18

View of The Old Rectory glimpsed through the trees from The Street

Replacement image to follow



View 19

View of the church from Bale Road





View 20

View of Sharrington Hall



View 21

View at the junction
at the west end of
Bale Road to open
countryside





Long Distance Views Plan. Base map © Google Earth. This plan is not to scale.



View 22

Long distance view from the Dereham Road in Briningham (B1110) of the tower of All Saints church which can be seen clearly above the trees



View 23

Long distance view from the Dereham Road in Briningham (B1110) of Sharrington with the buildings along Bale Road, including the church, clearly visible

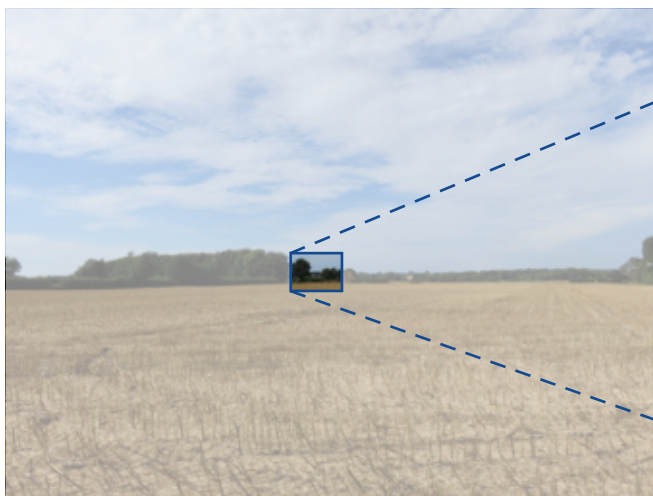
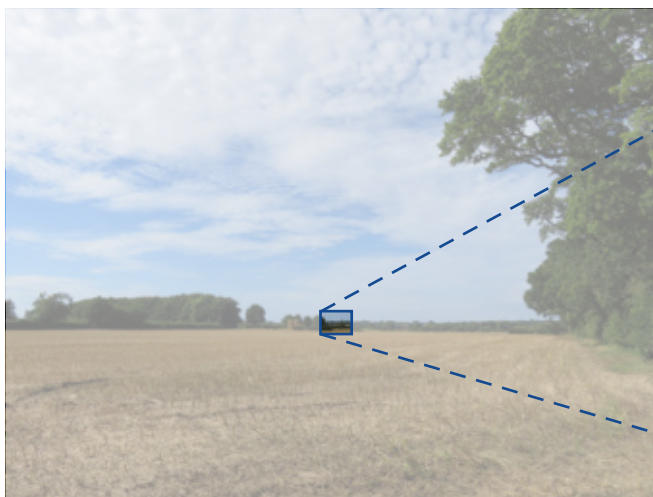




View 24

Long distance view from the Dereham Road in Briningham (B1110) showing Church Farmhouse and the tower of All Saints Church in Sharrington

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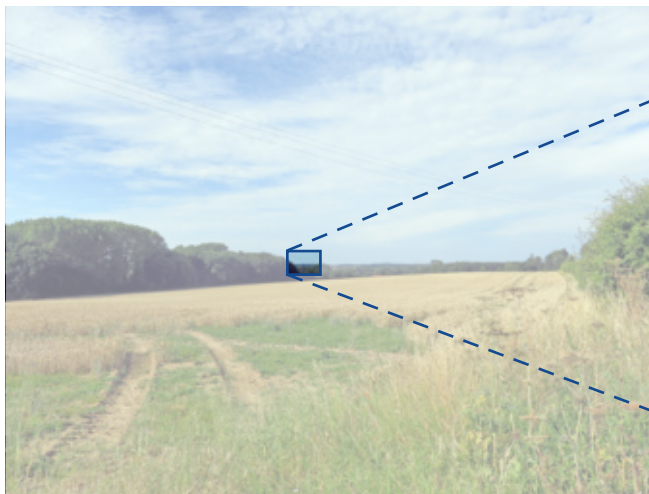
View 25

Long distance view of All Saints church tower and Church Farmhouse from Brinton Road



View 26

Long distance view of Sharrington from the junction of the Dereham Road and access to Lobb's Valley Farm showing Curlew Cottage and Royale on Thornage Road with The Street behind





View 27

Long distance view of Sharrington from the public footpath south-west of Valley Farm





4.3 TOWNSCAPE, SPATIAL ANALYSIS AND GREENERY

4.3.1 Street and Plot Patterns

The layout of Sharrington is defined by a series of converging roads that meet to the north of Sharrington Hall with additional roads curving around the east side of the village and along the south side. Many of the roads are bounded by the fields that run into and through the village. Buildings are scattered in small clusters along the roads with buildings standing close to the road.

The Street, Lower Hall Lane, Ash Yard and Bale Road are the principal roads which contain heritage assets within the village. The Street runs in a loop north-east of the village from Upper Hall Lane running south before meeting Bale Road and then running north between two fields to meet Upper Hall Lane. On the east to south-west stretch of the road, cottages, medium sized houses, farm buildings and the converted Wesleyan chapel line the south side of The Street and are typically set against the edge of the road. This is similar to buildings set along Bale Road although some of the buildings along Bale Road are of a larger scale and those at the west end are set well back from the road within their plots. On the north-east stretch of The Street, houses are typically set within small gardens or

are located further back from the road behind other buildings (north of The Street). Houses on Ash Yard show two different plot patterns: houses south of the road tend to be converted farm buildings set far back from the road along sweeping driveways whereas houses located north of the road are either set within small gardens or positioned on the edge of the road and form an attractive cluster.

Farm buildings in the village are often situated along the edge of roads such as Sharrington Barn and Sharrington Hall Barn. However, many farm buildings positioned at the edge of the road are part of larger complexes arranged around yards to the rear. Many farm buildings within complexes have been converted to residential use, such as Lantern Barn and The Old Barn on Ash Yard.

Three buildings of high-status and importance in the village, All Saints church, The Rectory and Sharrington Hall are set back from their locations on Bale Road and Upper Hall Lane. However, the scale and central positions of the buildings means they can be viewed from the road. Sharrington Hall and The Rectory are large houses with generous garden plots and accompanying outbuildings. The tree-lined Upper Hall Road and track across the green appear as a formal approach to the Hall.

4.3.2 Boundary Treatments

Sharrington contains a number of different boundary treatments with hedges and walls being the traditional and predominant types. The most common boundary in the area is thick hedge with mature trees behind. Hedges and trees are especially prominent along stretches of road between areas of buildings. In some parts of the village, such as the east end of Bale Road and south of Ash Yard, hedges obscure entirely or in part the houses beyond. Roads lined with hedges and mature trees create a sense of enclosure in contrast with the open fields. They also have a more rural character than the more concentrated areas of development within the village.

Stretches of cobble flint walls dressed in red brick provide boundaries for some buildings in the village. There is a higher concentration of walling used in the south-west area of the village where a small centre is located. This is due to the presence of high-status buildings and a higher density of buildings compared with other parts of the village. All Saints church has a medium height wall enclosing the churchyard on all sides with an attractive wooden entrance gate flanked by brick gate piers. A row of tall lime trees lines the west boundary of the churchyard where the Conservation Area starts. Church Farmhouse and the converted



public house, the Chequers, both have boundary walls which separate them from the open space and grass island where the Village Cross stands. Further north, small sections of wall line the boundaries of the farm buildings adjacent to Sharrington Hall and The Old Barn and Lantern Barn north-west of the hall. The presence of walling here indicates the importance of Sharrington Hall and its associated estate. Brick and flint walls are also found outside the estate cottages. Sporadic stretches of modern and historic walling in cobble flint and red brick can also be seen along The Street which complement the palette of the buildings and views along the road.

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The large number of gates around the perimeters of fields are characteristic of Sharrington and relate to the need to protect properties from driven livestock.

Fencing occurs very infrequently within the Conservation Area. Timber fencing introduces a more suburban note. Historically willow was harvested from osier beds to the east of the village and willow fencing may have been more common.

Iron railings surround the small late-nineteenth century converted Wesleyan chapel on the south side of the street. As a unique boundary treatment, the fence emphasises the individual typology of the building within the village.



Cobble flint and red brick wall around the churchyard with attractive gate piers and timber gate



Hedge boundaries with timber fence and gate on Lower Hall Lane



Boundary walls enclosing Sharrington Hall and adjacent farm buildings



Topiary hedges and post and chain fence boundary south of The Street. This has a more suburban character than the traditional hedges



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Timber fences on the boundaries of houses north-east of The Street. Fencing, especially close boarded fencing with trellis between concrete posts is not in keeping with the character of the Conservation Area



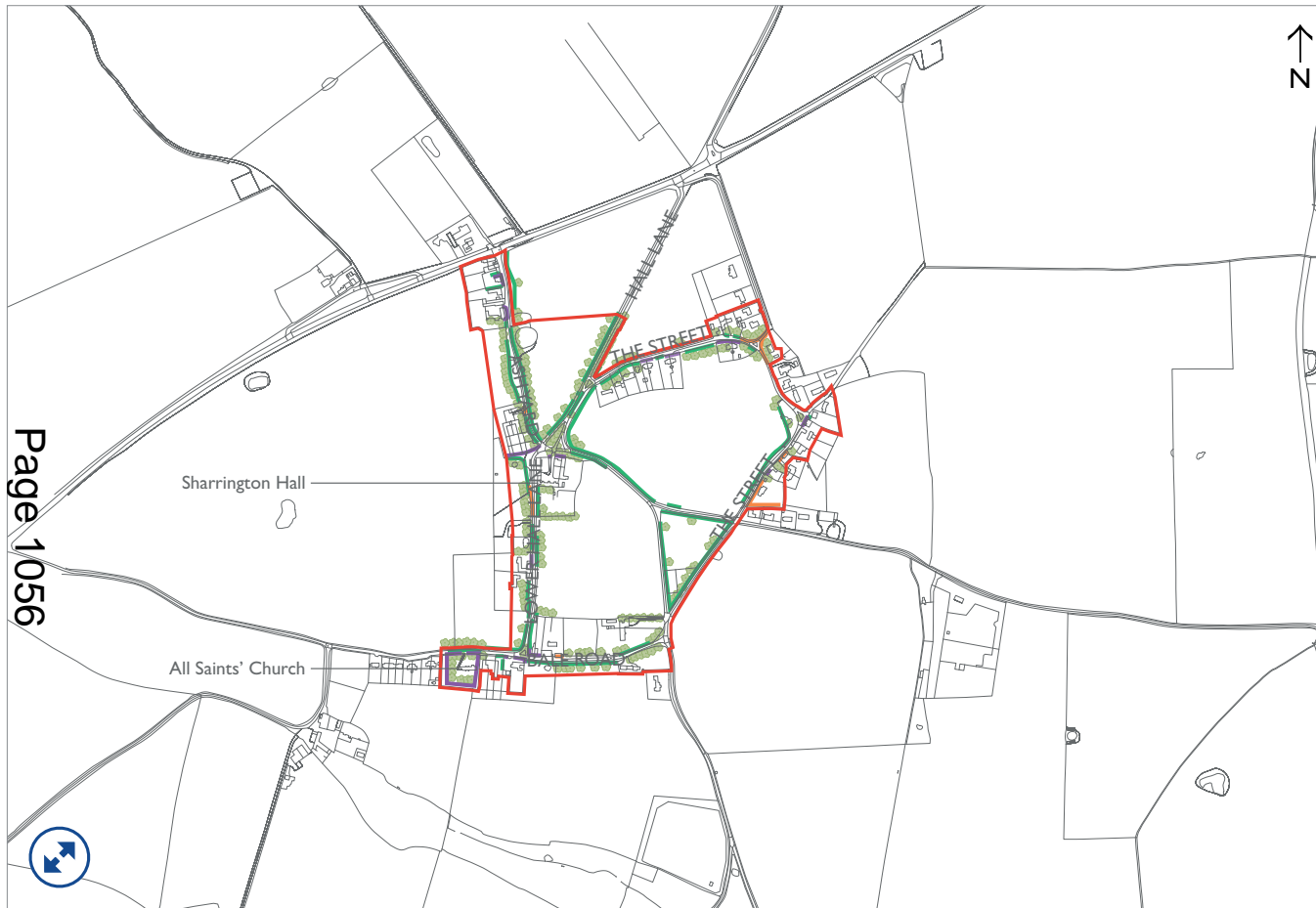
Natural boundaries of hedge and mature trees fronting The Rectory



Cobble flint and red brick wall fronting Sharrington Hall



Iron fence surrounding the Wesleyan Chapel on The Street

**KEY**

— Conservation Area Boundary

— Walls

— Fences

— Hedges

● Trees



4.3.3 Public Realm

There are limited formal public realm features in Sharrington, consistent with its character as a rural village. Road surfaces are tarmac with no pavements and minimal markings other than junction lines. Grass verges line most of the roads and grass islands can be seen at the small centre where the Village Cross is located, fronting Sharrington Hall and on the west side of The Street where there is a curve in the road from east to the south-west. There are no formal parking areas in the village and vehicles are often kept on private driveways although there are a few instances of cars parked in front of heritage assets which should be minimised where possible to retain attractive views along streets. Driveways within the village are often accompanied by attractive green front gardens or in some cases, are screened from the road by hedges and trees. Driveways and paths to most houses are gravel which retains the soft, unmanicured character of the area. However, concrete skirtings edge some drives and concrete is the main material for a small number, which detracts from the Conservation Area.

In Sharrington, street signage is limited. The village sign is located at the south end of Upper Hall Lane and depicts a beehive and a tun, two symbols that

supposedly allude to the village's name. There are a number of fingerposts within and just outside the Conservation Area. Historic cast iron fingerpost signs can be seen west and east of Bale Road with black and white stripes and attractive lettering. Modern fingerpost signs which retain the traditional form of the fingerpost are also dotted around the village. Speed restriction signs are seen within the village and are smaller than the standard size. The prominent plastic security signs on the church would benefit from repositioning or removal. Many of the residential properties are named, rather than numbered, which contributes to the character of the village; in some cases, more traditional signs would be beneficial to the appearance of the Conservation Area.

There are two noticeboards located within the Conservation Area. A glazed timber noticeboard on timber posts is located at the southern boundary of The Street besides a traditional red telephone box. A second glazed timber noticeboard is located in the churchyard and a lamp post box is hidden within the hedge nearby on the opposite side of Bale Road. Whilst outside the Conservation Area boundary, there is a third noticeboard, accompanied with a bench and lamp post box, outside the Village Hall. A sculptural

panel in relief above the doorway of the Village Hall depicts a man ploughing, a befitting piece of art for an agricultural-centred village.

There are a small number of timber benches within the village. In the churchyard, benches are appropriately positioned in the communal space with dedication messages to a deceased member of the community or a patron. Two further benches are located in small open spaces, one north of Sharrington Hall and one at Jubilee Corner.

There is no street lighting within the village, again contributing to the rural character, as well as preserving the dark night skies of the region. There are wooden telegraph poles throughout the village which are somewhat visually intrusive, though not too prolific. The associated cabling can be visually intrusive in certain areas.



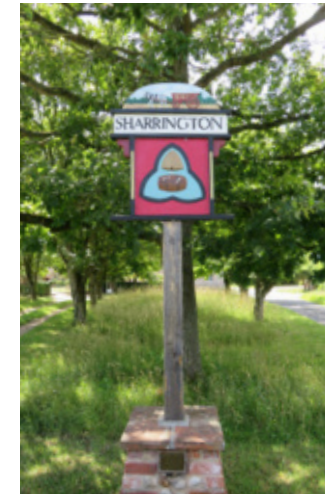
Black iron fingerpost sign located outside of the Conservation Area west of Bale Road



Lamp post box located opposite All Saints church on Bale Road



Wooden noticeboard outside of All Saints church



Village sign



Timber noticeboard and red phone box located on the southern boundary of The Street



Timber bench located on The Street by Jubilee Corner



Bench located in the churchyard facing the north elevation of the church



4.3.4 Open spaces and greens

There are three small public open spaces in Sharrington that form small centres across the village. Part way along Bale Road is the small green area where the Village Cross is located in the southern end of the conservation area. A second green is located to the north of Sharrington Hall but has a less open character due to the number of trees on it (though it is noted that these were planted within the last 50 years and previously this area was open.) The village sign is situated here and it is also where Upper Hall Lane, Ash Yard, Lower Hall Lane and The Street converge. The third small centre is located on the east side of the village along The Street where a pond and willow trees are located on one side of the road and a triangle of grass with a horse chestnut tree on the other. This space, known as Jubilee Corner, was given its current form in 1977 by the residents of the village.

There are two large fields and two smaller fields at the centre of the village which are bordered by historic farm buildings and houses. Whilst there are clusters of trees located around the perimeters of the fields and often buildings along one side of roads, views across the larger fields can usually be gained from at least one point.

The churchyard surrounding All Saints church is an attractive green space situated in the south-west corner of the Conservation Area. It is enclosed by a cobble flint and red brick wall has mature lime trees along the boundaries of the western half. Parts of the churchyard are allowed to grow to encourage wildlife. There are benches and an attractive green backdrop of rolling countryside south of the church. The churchyard has a private and quiet character that forms a reflective space.

A number of ponds are dotted around the village often in the corner of fields and in private gardens, which are thought historically to have been used to water cattle herds. Two large ponds are located north-east of Ash Yard and smaller ponds can be seen on the east and west sides of The Street and west of Lower Hall Lane where a small stream is situated opposite Sharrington Hall barns along a small dip in the grass verge.

Within a triangle of hedged open space at the south-east corner of the Conservation Area is a tennis court.



The largest pond in the village to the east of Ash Yard



View of All Saints churchyard



4.3.5 Trees and Vegetation

Trees are an important contributor to the character of the Conservation Area. Whilst the roads that divide the three central fields have few trees on them, they are unusual as most of the roads have trees along them. Mature trees and hedges line most of Ash Yard, the north section of Lower Hall Lane, north-east of The Street and south of The Street. The density and height of trees in these areas creates a semi-enclosed feel which channels views along the road and contributes to the countryside setting of the roads. On Lower Hall Lane, a canopy is created over the road by the mature trees which contrasts with the open aspect field created east of the road. The trees are usually native species, such as English oak and field maple trees. Grass verges line most roads in the village interrupted by buildings situated on the edge of the street.

Mature trees are also clustered around the peripheries and entrances to larger properties in the area including the houses south of Ash Yard and The Rectory. The presence of trees screen the properties from the road and provide a private, enclosed feel. Mature trees also line the south and west areas of the churchyard along cobble flint and red brick walls. There are no formal areas of woodland within the village. Three small topiary trees surround the Village Cross on an island of grass.

Gardens within the village are typically small at the front and larger to the rear of properties. In cottages and medium sized houses, gardens have a largely traditional appearance with borders of flowers and shrubs, plants climbing on trellis frames and attractive potted plants often accompanied by hedge or timber fence boundaries. Church Farmhouse has large open gardens of grass and trees which can be viewed from Bale Road and Sharrington Hall has a large garden south of the hall. Hedgerows feature heavily throughout the village as boundary markers between private properties. Most of the hedges in the village are of native species and medium height allowing for privacy without detracting from attractive views of historic properties. Some properties in the village have coniferous hedge boundaries, which are not traditional to the village.



Horse chestnut at Jubilee Corner

**KEY**

- Conservation Area Boundary
- Hedges
- Trees
- Open Green Spaces
- Water

Open Spaces, Trees and Vegetation plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.



4.4 ARCHITECTURE

4.4.1 Materials

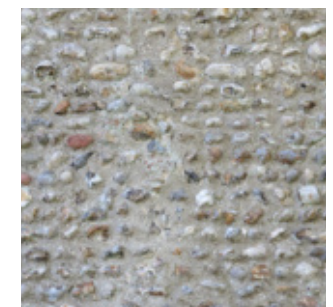
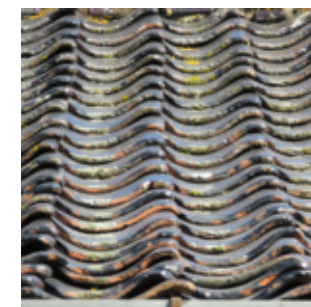
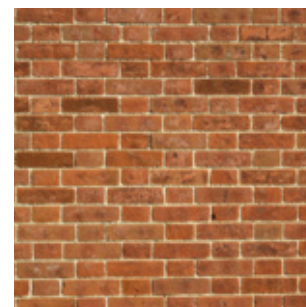
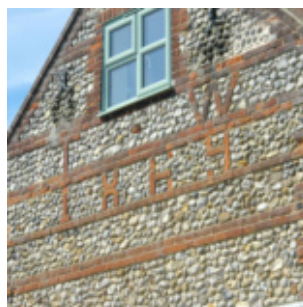
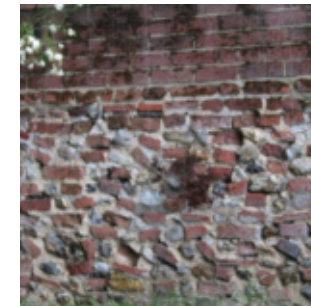
Within Sharrington, building materials are typical of the North Norfolk vernacular comprising predominantly cobble flints, knapped flints and red and black glazed pantiles as roofing materials. Render appears occasionally in the village such as on Stone Cottage on The Street and Church Farmhouse on Bale Road. Weatherboarding is typically found on outbuildings and farm buildings. Moulded brick is commonly used for chimneys and chimney pots are mostly red terracotta.

Materials are also used decoratively in the village, building dates arranged in brick can be seen on the gables of a house on Ash Yard and terracotta plaques with inscribed dates on the second storey of estate cottages. There are a few instances of larger houses built purely of red brick such as The Rectory and Chequers on Bale Road and Daubeney Hall Farmhouse on Lower Hall Lane.

Modern houses in the Conservation Area are typically red brick but many examples have also used flint cobbles as walling which complements nearby historic buildings, for example walling located north-east of The Street.

The church is mainly made of cobble flints with some knapped flints. Ashlar stone quoins and dressings and the tracery windows reflect the high-status of the building as stone is not a local material.

Materials Palette



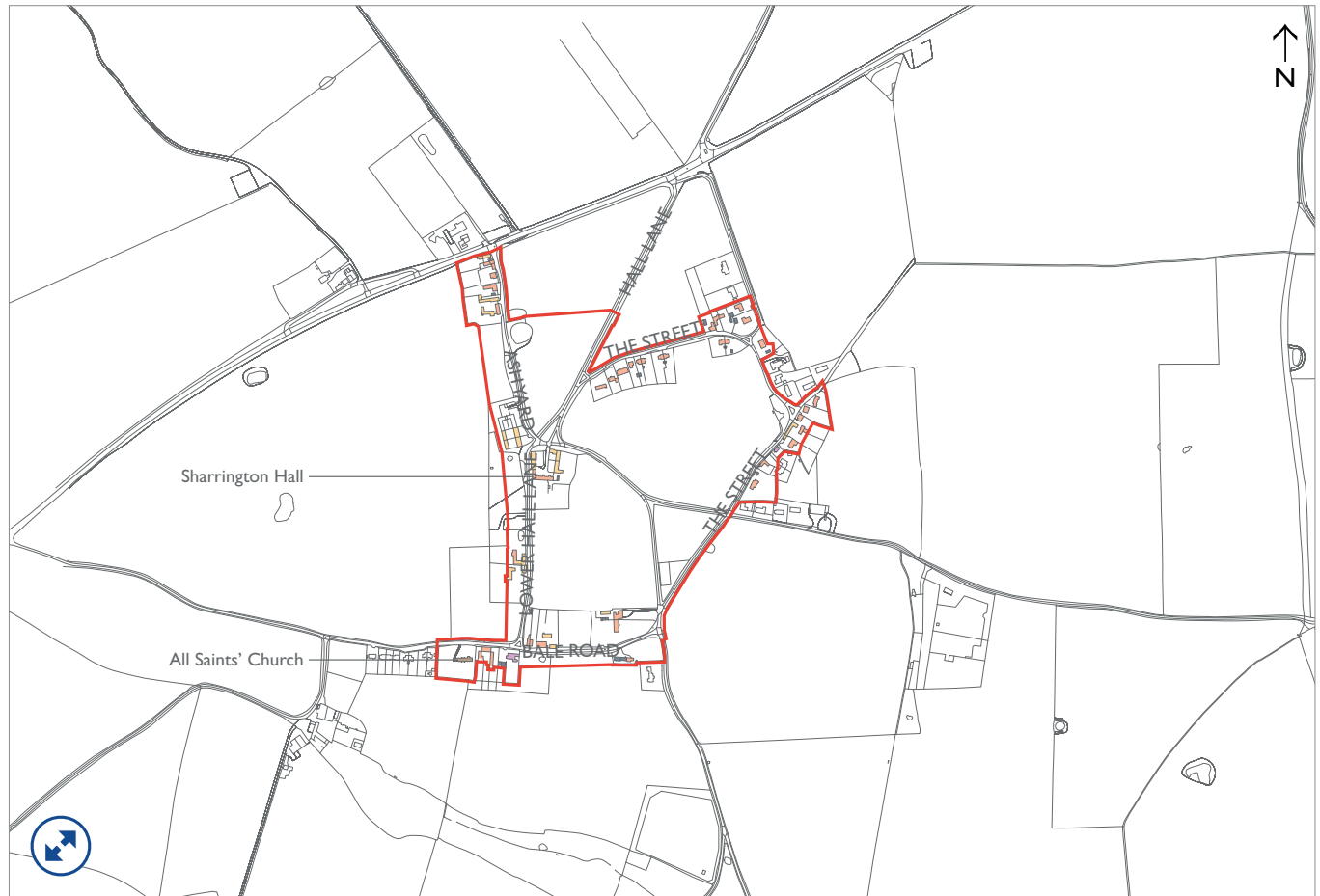


4.4.2 Building Types and design

Most of the buildings within the Conservation Area are residential and were built for this purpose. Houses take the form of small cottages, medium sized houses, farmhouses and large detached houses. There are some modern houses which typically take the form of bungalows and medium sized houses. There are some conversions within the village. Most converted buildings are from farm buildings; however, a Wesleyan Chapel has been converted to residential use on The Street and the former Hastings Arms public house on Bale Road is also residential (The Chequers). Many of the houses within the village have garages and small outbuildings, larger historic houses like Brinton Hall have a range of outbuildings. The church has a unique function in the village as a place of worship.

KEY

- Conservation Area Boundary
- Place of Worship
- Residential
- Residential Conversion: Agricultural
- Residential Conversion: Other
- Garage/Outbuilding



Plan showing types of buildings in the Sharrington Conservation Area © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.



Cottages

Cottages are located in various places throughout the Conservation Area. A pair of semi-detached cottages in cobble flint are located on Bale Road which are positioned at the edge of the road, a typical position for cottages throughout the village. A group of cottages are located north of Ash Yard and are also of a small scale but are detached. Bricks are used to form the date of York Cottage can be seen across a field in the Conservation Area. Semi-detached estate cottages of cobble flint and red brick are set in small gardens along The Street. They are two-storeys and have attractive inscribed date stones in Costessey terracotta, manufactured in Norfolk. A scattering of cottages is located south-east of The Street and are of a small scale. Stone cottage is a notable example as it is one of the only rendered cottages in the village, previously the building had been Sharrington Post Office. It has a long front elevation which follows the curved contour of The Street.



Semi-detached cottages located on Bale Road east of All Saints church



Estate cottages on The Street



Front rendered elevation of Stone Cottage on the Street



Netherfield cottage located on The Street



Farmhouses

There are a number of farmhouses within the village which are typically attached to farm complexes (many of which have been converted to residential). Hunt Hall Farmhouse on Ash Yard fits this type as it has a street facing residential building with farm buildings located towards the rear of the property. Daubeney Farmhouse on Lower Hall Lane is an attractive seventeenth century farmhouse with nineteenth century phasing. It has a stable and barn attached to the front of the farmhouse. The exterior is brick painted white with an attractive plaque located on the second storey. Church Farmhouse is one of the grandest examples in the village, situated in a prominent position within the small centre of the village on Bale Road, it is symmetrical with a Georgian style porch. Stile Farmhouse located on The Street has a long range which has been divided to create a multi-occupancy building.



Front elevation of Daubeney Hall Farmhouse on Lower Hall Lane



Front elevation of Church Farmhouse

Farm buildings

Most farm buildings within the village have been converted to residential use. However, the stable belonging to Daubeney Hall Farmhouse on Lower Hall Lane is intact. It is of two storeys and has a loft attached at south with flint and brick dressings with a red clay pantile roof.



Farm building in front of Daubeney Hall Farmhouse



Medium sized houses

Medium sized houses in Sharrington typically consist of two storeys with three bays. Along Bale Road, Chequers is a medium sized house from the eighteenth century of a moderately grand scale with symmetrical bays, and an attractive Georgian porch and doorcase. Windy Way on Ash Yard is another medium sized house of cobble flint and brick situated amongst smaller cottages and a farmhouse. The majority of medium sized houses in the village are located along The Street where modern and historic examples can be seen, cobble flint with red brick dressings and red clay pantiles.



Medium sized historic house located on The Street



Medium sized modern house located south-west of The Street



Front elevation of the Chequers on Bale Road



Front elevation of 22-23 Bale Road



Large houses

Sharrington Hall is the largest house in the village and is a grade II* listed building from the late sixteenth/early seventeenth century. It is situated at the centre of the village and can be accessed from Ash yard, Lower Hall Lane and Upper Hall Lane. The house is symmetrical and built of flint with brick dressed walls. It has distinctive mullion and transom windows with leaded lights which can be seen from the front elevation

The Old Rectory is another grand house located south of the Conservation Area on The Street. Although it is largely screened by vegetation and mature trees, the house, features of the house can be glimpsed from Bale Road and The Street. The house has a late stone from 1855 and distinctive herringbone brickwork in polychrome on the front elevation. Both The Old Rectory and Sharrington Hall have a series of outbuildings to the rear of the house which is typical of buildings of a large scale.



Front elevation of Sharrington Hall



Detail of mullion and transom windows on Sharrington Hall



The Old Rectory on located on The Street



Detail of window on The Old Rectory



Modern houses

Sharrington contains a small number of modern houses within the Conservation Area. Outside of the Conservation Area, there are houses which run along Bale Road and The Street. Modern houses within the Conservation Area are typically medium sized houses located on The Street with one also on Ash Yard. The houses adhere to the vernacular materials palette of the area and are constructed of cobble flints with red brick dressing and red clay pantile roofs.

Modern extensions onto housing occur more frequently in the village. Small extensions onto houses can be seen on Ash Yard and along The Street include handful of the estate cottages. Traditional materials and a sensitive scale which matches the asset have been used. There are a number of garage extensions with uPVC doors which are less successful and draw attention away from the heritage assets they are attached to.



Modern house located on The Street



Modern house located on The Street



Extension to an estate cottage on The Street



Modern garage dressed in black weatherboarding



Conversion to residential: agricultural

Most conversions within the village are of farm building which have become residential dwellings. In Sharrington, long barns of cobble flint, red brick and red clay pantiles are the most common type of farm building to have been converted. Barns are typically one storey with storeyed gable ends. The converted barns at the junction of Ash Yard and Lower Hall Lane have large glass openings which have replaced timber barn doors but have retained the large space of the openings which alludes to the original function of the barn.

Sharrington Hall Barn at the north end of Lower Hall Lane has previously been converted to residential, although this is only clear from the east elevation of the barn and that does not face the street. Patterns created in brick and flint, the red brick quoins on the corner of the barn and flint galletting allude to its status as an asset of Sharrington Hall. The barn is an attractive building to the view along Lower Hall Lane but would benefit from the screening of breezeblocks that have blocked one of the openings. Sharrington Barn located on The Street is another successful conversion which has glazing over the retained space of the barn door opening. A long single storey range without fenestration runs along The Street providing an attractive line of site and context for the area due to the location of the large field at the centre of The Street. Iron wall plates are common features on most farm buildings.



Flint galletting on Sharrington Hall Barn



South elevation showing glazed door opening of Lantern Barn at the north end of Lower Hall Lane



North elevation of Sharrington Hall Barn



East elevation of Sharrington Hayloft converted barn showing glazing in barn door opening



Conversion to residential: Other

The Wesleyan Methodist chapel and former public house, the Hastings Arms, are two residential conversions which were previously communal spaces and a place of worship in the case of the chapel. Both buildings can be seen on historic OS maps from the nineteenth century.

The converted Wesleyan Methodist Chapel is located on the east side of The Street and was previously a single storey building which now has an attic with dormer windows in the roof. There are many original features that have been retained such as the attractive stone-centred arch door and doorway and features that allude to its status as public building as a chapel such as an inscribed date stone on the north elevation from 1886, a stone plaque above the doorway and a tripartite of blind lancet windows on the front elevation which would imply its religious function. Iron railings surround the chapel, a unique feature in the Conservation Area that reflects the different original function and status of the building.

The Hasting Arms was a public house which has now been converted to a house, it is located directly east of the Village Cross on Bale Road in the building which is now The Chequers. As the small centre of Sharrington, the location was typical for a communal space such as a public house. The building is currently one dwelling.



North and west elevation of converted Wesleyan Chapel



Date stone on converted chapel



Residential conversion of the Hastings Arms public house to The Chequers



Detail of hung sash window from The Chequers



All Saints Church

All Saints Church is the parish church for Sharrington located south-west of the village on Bale Road at the boundary of the Conservation Area. The church is a grade I listed building with a nave and chancel from the fourteenth century with nineteenth century additions and alterations including an arced braced roof and corbels. The west tower of the church is a landmark that can be glimpsed from The Street and Bale Road as well as further afield, such as Brimingham. The church is an important communal building within the village.



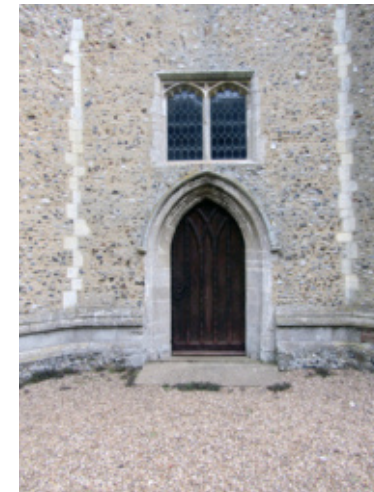
Tower of All Saints church



South elevation of All Saints church



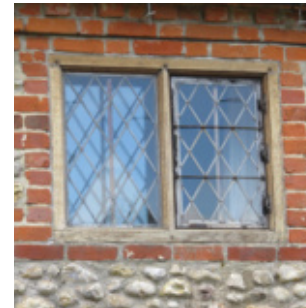
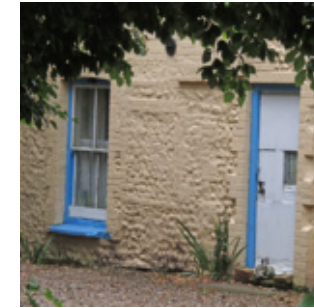
Window on the north elevation of All Saints church

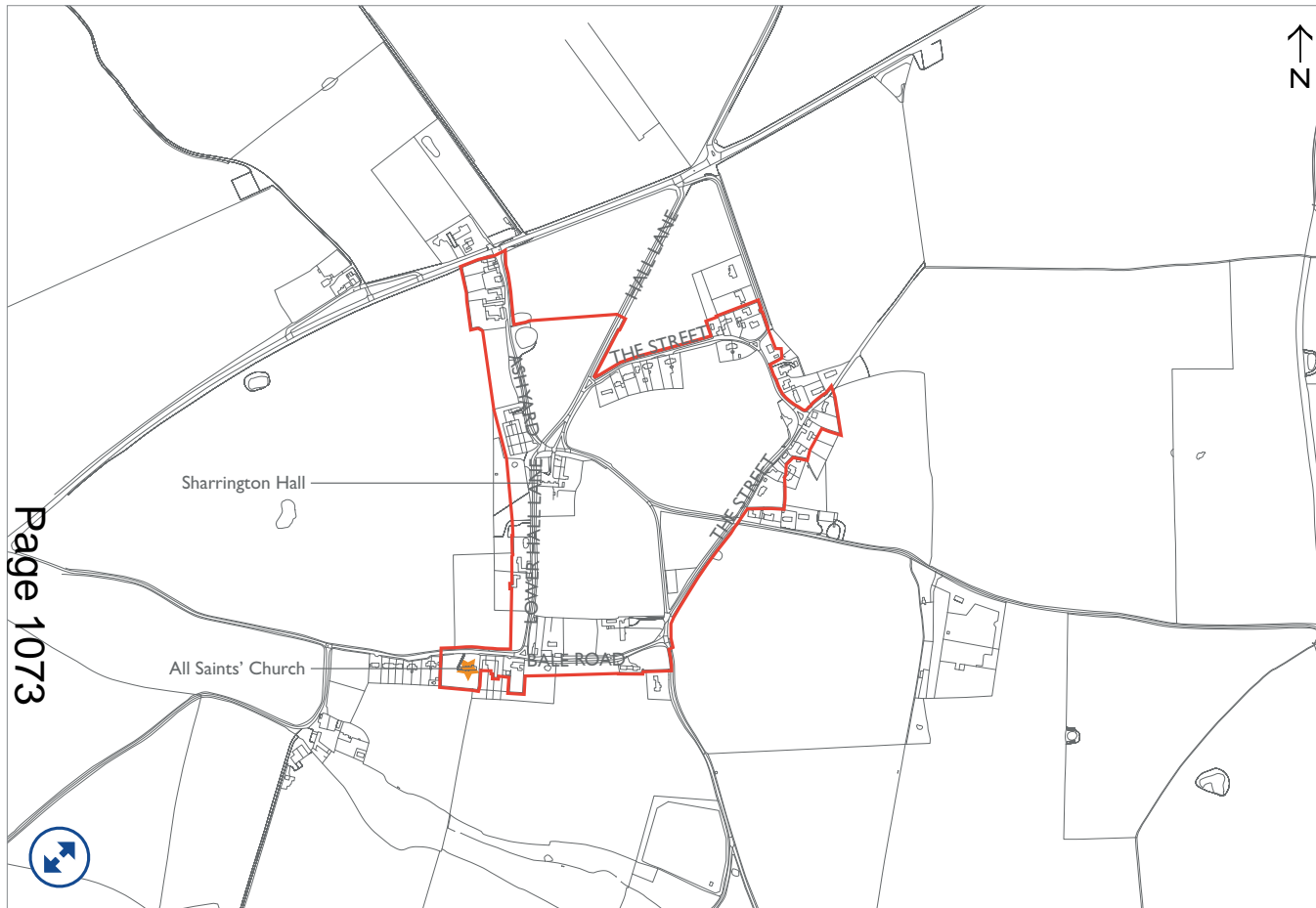


Front doorway of All Saints church



Doors and Windows Palette



**KEY**

— Conservation Area Boundary

★ Major Landmark

Landmark Buildings plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.

Section 5

Heritage Assets

This section provides details of those buildings or structures that are nationally designated, as well as information regarding buildings adopted on the Local List. It also gives details of archaeological potential within the conservation area.

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5.1 INTRODUCTION

The Sharrington Conservation Area, a heritage asset in its own right, contains other individual heritage assets, including both designated and proposed non-designated buildings.

This section of the Character Area Appraisal outlines the heritage assets within the conservation area, and is accompanied by a detailed gazetteer in [Appendix C](#). This identifies the individual heritage assets and their special interest.

The audit has been carried out by means of visual examination from public thoroughfares. The principal intention is to identify these heritage assets, not to provide a fully comprehensive and detailed assessment of each individual building. It should not be assumed that the omission of any information is intended as an indication that a feature or building is not significant. A detailed assessment of significance specific to a building or site within the Conservation Area should be carried out prior to proposing any change.

Also included in this section are details of known archaeological finds in the Conservation Area. The potential presence of archaeology will be a factor in determining the appropriateness of development, as it is a heritage feature which warrants protection.

5.2 LISTED BUILDINGS

Listed Buildings are designated under the *Planning (Listed Buildings and Conservation Areas) Act 1990* for their special architectural or historic interest. Listing gives them protection as alterations, additions or demolitions are controlled by listed building consent, which is required by local planning authorities when change is proposed. Listing ranges from Grade I (the highest level of protection) through to II* and II.

There are nine listed buildings within the Conservation Area. Seven of the listed buildings are Grade II, including farmhouses, farm buildings and the Village Cross. The remaining two buildings include the Church of All Saints, which is listed at Grade I, and Sharrington Hall, listed at Grade II*.

Outbuildings associated with Listed Buildings are likely to be within their 'curtilage'. That is, a building or structure which is associated with a Listed Building and has been since before July 1948. This could be, for example, a wall attached to a Listed Building or a barn within a farmyard where the farmhouse is listed. In case of curtilage listing, the curtilage listed structure has the same level of protection as the main Listed Building and will be subject to the same Listed Building Consent procedures.

The location of Listed Buildings is shown on page [XX](#) and listed in detail in the heritage asset audit at [Appendix C](#).

5.3 LOCALLY LISTED BUILDINGS

A Locally Listed Building is one that has been identified as having a degree of significance meriting consideration in planning decisions, but which are not formally designated.²⁴ The maintenance of a Local List allows a community and local planning authority to identify heritage assets that are valued as distinctive elements of the local historic environment and provide clarity on what makes them significant. This in turn helps to ensure that strategic local planning can adequately manage their conservation.

Historic England gives advice regarding the assessment criteria for Locally Listed Buildings in *Local Heritage Listing* (2016). Locally Listed Buildings usually have qualities such as being a landmark building, being designed by a named architect, being associated with an historic event or being associated with a designed landscape, having aesthetic value, group value or communal value. NNDC also have their own adopted criteria for locally listed buildings, which include, age, rarity, landmark quality, group value, archaeological interest and social value. These criteria can be found on the planning pages of the Council's website.



The designation does not affect a property's permitted development rights. However, when planning applications for changes outside of these permitted rights are submitted to NNDC this designation will be a material consideration in the planning process, to ensure that the special interest of the buildings and their setting within the Conservation Area is preserved.

Buildings within Sharrington have been examined against these criteria and those which are proposed in this Appraisal for inclusion on the Local List are identified in the Street-by-Street Assessment at [Section 6](#) and in the audit of heritage assets in [Appendix C](#).

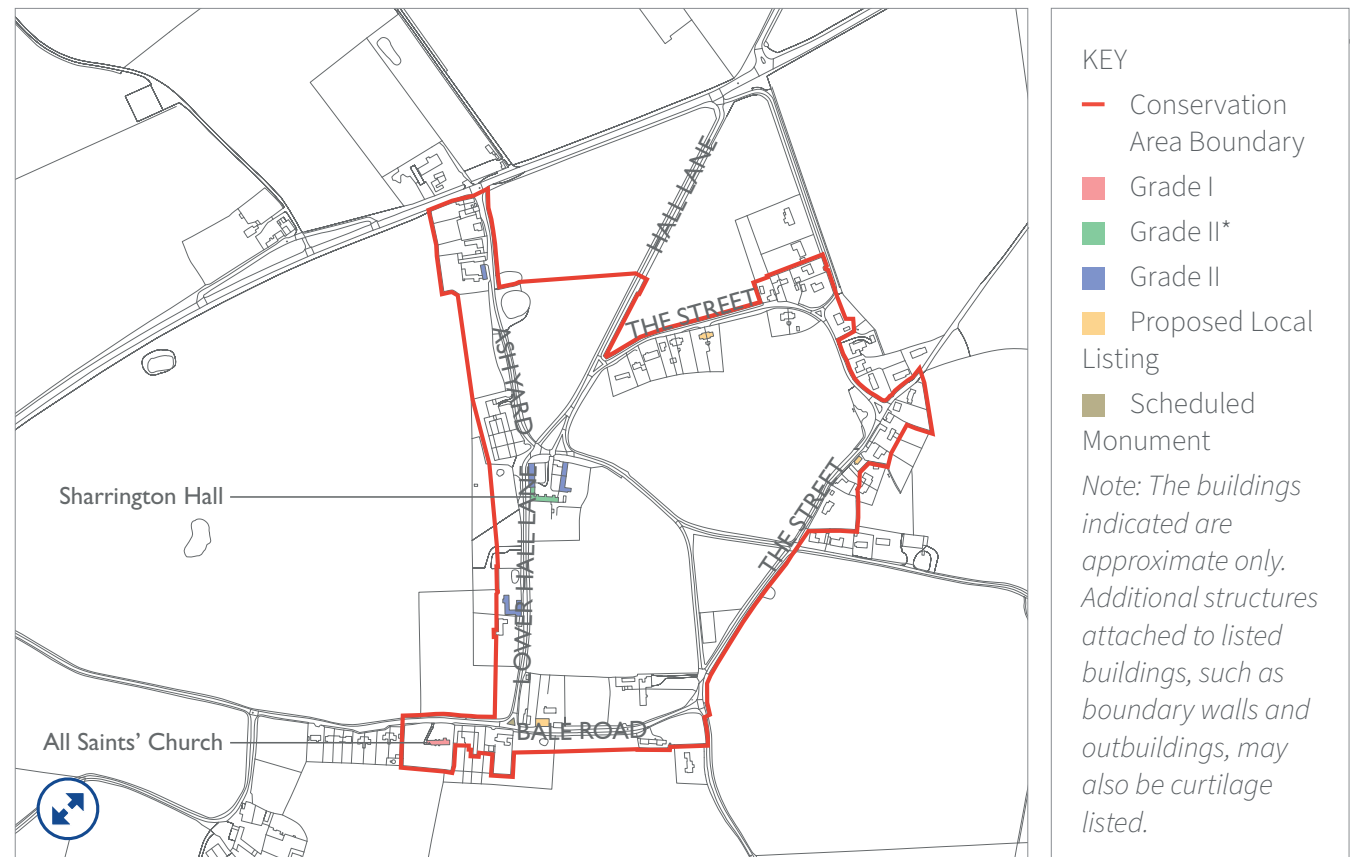
5.4 SCHEDULED MONUMENT

Scheduled monuments are sites or structures designated under the *Ancient Monuments and Archaeological Areas Act* of 1979 as having archaeological interest. Scheduling gives sites or structures protection as alterations, additions or demolitions are controlled by scheduled monument consent, which is required by Historic England when change is proposed. There is one scheduled monument in the Conservation Area: the Village Cross, which is also Grade II listed.

5.5 HERITAGE ASSETS PLAN

The following plan highlights the spread of non-designated heritage assets and Listed Buildings within the Conservation Area. This accompanies the gazetteer in [Appendix C](#). Omission of a specific feature

should not lead to the presumption that such a feature is insignificant, and proposed alterations within the Conservation Area should be subject to individual assessment of significance.



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5.6 ARCHAEOLOGY SUMMARY

The details in this section have been summarised from the Parish Summary on the Norfolk Heritage Environment Record. ²⁵

Sharrington lies within the parish of Brinton and is located between Thornage to the east and Gunthorpe to the west.

The earliest evidence for human activity in the area comes in the form of two Palaeolithic flint handaxes (NHER 34848 and 37709). There have also been concentrations of burnt flints found, though these could not be dated (NHER 33561, 33562). Several Neolithic worked flints and a polished flint axe (NHER 3337) are the only finds from this period, with no evidence either for later Bronze Age activity. Brinton does have a few Iron Age pottery fragments and a harness fitting (NHER 32044, 33563).

There is evidence within the parish of a Roman settlement, with a dense scatter of building materials (NHER 32786) marking the site of a probable building, possibly a villa. Further finds associated with the Roman period include pottery fragments (NHER 32044, 32834, 33563, 33798), coins (NHER 32905, 37214) and brooches (NHER 33036) as well as part of a pudding stone quern (NHER 32842).

There have also been a number of pottery fragments dating to the Saxon period found within Brinton (NHER 3196, 32834, 33560, 33798). Metal detecting has also recovered a gold ornament (NHER 32044), a box mount (NHER 25803), a brooch (NHER 32903) and coins (NHER 33036).

The medieval period is represented by the remains of two stone crosses (NHER 3174, 12315), which were possible preaching stations for pilgrims on their way to Binham and Walsingham Priors. All Saints Church (NHER 3205) has a thirteenth century nave and chancel in one, and a fourteenth century west tower, as well as fourteenth and fifteenth century brasses.

A deserted medieval village (NHER 29585) represented by a series of banks, enclosures and ditches is also recorded within the parish.

Section 6

Street-by-Street Assessment

This section identifies the key features, both positive and negative, which define the character of each street in Sharrington.

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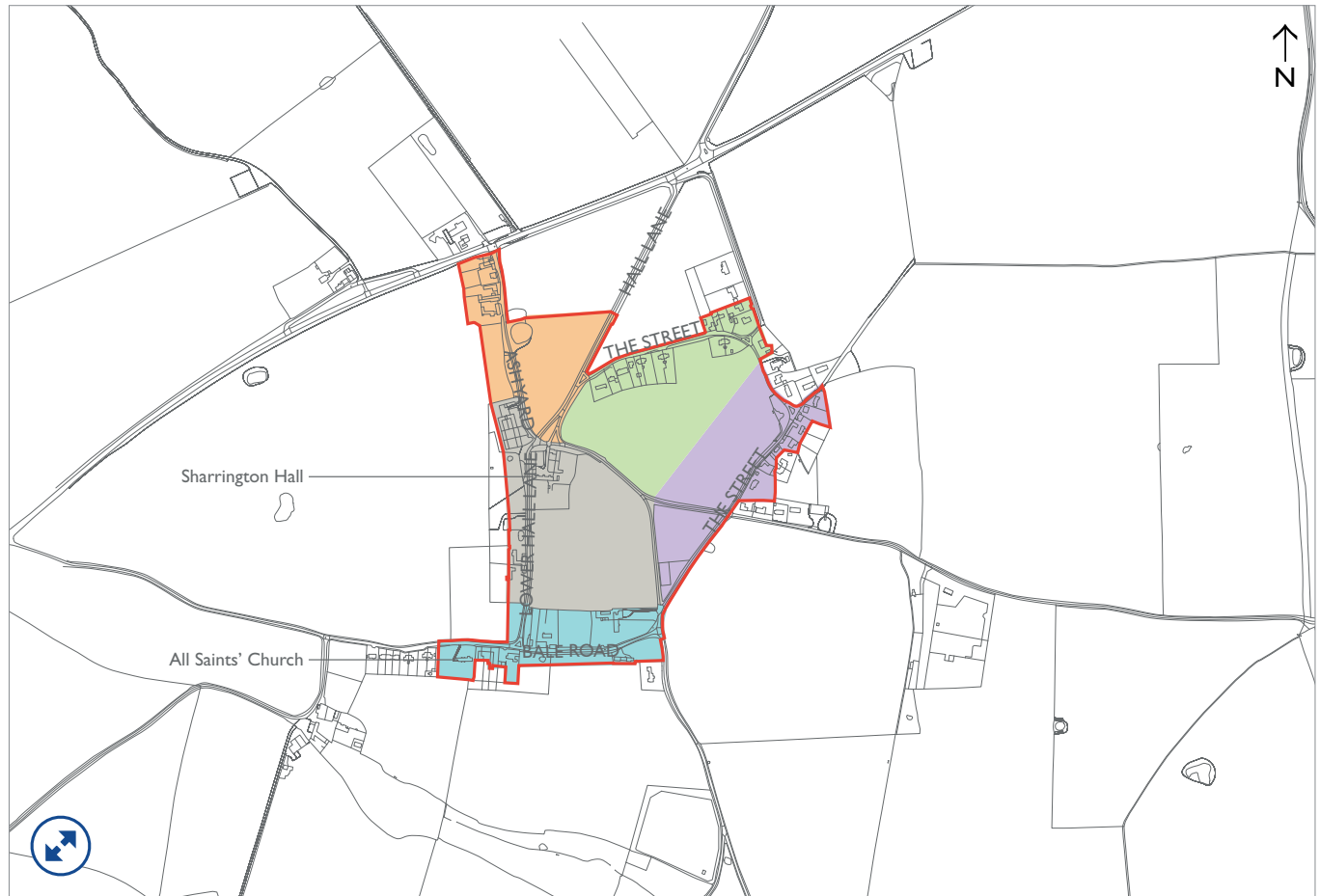
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6 Street-by-Street Assessment

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Each of Sharrington's streets and open spaces have different characteristics. This assessment, prepared on an approximately street by street basis, provides more details on the issues, opportunities for enhancement and recommendations specific to different areas of the Conservation Area. More details on the Listed and proposed Locally Listed Buildings can be found in the Audit of Heritage Assets in [Appendix C](#).

Note, the building names given in the Listed Buildings sections are those given in their listing entries. These names and uses may have changed since the entry was written. Please refer to the [Heritage Assets Plan](#) in [Section 5](#) for listed building locations and to the Audit of Heritage Assets in [Appendix C](#) for further details.



Street by Street Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.

- KEY
- Conservation Area Boundary
 - Bale Road
 - Lower Hall Lane
 - Ash Yard
 - The Street (East-West)
 - The Street (North-South)



1. BALE ROAD

South-west area of the village with a small 'centre' marked by the Village Cross and crossroads. All Saints Church stands on the west boundary of the area. Cottages and medium sized houses in red brick, flint and red clay pantile cluster around the Village Cross with clearly defined boundaries.



Defining Features

- Village cross on grass island surrounded by well-manicured topiary shrubs.
- Location historically of the church, public house and school as well as the Rectory and Church Farm.
- Two concentrated lines of dwellings either side of the Cross, both generally overlooking open space on the opposite side of the road. Polite Georgian doorcases surround entrances to two medium sized houses.
- Scattered dwellings set back from the road at the eastern end of Bale Road.
- All Saints church, which incorporates stone quoins and tracery. The churchyard is enclosed by a flint and brick wall and mature trees.
- The Old Rectory stands in the eastern part of the area but is more prominent from The Street.
- Attractive view of Bale Road east of the church showing the road curve around Village Cross and flanked by a range of historic properties.
- Meadows and open fields flanking buildings north and south of Bale Road.

Key Issues

- Village Cross has been repaired with cementitious mortar, which is causing the stone around the repairs to fail.
- The hedge opposite the churchyard has widened, which alters the streetscape and conceals the lamp post box.
- Some historic gravestones are leaning and at risk of falling.
- Several plastic signs on the church, which whilst necessary for security, could avoid being fixed to the building.
- Non-native coniferous hedges (leylandii) inappropriate for the setting.
- Clutter of wires, telegraph poles and aerials.
- Prominent bins left on street in front of properties.
- uPVC windows detract from historic buildings and the character of the area.



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1. BALE ROAD (CONT.)

Recommendations and Opportunities for Enhancement

- The cross should be repaired with the old repairs removed and replaced with lime mortar repairs.
- Hedgerows should be regularly cut to maintain their width and quality.
- Leaning gravestones should be repositioned and, if necessary, repaired to prevent future damage.
- Bins should be removed from street front and, if not, hidden from view where possible.
- Review and improve the security signage on the church.
- Leylandii hedge should be replaced with hedges of traditional species.
- Buried cables would be desirable.
- When uPVC windows are at the end of their lives and require replacement, this should be done with painted timber.

Listed Buildings

Grade I

- Church of All Saints

Grade II

- Village Cross

Proposed Locally Listed Buildings

- The Chequers

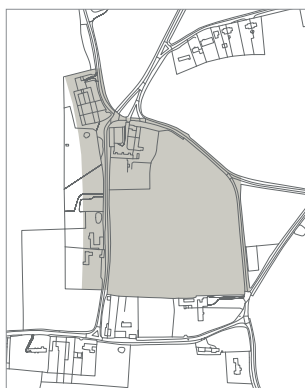
Scheduled Monument

- Village Cross



2. LOWER HALL LANE

Central portion of village incorporating Sharrington Hall and associated barns (now converted) and Daubeney Hall Farmhouse and associated barns. A treed green with village sign and the tree-lined approach to Sharrington Hall.



Defining Features

- Several larger scale buildings, both dwellings and barns.
- Sharrington Hall forms a grand focal point to the village at the centre of crossroads between Lower Hall Lane, Ash Yard and Hall Lane.
- Galletting used on barn north-west of Sharrington Hall emphasising its status.
- Converted farm buildings retain much of their historic fabric and features.
- Crossroads marked by attractive village sign and bench on central island of grass.
- Tree-lined Upper Hall Road forms an attractive approach to the village and Sharrington Hall.
- Mature trees contributing to pockets of enclosure contrasting with the open aspect to the arable field.
- Small stream runs south to north and is partially obscured by vegetation.

Key Issues

- Large areas of concrete in front of buildings detract from their setting, though this often reflects their previous agricultural use.
- Extensive ivy growth causing damage to the walls and buildings.
- Use of inappropriate materials such as breezeblocks and cementitious mortar.
- Television aerials and satellite dishes impinge on the character.
- Bins left on street in front of properties.
- Clutter of wires and telegraph poles detract from the character.
- Presence of non-native coniferous trees inappropriate for the setting.
- uPVC windows detract from heritage assets.



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2. LOWER HALL LANE (CONT.)

Recommendations and Opportunities for Enhancement

- Surfaces fronting houses should blend in with the rural character of the village through the use of soft surface treatments such as grass and gravel.
- Continuous treatment and removal of the ivy and repairs to damaged walls.
- Bins should be removed from street front and, if not, hidden from view where possible.
- Removal of non-breathable materials and replacement with lime mortars and traditional materials.
- Buried cables would be desirable.
- Leylandii hedge should be replaced with hedges of traditional species.
- When uPVC windows are at the end of their lives and require replacement, this should be done with painted timber.

Listed Buildings

Grade II*

- Sharrington Hall

Grade II

- Daubeney Hall Farmhouse and attached stable to south
- Barn to north-west of Sharrington Hall
- Barn, stable and single storey flint addition at west, to north-east of Sharrington Hall

Proposed Locally Listed Buildings

N/A



3. ASH YARD

A cluster of historic and modern properties of pebble flint, red brick and red clay pantiles at the north-west end of the road with a lane surrounded by mature trees and a large pond leading to the main village.



Defining Features

- Long stretch of road lined with mature trees and hedges creating a semi-enclosed feel.
- Combination of small, medium houses and converted farm buildings.
- Ash Yard flanked by open aspect agricultural fields.
- Modern buildings on Ash Yard use vernacular materials of area.
- Decorative pebble flint and red brick gables which can be seen from Hall Lane.
- Building types include houses, bungalows and converted farm buildings.

Key Issues

- Wires, telegraph poles and aerials/satellite dishes clutter rural image of the street.
- Non-native coniferous trees inappropriate for the historic village.
- uPVC windows and doors detracts from heritage assets.
- Modern extensions such as doorway porches and garages have been added to houses along the west side of Ash Yard.
- Presence of bins left on street in front of properties.
- Pond requires clearing.

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3. ASH YARD (CONT.)

Recommendations and Opportunities for Enhancement

- Buried cables are desirable.
- Deciduous trees and hedgerows are preferable as they are in-keeping with the historic character of the village.
- When uPVC windows are at the end of their lives and require replacement, this should be done with painted timber.
- Modern extensions on properties within the Conservation Area should respect the vernacular materials of the area; where this has not happened, extensions should be integrated into the historic surroundings.
- Bins should be removed from street front and if not, hidden from view where possible.

Listed Buildings

Grade II

- Hunt Hall Farmhouse

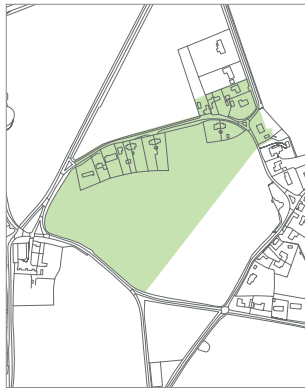
Proposed Locally Listed Buildings

N/A



4. THE STREET (EAST-WEST)

North-east area of village consisting of a cluster of late nineteenth century estate cottages and medium sized houses wrapping around the east side of The Street, north of the village hall. Encompasses a large, open aspect agricultural field at the centre of the village.



Defining Features

- Semi-detached late nineteenth century pebble flint and red brick estate cottages with attractive inscribed date stones.
- Cluster of houses border two patches of grass on the curve of road on The Street where a separate road out of the Conservation Area runs to the north-east.
- Modern bungalows on east side of the Street built in local vernacular materials of cobble flints and red brick.
- Predominant materials are red brick and cobble flints.
- Building types include a row of cottages, semi-detached cottages, bungalows, converted farm builds and medium sized houses.
- Clearly defined boundaries marked by hedgerows and wooden fences of a vernacular style.
- Just outside the area, the Village Hall, dating from 1953, set back from the road with lamp post box and bench.

Key Issues

- Wires, telegraph poles and aerials clutter rural image of the street.
- uPVC windows and doors detracts from heritage assets.
- Vehicles parked in front, or within the frame of, historic houses.
- Bins left on street in front of properties.
- Modern and suburban-styled large stone driveways and garages detract from the quaint appearance of the village.
- Non-native coniferous trees such as monkey puzzle trees are inappropriate for the setting.
- Presence of modern and non-traditional materials such as breezeblocks.



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4. THE STREET (EAST-WEST) (CONT.)

Recommendations and Opportunities for Enhancement

- Buried cables are desirable.
- When uPVC windows are at the end of their lives and require replacement, this should be done with painted timber.
- If possible, cars should be preferably hidden from view, such as behind properties.
- Bins should be removed from street front and, if not, hidden from view where possible.
- Driveways should be kept to the minimum size necessary and should be enclosed with a boundary to the street. Soft surfacing treatments, such as gravel, should be used to maintain a rural feel.
- Deciduous trees and hedgerows are preferable as they are in-keeping with the historic character of the village.
- Properties within the Conservation Area should respect the vernacular materials of the area, where this has not happened, consider planting to disguise the material.
- Modern extensions on properties within the Conservation Area should respect the vernacular materials of the area. Extensions should be modest in scale and subservient to the historic building.

Listed Buildings

N/A

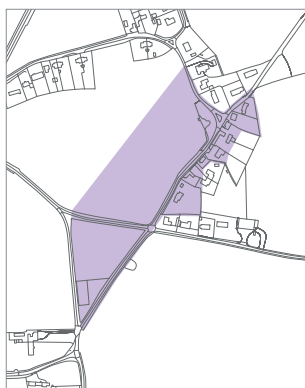
Proposed Locally Listed Buildings

- 16-17 The Street



5. THE STREET (NORTH-SOUTH)

South section of The Street curves around to the south-west with houses lined on the east side of the road and open aspect field flanking the north side of the road. Includes Jubilee Corner.



Defining Features

- Flint and brick small scale dwellings mostly along one side of the street.
- Converted late nineteenth century Wesleyan Chapel.
- Open aspect agricultural field located to the west and north of The Street with attractive views of the tower of All Saints Church.
- Small horse chestnut tree in the middle of the grass island of Jubilee Corner. Large willow tree a defining feature of the grass area at the bend of The Street with the remains of a small pond.
- Attractive picturesque view of road curving around stone cottage from the east

Key Issues

- Modern dormer windows and sky lights inappropriate on historic red clay pantile roofs.
- Modern extensions such as doorway porches and garages have been added to houses along The Street.
- Service fixtures, such as modern heating vents, detract where fitted on the front elevations of historic properties.
- Clutter of wires and aerials.
- uPVC windows detract from the character of individual buildings and the area as a whole.
- If possible, cars should be preferably hidden from view, such as behind properties.



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5. THE STREET (NORTH-SOUTH) (CONT.)

Recommendations and Opportunities for Enhancement

- Modern fenestration on historic assets should be in traditional timber surrounds and subtle in appearance, uPVC and stark non-traditional materials should be avoided.
- External letterboxes should be subtle and should not detract from historic surrounds; metallic examples are generally unsympathetic.
- Modern extensions on properties within the Conservation Area should respect the vernacular materials of the area, where this has not happened, extensions should be integrated into the historic surrounds.
- If possible modern vents should not be seen from street level, and existing structures should be concealed from view.
- Alternative methods for receiving telephone reception, such as underground cables, would help to tidy the area.
- When uPVC windows/doors are at the end of their lives and require replacement, this should be done with painted timber.
- If possible, cars should be preferably hidden from view, such as behind properties.

Listed Buildings

N/A

Proposed Locally Listed Buildings

- Chapel House (former Wesleyan Chapel)

Section 7

Vulnerabilities and Opportunities

This section describes the threats which face the significance of the conservation area and identifies any opportunities to remove or enhance these threats.

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7.1 CONDITION

Generally, the condition of the conservation area is good with well-maintained buildings, gardens and boundaries with most residents taking pride in the appearance of the village.

It is important for buildings and structures individually and for the conservation area as a whole for built fabric to be maintained to a high standard. This maintains their aesthetic qualities, the integrity of the built fabric and prevents loss of historic fabric. There are very few examples of structures in poor condition. These issues generally relate to:

- Eroded pointing, often with associated damage to or failure of brickwork or loss of flints;
- Inappropriate material used for pointing. Cementitious pointing looks unsightly and causes failure of historic brick and stone;
- Damage to brickwork or mortar as a result of ivy growth;
- Inadequate or poorly maintained rainwater goods.

In addition there are landscape features that also are in poor condition, namely:

- Thinning hedges, sometimes revealing fencing within the hedge;
- Ponds that require clearing;
- Worn edges to the grass at junctions.

There are currently no obviously vacant properties in the village. It is important that buildings remain in use as they are more likely to be maintained and for any issues to be noticed and addressed.



Eroded pointing causes loss of flints



Cementitious pointing



Regular overspilling of water from missing, damaged or inadequately sized rainwater goods causes damage to the historic fabric



hedge has thinned and revealed the fence



Worn corners to the junctions are common in the village



Although reeds are thicker in summer, the ponds would benefit from clearing

7.2 NEGATIVE FEATURES, MATERIALS AND TECHNIQUES

The overwhelming majority of buildings and structures in the village contribute positively or are neutral to the Conservation Area. However, there are a few elements which detract from its character and which could be improved or avoided in future.

The greatest threat to the character area is the intrusion of modern elements that are out of keeping with the Conservation Area, in particular the introduction of inappropriate uPVC windows, doors or conservatories. Changes to traditional fenestration causes the loss of historic fabric, can alter the appearance and aesthetic value of a building and can also affect the historic fabric of the remainder of the building by changing its breathability.

It is preferable to repair damaged windows and to undertake regular maintenance to ensure their enduring longevity. Well executed like-for-like replacement windows (i.e. same size and proportions of elements constructed using the same materials and finishes as the existing) maintain the aesthetic, though not the evidential value, of the historic windows. It can also be possible with some windows to incorporate slimline double-glazing to traditional style timber windows without affecting the appearance substantially. uPVC windows should not be used



in historic buildings in a Conservation Area and are undesirable on modern buildings within the Conservation Area. uPVC conservatories are also likely to be inappropriate, particularly where they are visible from the public highway.

The rendering of buildings which were traditionally exposed brick is not appropriate as this also traps moisture and reduces the breathability of buildings. Traditional lime mortar should be used for renders to historic buildings if they are deemed appropriate. The painting of brickwork is not normally good conservation practice, as plastic paints also reduce breathability. Breathable traditional paints are therefore preferable to modern plastic paints.



uPVC window

The cumulative impact of changes can result in a severe loss of historic character, which reduces the visual interest of individual buildings and the Conservation Area as a whole. Other modern accretions to buildings which negatively affect their appearance and that of the Conservation Area as a whole include:

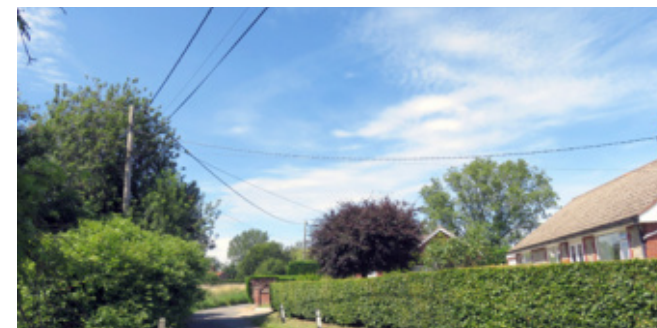
- uPVC downpipes and ventilation pipes,
- modern metal post boxes fixed to the front of buildings,
- satellite dishes,
- solar panels (these are not visible from the street but in long distance views),
- large concrete splays to driveways or open frontages,
- television aerials.

Generally there is a profusion of cables from telegraph and electricity poles. These provide essential services but do detract, because of their volume, from the character of the village.

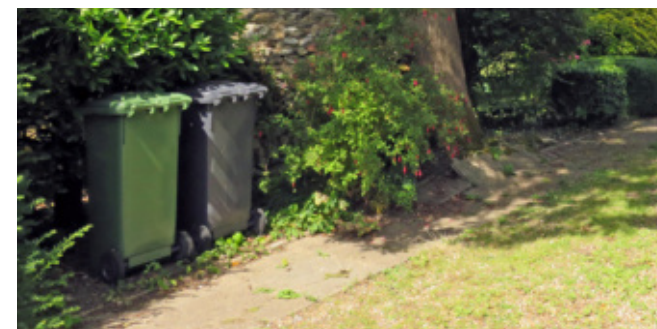
Wheelie bins are mostly kept out of sight except on collection day but there are a small number that are kept in prominent positions and detract from the streetscape.



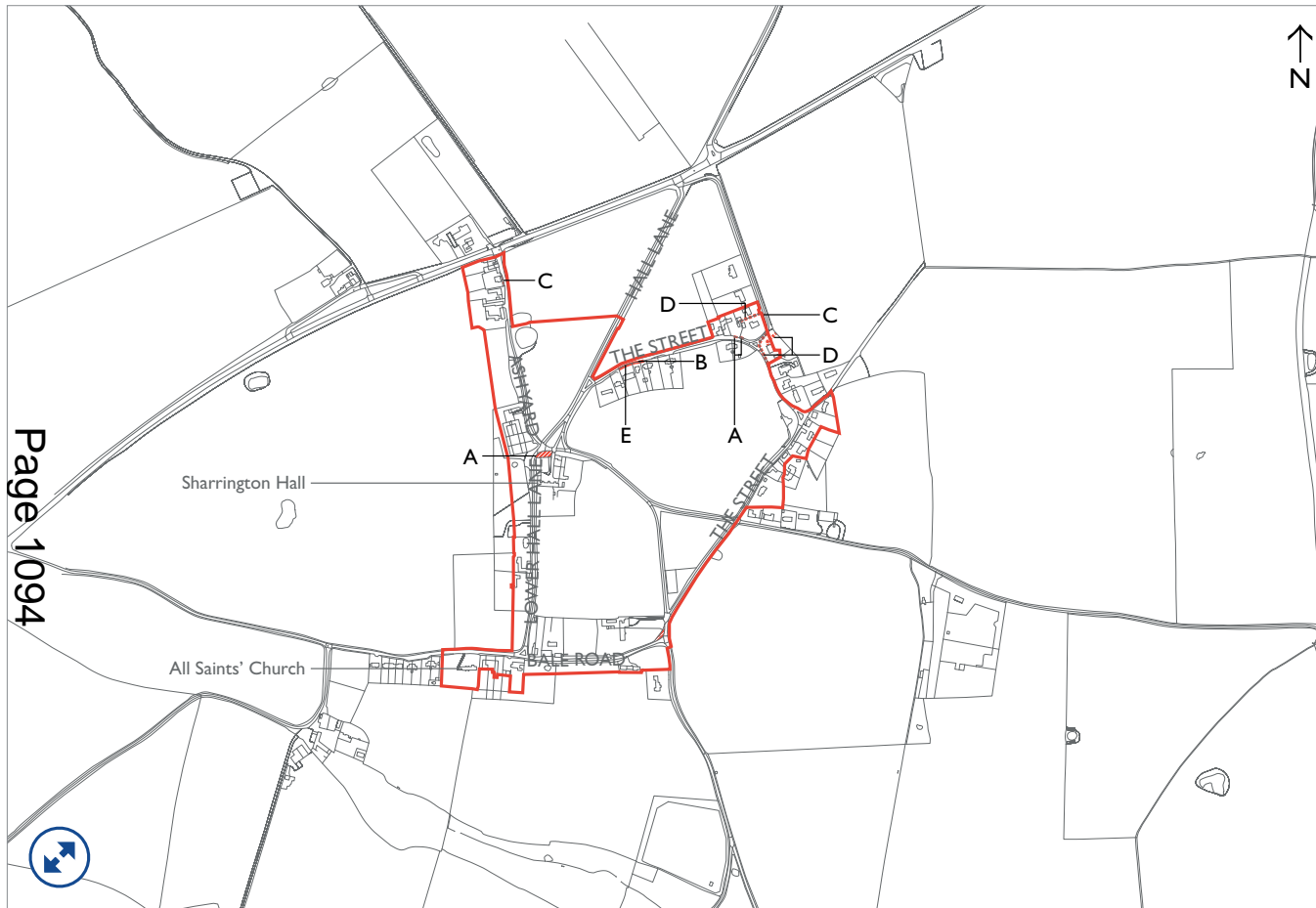
Satellite dish



Services cables



Prominent wheelie bins visible from the street

**KEY**

— Conservation Area Boundary

// Negative Feature

A Concrete splay

B Wide open frontage and access

C Suburban cobbled hard landscaping

D Close board/timber fencing

E Suburban landscaping

Negative Features plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.



7.3 PRESSURES FROM DEVELOPMENT

As pressure for housing increases there is a risk of the spreading of the settlement edges of Sharrington into the landscape of the Glaven Valley. The fields in and around the small groups of dwellings are an important element in the character of the dispersed settlement of Sharrington and it is important that these remain open and undeveloped. There may be plots that already have a dwelling that may also contain outbuildings that could be converted or have space for an additional dwelling but these would need to be sensitively developed. The clusters of dwellings are characterised by a comparatively low density of building, which also contributes to the open character of the Conservation Area and should be preserved.

While some housing will be required, this should be weighed against need and carefully planned to be located as sensitively as possible, with minimal or no negative impact on heritage values. Developments of multiple houses are unlikely to be appropriate in Sharrington. New individual houses should remain relatively small in order to reduce or eliminate their impact in the surrounding Conservation Area and landscape.

Harsh edges to settlements should be avoided. Screening with existing and new hedgerows, trees and woodland could assist with reducing visibility. However, this should not be used as the sole justification for development as other factors, such as the impact from subdivision of historically open space or the contextual relationship of a development to its setting, are relevant. Development should therefore respect existing scales, densities, materiality and the local vernacular. It should also respect historic property and field boundaries.

Planning legislation allows for buildings of high design quality to be constructed in historically sensitive areas, which enables the continuing evolution of a place whilst ensuring the quality of the environment. Provided the design is of high quality and construction, the materials and style of the new building does not necessarily have to match those of the existing buildings in the area.

However, there is a risk that the construction of too many buildings of contrasting design and materials could erode the character of the Conservation Area and

it is important that the collective impact of the growing numbers of such buildings is taken into account each time one is proposed. Wherever possible, applicants should be encouraged to make use of sympathetic traditional materials, scale and massing so that new buildings sit harmoniously within the streetscape and the wider Conservation Area. Consideration should also be given to the impact of large areas of glazing in a design of otherwise traditional materials as these can create detrimental blank spaces in views.

7.4 RURAL CHARACTER AND SUBURBANISATION

Sharrington's rural character is one of the things that make it so special. With a gradual growth in houses on the edges of settlements, the desire of owners to improve their properties and the conversion of once functional agricultural buildings into residential use, there is a risk of suburbanisation or over-restoration of buildings and public realm or surfacing treatments. Elements such as hard surfacing, for example kerbs, bricks or concrete as opposed to gravel, formal gates, loss of grass verges, coniferous hedging, high or hard fences and larger parking areas could erode the informal, rural feel of the area. In Sharrington the newer buildings just outside the Conservation Area have a more suburban quality and this creates unsatisfactory approaches into the village.



The traditional boundary demarcations in Sharrington are hedges of native species and low brick or brick and flint walls. Timber and metal fences are generally out of keeping as are leylandii hedges. The exception to this is the metal railings around the former chapel but this should not be used as precedent for similar railings elsewhere in the village. Trees that are not native species can also detract.

External lighting and light pollution at night is also a threat, as part of the night time character of the area is one of darkness, with the ability to see the stars.

Excessive signage should be avoided and traditional signage, such as timber finger posts as opposed to modern metal road signs, should be encouraged. Road markings are generally quite minimal and this should remain the case.



Cobble planter



Large concrete splay



Fence



Leylandii hedge



7.5 SECOND HOME OWNERS AND HOLIDAY COTTAGES

Although Sharrington is located further inland than the most popular coastal spots, it nonetheless has potential to be a desirable choice for second home owners and for investors creating holiday cottages, though pressure is not likely to be as great as in coastal villages such as Blakeney and Cley-next-the-Sea. Whilst holiday cottages do generate some local jobs and revenue, second homes generally do not. The effects of high numbers of both types of properties on local communities are well documented nationally and could involve a hollowing out of the community, especially in the winter; a distorted population that undermines local services; and local people priced out of the village they grew up in. Traffic levels will also increase with increased tourism demands. Currently the holiday accommodation within Sharrington has been created from the sensitive conversion of outbuildings and barns within the village and generally these remain secondary buildings to the main dwelling that is occupied by a permanent resident.

The popularity of the North Norfolk coast and the inland villages and landscape with tourists will create demand for new facilities and infrastructure. There could be pressure for an increase in size and number of camp and caravan sites, which could cause visual harm to the setting of the historic buildings and landscape.

7.6 DARK SKIES AND LIGHT POLLUTION

North Norfolk is one of the best places in the country to view the sky at night. There are also no streetlights in Sharrington, which retains this characteristic of its atmosphere and setting. There is a potential risk from increasing use of bright external lighting which could reduce the ability to see the night sky and impact on the tranquillity and rural feel of the area. Avoiding excessive external lighting would help to preserve the special character of Sharrington at night.

7.7 AGRICULTURAL USES

Agriculture is a key industry in the local area. However, modern agricultural barns, usually made of corrugated metal or concrete blocks, are often located on the edges of villages and their scale and appearance has a negative visual impact on the historic character of the place. Whilst there are no such barns located within Sharrington, there is a large agricultural barn behind an industrial metal gate on the opposite side of the A148 from the north end of Ash Yard.

Agricultural buildings such as these are permitted development if a farm is more than five hectares, meaning control of their construction and design is difficult. They are also essential for the continued agricultural use of the land. However, there could be opportunities to soften their appearance, such as with weatherboarding.



Agricultural buildings just outside the Conservation Area



7.8 RIVER LOCATION AND CLIMATE CHANGE

Historic buildings and environments may be affected by changing climatic conditions in the future. Increased storms could cause damage to buildings, while wet conditions promote decay and increase the risk of subsidence. Gutters and drainpipes may not be sufficient to cope with increased rainfall resulting in water ingress, damp and associated rot caused by water not being carried away from the built fabric.

In Sharrington, the high water table evidenced by the numerous ponds, could mean potential increased incidences of flooding with rainwater collecting on water-laden ground. More intense rainfall alternating with periods of drought has implications for water bodies and water management,²⁶ both in ecological terms and as a threat to historic buildings. Flooding can cause structural damage and a general increase in water levels causes problems with damp. Wet conditions promote decay and increase the risk of subsidence.

The need to respond to changing climatic conditions may also put pressure on the historic environment and individual buildings with the incorporation of renewable energy sources, increased insulation, the fitting of window shutters and other measures. Current planning legislation and heritage guidance allows for changes to historic buildings to facilitate environmental sustainability providing that they do not detract from the significance of the heritage asset.

Damage may also occur to below ground archaeology that has the potential to enhance understanding of the village's history and development. This may be as the result of flooding or drying out of the ground.

Section 8

Management Plan

This section sets out recommendations for the management and enhancement of the Conservation Area. It also includes details of a review of the boundary of the Conservation Area.

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8.1 INTRODUCTION

This management plan provides:

- An overarching **conservation philosophy** which sets out the guiding principles for the retention and enhancement of the character and appearance of the Sharrington Conservation Area.
- **Recommendations** which give more detailed guidance for the protection of existing features of special interest and the parameters for future change to existing buildings or new development.

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Since this Conservation Area Appraisal and Management Plan has been adopted by NNDC, the philosophy and recommendations in this section will become a material consideration in the council's determination of planning applications, Listed Building consents and appeals for proposed works within the Conservation Area.

Building owners and occupiers, landlords, consultants and developers should refer to these recommendations when planning change within the Conservation Area. Adherence to this guidance will ensure designs consider the special interest of Sharrington from the outset and that change makes a positive impact on the Conservation Area.





8.2 CONSERVATION PHILOSOPHY

The overarching aim of the recommendations in this management plan is the preservation and enhancement of the character, appearance and special architectural interest of the Sharrington Conservation Area.

- Nationally and locally designated buildings and associated structures and features should be preserved and enhanced.
 - A well-maintained historic built environment is fundamental to the character of Sharrington. Regular maintenance is vital to achieving this as it prolongs the life of historic fabric. Timely repairs should be undertaken on a like-for-like basis.
 - Where possible, detracting features should be removed where they already exist and the addition of detrimental features should be avoided.
 - Sensitive reinstatement of features that have been lost or replaced with inappropriate alternatives will be encouraged where based on a sound understanding of the significance of the building and its historic development.
- The preservation and enhancement of the setting of individual heritage assets is important and will include maintaining historic outbuildings, subsidiary structures, boundary features and landscape features or reinstating them where there is evidence of their loss. Boundary demarcations in hedge or brick and flint wall and gates are particularly important to the character of the village.
- The character of the Conservation Area will be preserved through the maintenance of a built environment in which the buildings are almost all of one or two storeys in height, are of small or medium scale, and use traditional local materials, namely flint with brick dressings and clay pantiles. Pitched roofs, gables and chimneys are important elements of the varied roofscape of the village. There are historical exceptions to this scale, massing and materiality but they are, by definition, rarities and will not be regarded as precedent for new development.
 - The village will be managed to maintain the existing pattern of development, with small clusters of well-spaced building interspersed with large fields and triangular greens.
 - The rural character of the village should be preserved: urban or suburban introductions will not be permitted and an overly manicured public realm will be avoided.
 - Any new development, whether attached to an existing building or detached in its own plot, must be appropriate in terms of scale, massing, design and materials. It should be the minimum necessary to meet the required demands for housing. It will be of high quality in both its design and construction so that it is valued by current and future generations.
 - Landscaping associated with new development should be appropriate to the character of the Conservation Area and current public green spaces will be preserved. Existing trees and greenery within the Conservation Area should generally be preserved and there will be a presumption in favour of the retention of existing mature trees for all new developments. Front gardens should not be lost to driveways.
 - New development will not negatively impact on views within or towards the Conservation Area and views of landmark buildings will be preserved.
 - The setting of the village contributes considerably to its special interest and will be maintained. The agricultural land, trees and hedges surrounding the village will be preserved.



8.3 RECOMMENDATIONS

8.3.1 Repairs, Materials and Techniques

There is a consistency to the materials palette used in Sharrington that is a fundamental part of its character, which includes predominately flint, complemented by brick and pantiles with occasional render. Timber weatherboarding is not traditionally used in the village although has been used on some recent extensions. Historically, willow was grown on osier beds around the village and would have been used as a material for building.

These traditional materials require repair and maintenance using traditional techniques, particularly the use of lime mortars and renders, in order that the breathability of the historic buildings is maintained and moisture does not become trapped within the fabric, leading to decay.

Regular maintenance ensures the appearance of the Conservation Area is preserved and is also of benefit as it ensures that small problems do not escalate into larger issues, which cause more damage to historic fabric and a greater cost to put right.

Recommendations

- Buildings and structures should be maintained in good condition.
- Repairs should be on a like-for-like basis wherever possible. That is, a repair that matches the historic element removed in terms of material, method of construction, finish and means of installation.
- Maintenance and repairs should be undertaken on a regular basis in order prevent problems with condition and to rectify and issues before they escalate.
- Reversibility, i.e. the ability to remove a modern repair or material without damaging the historic fabric, is an important consideration, as better alternatives may become available in the future.
- Historic materials should be reused for repair wherever possible, for example rebuilding a brick wall in poor condition using as many of the original bricks as possible.

8.3.2 Retention of Existing features and details

Architectural features and details and the design, materials and form of buildings, as outlined in [Section 4](#), make important contributions to the appearance of individual buildings and the streetscape as well as to the character of the Conservation Area overall. Loss or inappropriate replacement of such features and details causes the incremental diminishment of appearance and character.

Existing features and details may not be original to a building but may be later additions which are also historic. Such features and details still have aesthetic value and also illustrate the changes to the building and the Conservation Area over time. Some features and details may also record past uses of a building and so contribute to the evidential record of the village's history.



Recommendations

- Original and historic windows (including dormers and bay windows) and doors should be preserved and maintained through diligent repair.
- The appearance of windows and doors that are recent replacements made to match the original or historic designs should be retained.
- Chimneys and chimney pots should be retained and preserved. Where rebuilding is necessary, the design and form of the existing chimney should be retained and historic materials reused where possible.
- Patterns of flint and/or brickwork in buildings and boundary walls will be preserved. If rebuilding is necessary, a record will be taken in advance of works starting and the wall rebuilt to match exactly.
- Inscription stones, plaques and decorative features will be retained and preserved in situ.
- Historic gates, railings and walls will be retained and preserved. Where new gates have been made to match removed historic ones, the pattern, form and materials will be preserved in any future replacements.

8.3.3 Alterations, extensions and demolition

Sharrington has evolved over centuries and its built fabric reflects both historic uses and prevailing fashions. It is not the purpose of designation to prevent future change, which is necessary for the enduring sustainability of the heritage asset. Instead, the purpose of designation is to ensure change is carried out in a manner that does not cause harm and also, where appropriate, enhances the heritage asset.

Loss of fabric (demolition) and additions of new fabric can cause harm to individual buildings, the streetscape and the Conservation Area more widely. Proposed change will be evaluated on a case by case basis as the small variations in location, past change and detailing between one existing building/site and another means that what is acceptable for one building/site may not be acceptable on another.

The impact of proposed changes on the heritage asset or assets affected should be undertaken through a formal Heritage Impact Assessment. This should consider the heritage asset or assets affected, their setting and key views. Any change in the Conservation Area or close to it (in its setting) will require assessment in terms of its impact on the Conservation Area as a heritage asset. Further assessment may be required in relation to an individual listed building or listed buildings near the subject of the proposed change.

What is a Heritage Impact Assessment?

Heritage Impact Assessment (HIA) is a process of identifying what is historically and architecturally important about a heritage asset, in order to be able to assess whether proposed changes will have a positive, negative or no impact on the heritage values of the place. Advice is usually given by a specialist heritage consultant and the resulting conclusions presented in a report, which should include:

- Identification and description of the proposals site and its setting;
- Identification of any designations, such as listing, which the site is subject to or which are within the setting of the site;
- Description of the history of the property;
- Identification of the 'significance' of the site, i.e. its historic and architectural interest;
- Assessment of the impact the proposals will have on the significance of the site, as well as recommendations for any changes to the scheme that will reduce any negative impacts that are identified.



Alterations to existing buildings should be carried out using materials that are of appropriate appearance and of a composition that will not cause harm to the existing fabric. For example, alterations should not be carried out using brick that is harder than the existing as it will cause the existing brick to deteriorate.

When extending small properties, a balance needs to be struck between contemporary needs to make a workable home and maintaining the character of the historic building. Regardless of the materials used, an overly large extension can dwarf the original building and negatively affect its character. There are a number of small estate cottages in Sharrington that are vulnerable to over-development of this kind.

Buildings can be important records of their own development. There should not be a presumption that reversing historic changes will be acceptable as this can diminish the illustrative value of a building. However, not all past changes are beneficial to a building and the removal of negative features or reinstatement of lost features can enhance a building. Therefore, demolition or removal of buildings or features that detract from the Conservation Area may be beneficial. Whether or not the existing building contributes positively to the Conservation Area in terms of its appearance, if it contributes positively in terms of layout, demolition should only be permitted where rebuilding is proposed.

Alterations and extensions should be of a scale, design and quality that will enhance the Conservation Area. The addition of modern fittings also needs to be considered carefully as items such as satellite dishes and aerials can be visually detrimental to the Conservation Area. These should be located on rear elevations away from sight of the public highway. The addition of solar panels will require planning permission if they protrude 200mm above the roofline or are sited on a wall/roof adjacent to the highway. Care should also be taken to locate solar panels where they will not affect long distance views, such as those from Briningham.

Article 4 Directions can be placed on individual properties by local planning authorities to restrict certain permitted development rights. This can be a means of providing extra controls over the type and extent of development that is allowed. Given the existing controls that conservation area designation brings, plus the number of Listed Buildings and proposed Locally Listed Buildings within the Sharrington Conservation Area, which themselves are subject to controls over development, no Article 4 Directions, which would control development to unlisted buildings, are deemed necessary in Sharrington at this time.

Recommendations

- The heritage impact of proposed alterations, extensions and demolition will be assessed prior to approval of works.
- Proposed changes should preserve or enhance the character of the Conservation Area. This means that the changes should be respectful of the typical architectural and visual character of the Conservation Area.
- Extensions will be subsidiary to the existing buildings in their massing and design. The scale of extensions should be in keeping with the existing buildings. The use of traditional materials will be encouraged, though thoughtful and sensitive design with modern materials may be acceptable.
- Extensions will be of a high quality of design and construction.
- Negative features should be removed when the opportunity arises. Enhancement could be achieved through removing a features which is out-of-character with the characteristics of the area and replacement with something more in-keeping.



- Modern additions, such as (but not limited to) solar panels or satellites dishes, should not be located on primary elevations or street frontages.
- Any modern materials added to a building should be high quality and sympathetic.

8.3.4 New development

New development may take the form of replacement buildings or construction on undeveloped plots. Any new development should respect the character of the immediate area of the Conservation Area in which it is proposed, in order to preserve the differentiation between areas within the Conservation Area and so preserve the diversity of the Conservation Area as a whole. New development should not compete with or overshadow existing buildings, particularly where the existing buildings are historic. This is so that the character-defining historic buildings remain preminent and their setting is not harmed.

The materiality of new development is important. High quality materials should be used to maintain the overall quality of the built environment and to ensure, from a sustainability point of view, that the building has durability. Traditional local materials are widely used in the Conservation Area and are a major contributor to its character, though with good design it may be possible to incorporate some limited modern materials.

Recommendations

- The heritage impact of proposed alterations, extensions and demolition will be assessed prior to approval of works.
- New development should be of the same or a lesser scale and massing as the buildings around it.
- Traditional local vernacular materials should be used, namely flint, red brick and clay pantiles. There may be scope for limited use of timber, timber weatherboarding, render, stone, slate and other traditional materials, though thoughtful and sensitive design with modern materials may be acceptable.
- The design of new development should be of a high quality that will be valued now and in the future. There is no presumption in favour of either traditional or contemporary design.
- The quality of construction should be high.
- Historic plot or field boundaries should be preserved when new development occurs.
- New development should have wheelie bin space/storage included. For existing buildings screening with planting, fences or walls would help to reduce their impact where it is feasible.

8.3.5 Streetscape, Public Realm and Green Landscape

The streetscapes within the Conservation Area are made up of many components and are vulnerable to incremental change that cumulatively affects the composition. When considering change to individual buildings or elements in the public realm, the impact on the streetscape should be assessed both in terms of the impact of the change and the impact in conjunction with other changes that are either proposed or have taken place. It may be acceptable for a change to be made once on a street but to repeat the change multiple times would diminish the character of the street.

Current public realm features within the Conservation Area are mainly in materials that are appropriate to the character of the area, such as timber benches. The two village noticeboards are of timber and should be kept in good condition. Ubiquitous road signs should be kept to a minimum and more traditional forms of signage, such as finger posts, should be encouraged. Road markings should be kept to a minimum to preserve the rural character of the village.

Sharrington is a rural village and its public realm should reflect this. Efforts should be concentrated on ensuring the long-term conservation of the built fabric, for example, through the removal of vegetation from flint walls to improve condition, rather than creating a



pristine public realm. Grass verges, hedges, trees and fields adjacent to roads are all important elements of the character of the Conservation Area which should be preserved. The area known as Pilgrim's Rest is a particularly significant verge and should be maintained in good order. The corners of greens at junctions are often worn but it is not desirable to install bollards to protect them as this would add an overly suburban element.

The green spaces within Sharrington provide an important contrast with the built areas and should be preserved. They also contribute to the character of the Conservation Area.

The village hall currently lies just outside the Conservation Area and the plaque above its door is an attractive piece of public art. Unfortunately the render is starting to fail and this should be stabilised and repaired before there are further losses.

Recommendations

- Proposed change will be considered in relation to the streetscape.
- Historic boundary walls should be preserved and regularly maintained.

- New development should have defined boundaries demarcated with boundary treatments that are in keeping with the character of the Conservation Area, namely hedges or low brick and flint walls.
- The green spaces and grass verges within the Conservation Area will be preserved.
- Trees and hedging within the Conservation Area should be preserved, unless they are an inappropriate species, in which case they should be replaced with an appropriate species.
- Excessive signage will be avoided.
- Traditional materials should be used for street furniture and signage.
- Traditional forms of signage will be encouraged.
- Road markings will be kept to a minimum and will use narrower format lines appropriate for Conservation Areas where they are necessary.
- The corners of greens at junctions should be maintained.

8.3.6 Setting and views

The setting of Sharrington contributes to its special interest. The physical setting encompasses large agricultural fields and views across the Glaven Valley to the south. The fields reflect the historic link between agriculture and the village. It is important for them to be preserved as open spaces to connect with the fields within the Conservation Area to preserve the character of Sharrington as a dispersed settlement of dwellings scattered across fields.

Also immediate to the conservation area are areas of modern building along Bale Road, New Road and the Thornage Road. These are not positive contributors to its setting but the buildings should nonetheless be well maintained to benefit the Conservation Area. Suburban elements should not be introduced and screening with hedges and trees of appropriate species is desirable. Conversely the removal of trees and hedges is to be discouraged and the replanting of recently removed planting would be welcome to enhance the setting of the Conservation Area.

The ability to appreciate heritage assets individually or collective from key viewpoints contributes to their special interest. Lighting has the potential to impact on the ability to appreciate the dark skies of the area.



Recommendations

- The setting of the Conservation Area will be protected from inappropriate development.
- New development on the edges of the Conservation Area, if deemed appropriate, will be screened with planting to preserve views from the surrounding landscape.
- Planting of hedges and trees of native species in gardens within the immediate setting will be encouraged where this will help screen existing modern buildings without negatively impacting the Conservation Area.
- Key views within and into the Conservation Area will be preserved.
- Views of landmark buildings, particularly the church tower and Sharrington Hall, will be preserved.
- Excessive use of external lighting will be avoided.

8.3.7 Boundary Review

In accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework and Historic England best practice guidance, the boundary of a conservation area should be periodically reviewed and suitably revised in accordance with findings made during this exercise.

The need to review the boundary can be in response to a number of factors: unmanaged incremental changes which have, over time, diluted the character of an area; the boundary may have been drawn too tightly originally; or the special interest of a feature may not have originally have been evident to the assessor. Although it is principally the built structures that are recognised in amending the boundary, their accompanying plots often provide an important historical context which should be incorporated together with the building(s).

The boundary has been reviewed and proposed changes are detailed below. The existing Conservation Area and the adjoining buildings and lanes have been considered. Given that the Conservation Area should cover elements that contribute to the special interest of

the area, no new buildings are proposed for inclusion as the groups of buildings outside the Conservation Area along Bale Road, Thornage Road and New Road and the single dwelling to the south on The Street are modern and do not contribute to the special interest. It is also proposed that the modern buildings in the north-east corner of the Conservation Area be excluded as they do not contribute positively. However, given the importance of boundary treatments and as they border directly onto the Conservation Area, the boundary demarcations will remain in the Conservation Area and those of the modern cottage along The Street will be added to the Conservation Area. The latter is the site of historic dwellings that have been replaced. The Village Hall is proposed for inclusion in the Conservation Area as is the avenue of trees along Upper Hall Road. Other changes relate to regularise the boundary to follow garden boundaries where currently the boundary cuts through properties.

If, following public consultation, these amendments are approved, the appraisal document and maps will be updated in accordance with the boundary changes for the final adopted document.



Recommendations

Proposed boundary changes are outlined below.

Exclude from the Conservation Area boundary:

- A** The portion of field between Ash Yard and Upper Hall Lane as the boundary does not appear to relate to a physical demarcation. It is therefore proposed to be altered to align with (and still include) the footpath.
- B** Two modern bungalows (Whimbrel and The Hog Penny) that are not on the site of a historic dwelling and do not contribute in their form or landscaping to the Conservation Area. The boundary demarcation along the Conservation Area boundary will remain included because of the importance of boundary treatments to the Conservation Area.
- C** A modern house (Chapmans Yard) that is located on a plot that historically had a dwelling on it. The house is on the edge of the Conservation Area and does not contribute to its special interest. The boundary demarcation along the Conservation Area boundary will remain included because of the importance of boundary treatments to the Conservation Area. The boundary treatment itself is currently not traditional to the village but could be replaced.
- D** Part of the garden of Bunns Yard to regularise the boundary.

Include within the Conservation Area boundary:

- E** Gardens and orchard on the south side of Bale Road that are currently partly included to regularise the boundary.
- F** Gardens to the west of Lower Hall Lane that are currently partly included to regularise the boundary.
- G** Upper Hall Lane to include the avenue of trees as this forms an important part of the approach to the village and especially to Sharrington Hall.
- H** The Village Hall because it is an important focal point for the community and the building incorporates an attractive piece of public art dating from the 1950s.
- I** Boundary treatments of two modern bungalows (Newlands and Beeches) on The Street because of the importance of boundary treatments to the Conservation Area. Although the buildings are modern, there were dwellings here historically and therefore the boundaries of these plots have some importance to the special interest of the Conservation Area even though the extant boundary demarcations are not historic.



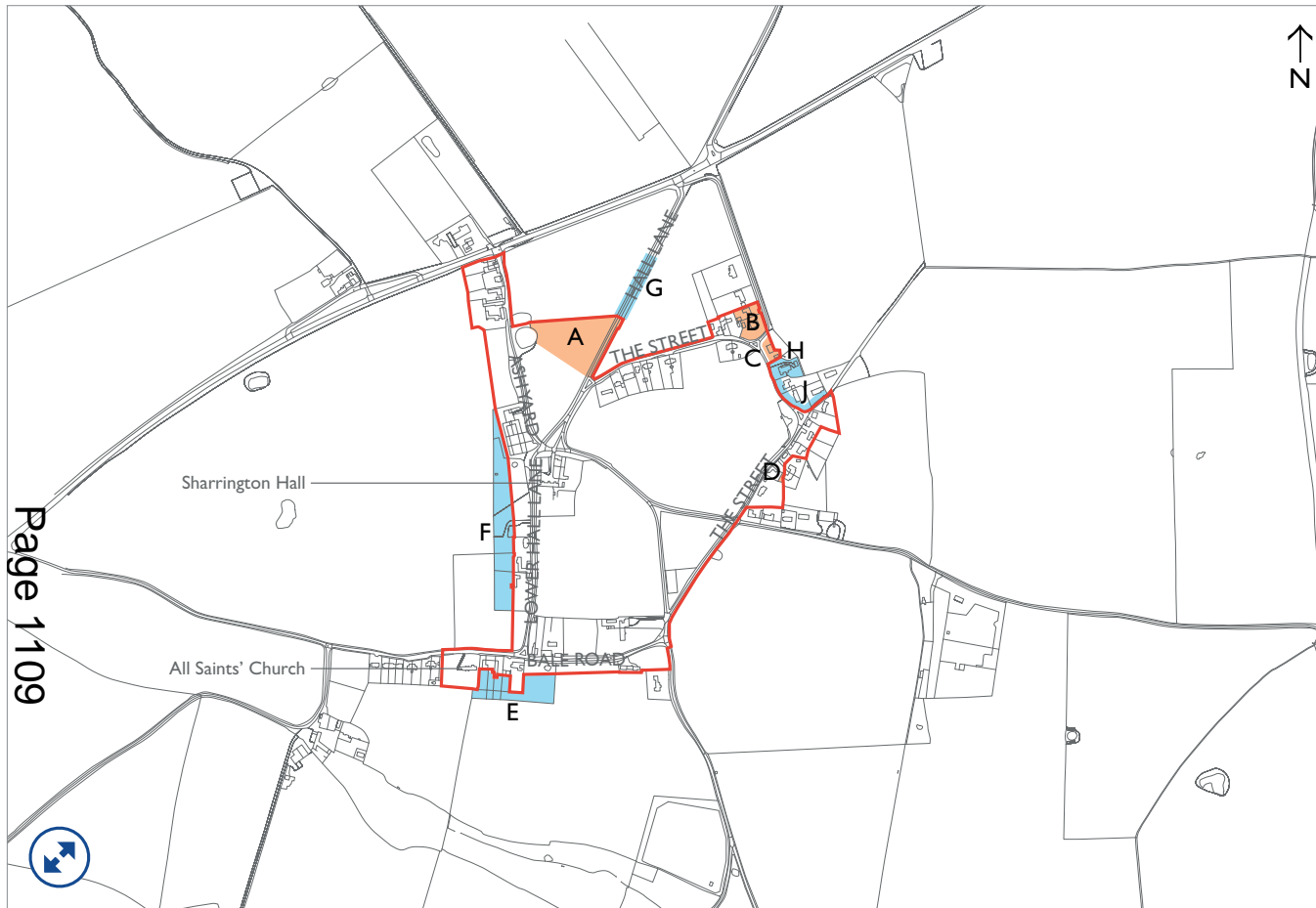
The Hog Penny



Chapman's Yard



Village Hall

**KEY**

- Current Conservation Area Boundary
- Proposed Inclusion within Conservation Area Boundary
- Proposed Exclusion from Conservation Area Boundary

Boundary review plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.

Section 9

Further Information

A summary of the significance, issues and opportunities within the conservation area, as well as details of next steps and contacts.

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The preservation and enhancement of the character, appearance and special architectural interest of the Sharrington Conservation Area should be at the heart of changes made within the area. All its residents have the opportunity to contribute to the preservation and enhancement of the village and ensure that it is passed on to future generations.

RESEARCHING THE HISTORY OF A BUILDING OR SITE

Before proposing any change, it is important to understand the significance of a building or site. This will require research into historical development. Some useful places to start your search are detailed below.

- **The National Heritage List for England**, to find out whether your building is listed.
- **The Norfolk Heritage Centre at the Norfolk and Norwich Millennium Library**.
- **The Blakeney Area Historical Society**, who run a History Centre containing documents on local history.

- **The Norfolk Records Office**. You can search their catalogue online before you visit or request research to be carried out on your behalf.
- **Norfolk Heritage Explorer**, the Heritage Environment Record for the county.
- **Holt Library**. Interlibrary loans mean that you can always borrow books from other libraries if necessary.
- **The National Archives**. These are located at Kew, London, but the catalogue can be searched online.
- **British Newspaper Archive Online**, which can often be a useful source of local history information.
- **National Library of Scotland**, which allows you to view numerous historic plans online.

PLANNING ADVICE

If you need further advice on buildings in conservation areas, design guidance and planning permissions, visit the Heritage and Design pages of North Norfolk District Council's website, <https://www.northnorfolk.gov.uk/section/planning/heritage-design/> or contact the Planning Department: planning@north-norfolk.gov.uk

ADVICE ON CONSERVATION BEST PRACTICE

Historic England's website contains a range of advice and guidance, such as *Conservation Principles: Policies and Guidance* and guides on understanding heritage value, setting and views, to specific guides on types of repairs or types of buildings. This information can largely be found in the advice area of the website.

<https://historicengland.org.uk/advice/>

FINDING A CONSERVATION ARCHITECT, CONSULTANT OR CONTRACTOR

When undertaking work to an historic building it is important to employ contractors who have worked with them before and understand what would be appropriate in terms of change. There are several organisations that maintain lists of experienced conservation and heritage professionals from architects and surveyors to leadworkers and roofers. The following are databases of consultants who have a proven track record of working with historic buildings:

- The Institute of Historic Building Conservation (IHBC), who have a database of accredited practitioners.
- Royal Institute for British Architects (RIBA) list of conservation architects.
- The Register of Architects Accredited in Building Conservation (AABC).



TRACKING OR COMMENTING ON PLANNING APPLICATIONS

If you or a neighbour submits a planning application, there will be a period when members of the public can comment on the application. This can be done electronically online via the Council's Planning website: <https://idoxpa.north-norfolk.gov.uk/onlineapplications/>

If you are planning works to your own property, it can be useful to check the planning applications that have been approved for similar works in the village to understand what might be acceptable.

It may also be useful to review the planning history for your own site to find out what changes may have been made to your property prior to your ownership. Note that the council only holds planning application records online for recent years. For older applications please contact the planning department (planning@north-norfolk.gov.uk) for details of how to access the documentation.

COMMUNITY ACTION

The Government recognises that local communities care about the places where they live and in light of this has developed neighbourhood plans as a tool for local communities to shape the future of their built environment. These are documents that are created by the local community to sit alongside the local Council's planning policies to provide planning policies that are specific to that area. It acts as guidance for anyone wanting to make change to that place and for those who are assessing proposals for change.

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ENDNOTES

- 01 Section 69 (1), Planning (Listed Buildings & Conservation Areas) Act 1990
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- 04 Anna Powell-Smith, “Sharrington,” Open Domesday, <https://opendomesday.org/place/TG0336/sharrington/>
- 05 “Prehistoric burnt flint,” Norfolk Heritage Explorer, <http://www.heritage.norfolk.gov.uk/record-details?MNF33561>
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- 17 <https://www.sharrington.org.uk/history/> Miss Eliz Jordell Mrs. Jodrell’s Map of 1784,?
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- 20 Ibid.,
- 21 “World War Two crash site,” NHER Number 41791, <http://www.heritage.norfolk.gov.uk/record-details?MNF46532>
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- 23 North Norfolk SSSI Citation, accessed: <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1001342.pdf>
- 24 See Historic England Local Heritage Listing (2016) for more details
- 25 Norfolk Heritage Explorer, ‘Brinton’, <http://www.heritage.norfolk.gov.uk/record-details?TNF194>
- 26 Holt-Wilson, 2014, p.8



ARCHIVE MATERIAL

NORFOLK RECORD OFFICE

DN/TA 510 Tithe Map for Sharrington

NORFOLK HERITAGE CENTRE

Bryant's 1826 Map of Norfolk, Norfolk Record Office

Faden Map 1797, reprint in 1975, Norfolk Record Office

SECONDARY SOURCES

Gzons-Hardy, Basil, 'The Glaven Valley', *Norfolk Archaeology*, Vol. XXXIII

Pörsner, Nikolaus and Wilson, Bill, *The Buildings of England: Norfolk 1: Norwich and North-East*, 2002

PAST REPORTS

Historic England, Conservation Principles, Policies and Guidance, 2008

Historic England, Conservation Area Appraisal, Designation Management: Historic England Advice Note 1 (second edition), February 2019

Historic England, The Setting of Heritage Assets: Historic England Good Practice Advice in Planning Note 3 (second edition), December 2017

Ministry of Housing, Communities and Local Government, National Planning Policy Framework, 2019

Ministry of Housing, Communities and Local Government, National Planning Practice Guide, 2018

North Norfolk District Council and LUC, North Norfolk Landscape Character Assessment, Nov 2018

North Norfolk Coast Partnership, North Norfolk Coast AONB Climate Change Adaptation Strategy, March 2017

WEBSITES

An Assessment on the effects of conservation areas on value (May 2012) Gabriel M Ahfeldt, Nancy Holman, Nicolai Wendland. <https://historicengland.org.uk/research/current/social-and-economicresearch/value-and-impact-of-heritage/valueconservation-areas/>

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LEGISLATION

Section 69 (1), Planning (Listed Buildings & Conservation Areas) Act 1990

Section 71 (1, 2, 3), Planning (Listed Buildings & Conservation Areas) Act 1990

Appendix B

Glossary of Terms

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Alteration

Work intended to change the function or appearance of a place (HE, Conservation Principles, 2008, 71).

Conservation Area

‘An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’, designated under what is now s69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (HE, Conservation Principles, 2008, 71).

Conservation

The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance (NPPF, 2018, 65). The process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations (HE, Conservation Principles, 2008, 71).

Designated heritage asset

A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation (NPPF, 2018, 66).

Heritage asset

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing) (NPPF, 2018, 67).

Historic environment

All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora (NPPF, 2018, 67).

Preserve

To keep safe from harm (HE, Conservation Principles, 2008, 72).

Renewal

Comprehensive dismantling and replacement of an element of a place, in the case of structures normally reincorporating sound units (HE, Conservation Principles, 2008, 72).

Repair

Work beyond the scope of maintenance, to remedy defects caused by decay, damage or use, including minor adaptation to achieve a sustainable outcome, but not involving restoration or alteration (HE, Conservation Principles, 2008, 72).

Restoration

To return a place to a known earlier state, on the basis of compelling evidence, without conjecture (HE, Conservation Principles, 2008, 72).

Reversible

Capable of being reversed so that the previous state is restored (HE, Conservation Principles, 2008, 72).

Setting of a heritage asset

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (NPPF, 2018, 71). The surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape (HE, Conservation Principles, 2008, 72).

Significance (for heritage policy)

The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance (NPPF, 2018, 71). The sum of the cultural and natural heritage values of a place, often set out in a statement of significance (HE, Conservation Principles, 2008, 72).

Value

An aspect of worth or importance, here attached by people to qualities of places (HE, Conservation Principles, 2008, 72).



Appendix C

Audit of Heritage Assets

Identification of all the designated and adopted locally listed heritage assets within the Conservation Area.

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BALE ROAD

Address / Building Name	Church of All Saints
Street-by-Street Area	Bale Road
Status	Grade I
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1305969
Brief History	Nave and chancel of c1300 with later details, C14 Decorated west tower

Brief Description	Church. Flint with stone dressings, lead roof. Four stage tower.
-------------------	--



Address / Building Name	Village Cross
Street-by-Street Area	Bale Road
Status	Grade II, Scheduled Monument
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373675 and https://historicengland.org.uk/listing/the-list/list-entry/1015253

Brief History	Probably C15. Crosses of this sort were used as a place of preaching, public proclamation and penance, as well as defining rights of sanctuary or parish/settlement boundaries.
---------------	---

Brief Description	Base and shaft only remaining of Village Cross. Rectangular base with octagonal shaft cut off above moulded capital. Part of the shaft and the capital and modern.
-------------------	--



Address / Building Name	The Chequers
Street-by-Street Area	Bale Road
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	C18 with C20 conversion to domestic use

Brief Description	Former public house from the eighteenth century. Four bays and two storeys of red brick with a dentilled cornice. 16-pane sash windows. Classically styled porch with Doric columns, fan light above the door.
-------------------	--



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LOWER HALL LANE

Address / Building Name	Daubeney Hall Farmhouse and attached stable to south
Street-by-Street Area	Lower Hall Lane
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1305934
Brief History	C17 core with C19 details.
Brief Description	House. Two storey. Whitewashed walls with pantile roof. C19 estate plaque over north door.



Address / Building Name	Sharrington Hall
Street-by-Street Area	Lower Hall Lane
Status	Grade II*
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049430
Brief History	C16 or C17 but evidence of earlier house at west.
Brief Description	House. Two storey. Flint and brick, red pantile roof. North façade with central porch and two stair turrets. Mullioned and transomed window with leaded lights.



Address / Building Name	Barn, stable and single storey flint addition at west, to north-east of Sharrington Hall
Street-by-Street Area	Lower Hall Lane
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1305932
Brief History	TBC
Brief Description	Barn. Flint with brick dressings, pantile roof. Earlier domestic use suggested by now blocked or partly open windows with chamfered brick dressings. Four C19 cart arches inserted on east side.



Address / Building Name	Barn to north-west of Sharrington Hall
Street-by-Street Area	Lower Hall Lane
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049431
Brief History	C17, C20 conversion to domestic use.
Brief Description	Barn, now house. Flint with brick dressings and red pantile roof. Some earlier brick dressed blocked openings suggest earlier domestic use.



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ASH YARD

Address / Building Name	Hunt Hall Farmhouse
Street-by-Street Area	Ash Yard
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1305937
Brief History	C17 with C20 external details.
Brief Description	House. Flint with brick dressings and red pantile roof. Brick patterns including lozenges and hearts. Two storey. C20 porch, windows and doors. Earlier brick window frames.



THE STREET (EAST-WEST)

Address / Building Name	16 and 17, The Street
Street-by-Street Area	The Street (east-west)
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	1872
Brief Description	Pair of semi-detached estate cottage of red brick and cobble flint. Two storeys. Attractive date stones in ceramic quatrefoils above the doorways. Original cobble flint and red brick wall to the front.



THE STREET (NORTH-SOUTH)

Address / Building Name	Chapel House
Street-by-Street Area	The Street (north-south)
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	1876 and C21 conversion to domestic use
Brief Description	Residential conversion of former Wesleyan Chapel. Two storeys. Red brick with polychrome strapwork and cobble flint. Tripartite blind lancet window arches and date stone above doorway. Stone plaque inlaid on central arch.



Appendix D

Full Size Plans

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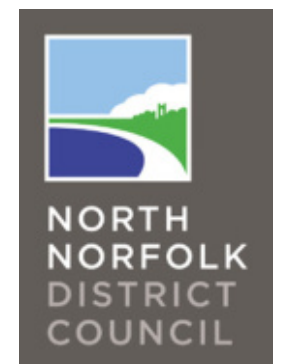
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Study

Conservation Area Appraisal and Management Plan

First Draft: July 2020

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PURCELL 

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How to Use This Document

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3.2 Medieval Heyday



3.1 EARLY HISTORY

Artefacts, such as flint axe heads and pottery, from as early as the Mesolithic period (10000-4001 BC) have been found around Blakeney. Bronze Age (c2350-701 BC) and early Saxon (410-1065 AD) barrows (burial mounds) are located on the Blakeney Downs, and there was probably a small settlement in the parish in the Roman period (43-409 AD).⁰⁵

Navigation

The buttons along the bottom of each page allow you to jump to a specific section. Once you've clicked on a section, it will turn bold so you know which section you are in.



You can also use the buttons in the top right hand corner to jump to the contents, appendices, or back to the page you were previously on.



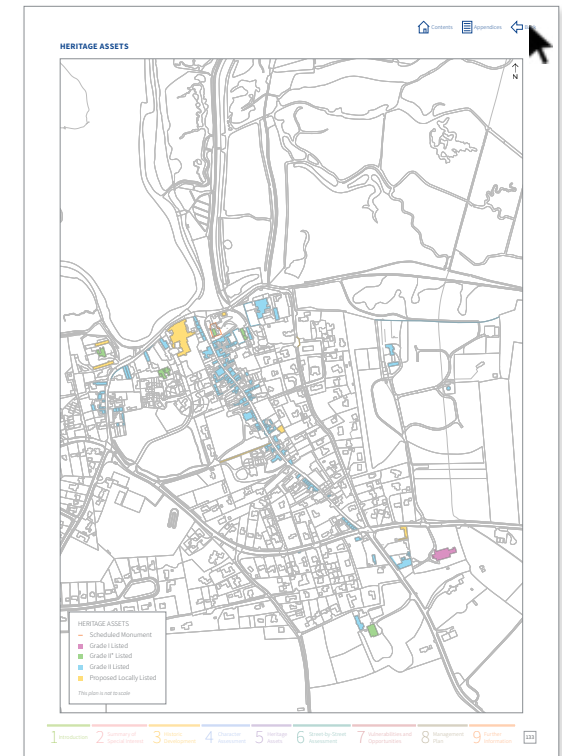
- Advertisements and other commercial signage may be subject to additional controls and/or require planning permission.
- Changing the use of a building (e.g. from residential to commercial) will require planning permission.

Plans



When you see this icon, click to see a full-sized version of the plan (located in [Appendix D](#)).

To return to the page you were previously on from the full-sized plan, click the back button in the top right hand corner of the page.



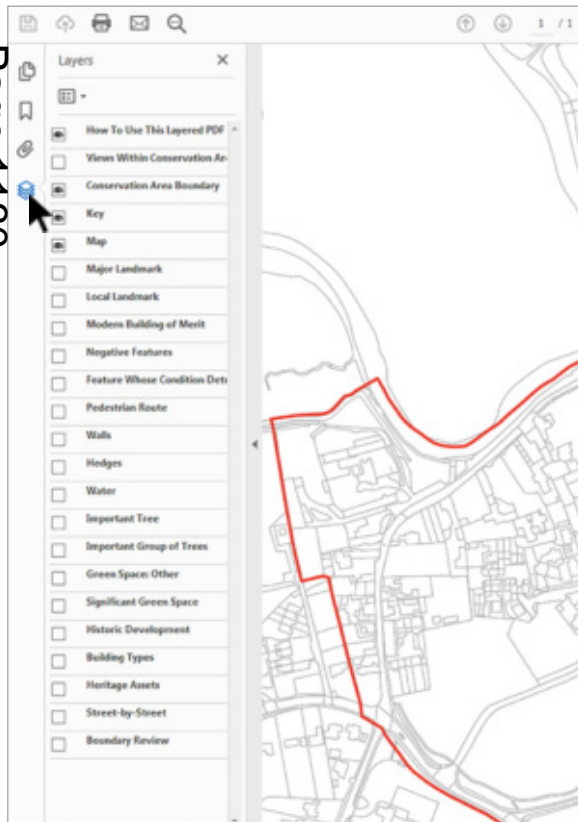
How to Use the Layered PDF in Appendix D

The PDF showing the full size plans is interactive. By switching the layers on and off you can view different elements of the conservation area analysis in context with each other. If your software does not have this capability, please view the separate PDF file of individual maps on the conservation area pages of North Norfolk District Council's website.


Opening the Layers Panel

Click on the layers icon  to open the layers panel. This will bring up options for the different mapping elements that are available to view.

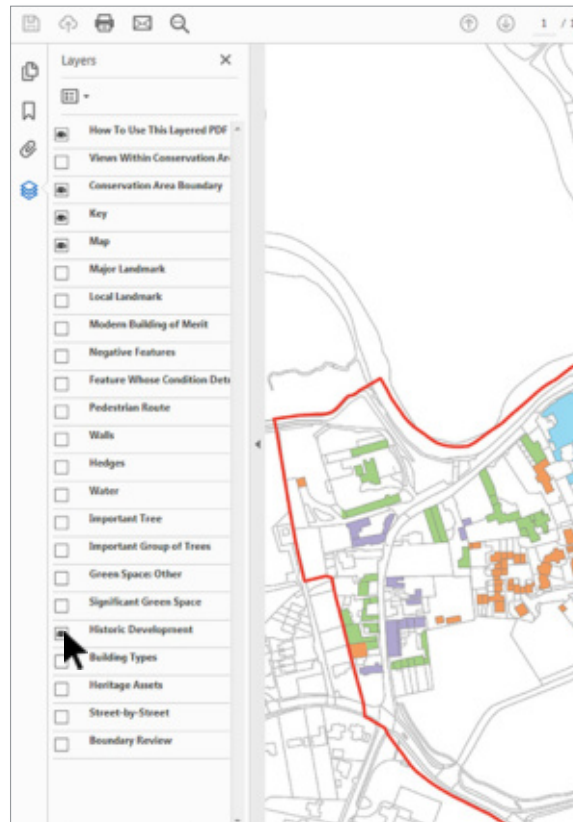
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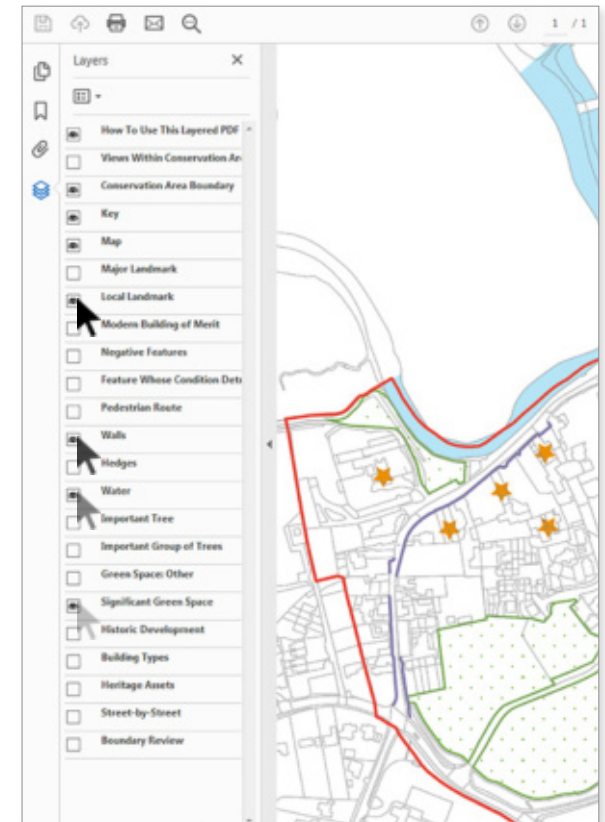
Viewing Different Layers

The map will initially show just the conservation area boundary. Click on your desired layer from the options listed. A small eye icon  will appear to indicate which layers you have switched on. You may need to switch some layers off to view others which sit underneath.

Switching on a layer to view that part of the map



Switching layers on and off as desired



Frequently Asked Questions

Conservation Areas

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- What is the current boundary of the Conservation Area?
See [Boundary Map](#)
- Has the boundary of the Conservation Area been changed as part of this review?
See [Section 8.3.8](#)
- What is a Conservation Area Appraisal and Management Plan?
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See [Section 1.4](#) and [Section 8.3.1](#)

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- How old is my property?
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- Is my property a listed building?
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See [Section 5](#), [Section 6](#) and [Audit of Heritage Assets](#)
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- How can I get advice about making changes to my property?
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Section 1

Introduction

This section gives an overview of the Study Conservation Area, provides information about what conservation area designation means and its implications for development, as well as outlines the consultation process that has been undertaken to prepare this Appraisal and Management Plan.

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- [1.2 What is a Conservation Area?](#)
- [1.3 The Purpose and Scope of the Conservation Area Appraisal and Management Plan](#)
- [1.4 What Does Designation Mean for Me?](#)
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- [1.6 Who Have We Consulted While Preparing this Plan?](#)
- [1.7 What Do These Terms Mean?](#)

1.1 PROPOSED STUDY CONSERVATION AREA

Stody is not currently its own Conservation Area, though it is currently within the Glaven Valley Conservation Area. However, this Conservation Area Appraisal sets out the reasons why it is considered that the village should be designated as a Conservation Area in its own right. The proposed designation covers the whole of the village, from Kendles Farm to the north-west, eastwards along Brinton Road which turns south to Stody Hall and St. Mary's Church.

The buildings in the village are typical of North Norfolk, with a flint round tower church, brick and flint cottages, and farm buildings on the outskirts. The main house in the village is Stody Hall, near to the church and with its own farm buildings adjacent. The green agricultural landscape and tributary to the River Glaven contribute to the setting of the village.

1.2 WHAT IS A CONSERVATION AREA?

Definition of a Conservation Area

A conservation area is defined as an 'area of special architectural or historic interest the character of which is it desirable to preserve or enhance'.⁰¹

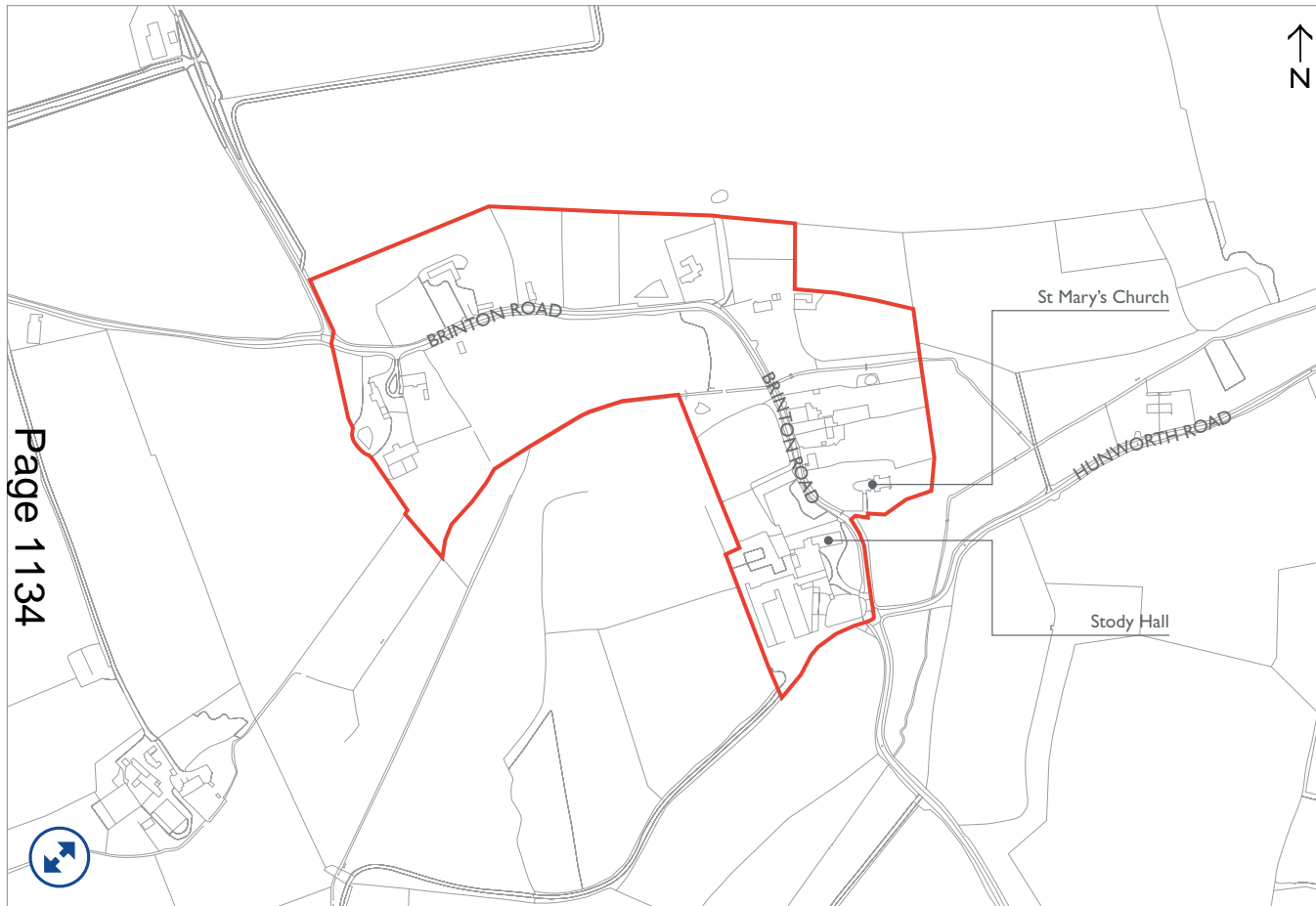
Designation of a conservation area recognises the unique quality of an area as a whole. It is the contribution of individual buildings and monuments as well as other features including (but not limited to) topography, materials, spatial relationships, thoroughfares, street furniture, open spaces and landscaping. These all contribute to the character and appearance of an area, resulting in a distinctive local identity.

The extent to which a building or group of buildings/structures, positively shape the character of a conservation area comes from their street-facing elevations, the integrity of their historic fabric, overall scale and massing, detailing, and materials. Rear and side elevations can also be important, as can side views from alleys and yards or views down unto buildings in valleys or low-lying topographies.

If the significant qualities of a conservation area are retained and inappropriate alterations prevented, the benefits will be enjoyed by owners, occupiers and visitors to the place, including the ability to experience interesting and important heritage structures and places. It is therefore in the public interest to preserve the area for cultural appreciation.

Conservation Areas are governed under the *Planning (Listed Buildings and Conservation Areas) Act 1990* and the *National Planning Policy Framework* (NPPF, 2019) sets out the overarching requirement for local planning authorities to identify and protect areas of special interest. North Norfolk District Council's (NNDC) Local Development Framework (LDF, adopted 2008) sets out the council's policies for guiding development within the district. See this link for the latest heritage related policy: <https://www.north-norfolk.gov.uk/section/planning/planning-policy/>.

In addition to the policies contained within the LDF, NNDC has produced a Design Guide which includes guidance on appropriate alterations to historic buildings and within conservation areas. This guidance should be referenced when considering development within the proposed Stody Conservation Area and can be viewed here: https://www.north-norfolk.gov.uk/media/1268/north_norfolk_design_guide_adopted_2008_-web.pdf.



1.3 THE PURPOSE AND SCOPE OF THE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

Understanding the character and significance of conservation areas is essential for managing change within them. It is therefore a requirement under the Planning (Listed Buildings and Conservation Areas) Act 1990 that all local planning authorities '*formulate and publish proposals for the preservation and enhancement*' of conservations areas within their jurisdiction, and that these proposals are periodically reviewed.⁰² The proposals are normally presented in the form of a Conservation Area Appraisal and Management Plan, which defines and records the special interest of a conservation area, as well as setting out a plan of action for its on-going protection and enhancement.

Conservation areas may be affected by direct physical change by changes in their setting or in the uses of buildings or areas within them. A clear definition of those elements which contribute to the special architectural or historic interest of a place will enable the development of a robust policy framework for the future management of that area, against which applications can be considered.

Proposed Stody Conservation Area Boundary Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.



Over time, conservation areas evolve and the characteristics which underpin their special interest may decrease in their integrity because of gradual alteration. It is therefore important to review and take stock of the character of a conservation area at intervals to ensure designation is still suitable and that the proper management of change is in place.

Often, conservation area boundaries have historically been drawn too tightly or include peripheral areas which do not contribute to an understanding of its character. Consequently, it is important to review the boundary and include/exclude buildings and spaces which do/not meet conservation area designation criteria.

This Conservation Area Appraisal and Management Plan therefore seeks to:

- *Record and analyse the special interest of proposed Study Conservation Area;*
- *Recognise the designated and non-designated heritage assets which comprise the Conservation Area;*
- *Identify issues relating to condition and pressures for change;*
- *Identify opportunities for the enhancement of the Conservation Area;*
- *Provide guidance and recommendations for the positive management, preservation and enhancement of the Conservation Area; and*
- *Set out any proposals for changes to the Conservation Area boundary.*

Although this document is intended to be comprehensive, the omission of any building, structure, feature or space does not imply that the element is not significant or does not positively contribute to the character and special interest of the Conservation Area. The protocols and guidance provided in [Section 8 \(Management Plan\)](#) are applicable in every instance.

The assessments which provide the baseline information for this Conservation Area Appraisal and Management Plan have been carried out utilising publicly available resources and through on-site analysis from the public thoroughfares within the Conservation Area.

Definition of a Heritage Asset

The NPPF defines a heritage asset as: *A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).*



1.4 WHAT DOES DESIGNATION MEAN FOR ME?

To protect and enhance the Conservation Area, any changes that take place must positively conserve the character and special interest that make it significant. Statutory control measures are intended to prevent development that may have a negative or cumulative effect on this significance.

- Planning permission will be required to totally or substantially demolish buildings or structures (including walls, gate piers and chimneys). This will also need a heritage statement (sometimes called a heritage impact assessment) as part of the application.
- The extent of permitted development (i.e. changes that are allowed without requiring consent from the local authority) may be restricted; for example, replacement windows, alterations to cladding or the installation of satellite dishes. Additional control may be sought through Article 4 Directions, which specifically remove permitted development rights.
- Trees with a diameter of 75mm or greater, measured at 1.5m from soil level, are protected. Any work proposed to these trees require permission from the local authority by means of a planning application. This allows the authority to determine whether a Tree Preservation Order (TPO) is necessary.

- Advertisements and other commercial signage may be subject to additional controls and/or require planning permission.
- Changing the use of a building (e.g. from residential to commercial) will require planning permission.

If you wish to carry out work within the proposed Study Conservation Area your proposals will be assessed against Policy EN8 of the Local Development Framework and the NNDC Design Guide.

1.5 PRE-APPLICATION ADVICE

If you require tailored planning advice or need assistance regarding a specific development proposal, North Norfolk District Council offers a pre-application advice service.

Whatever the scale of development proposed, applying to the Council for pre-application advice will add value to the design quality of your scheme and it will help reduce potential uncertainty and delays by identifying any issues at an early stage.

Meaningful public consultation is also a critical part of this process and whilst responsibility for this lies with the applicant, the Council strongly encourages you to undertake consultation with the local community and stakeholders.

For further information regarding pre-application advice, please visit our website: <https://www.north-norfolk.gov.uk/tasks/development-management/pre-application-service/>.

1.6 WHO HAVE WE CONSULTED WHILE PREPARING THIS PLAN?

It is a statutory requirement under the *Planning (Listed Buildings and Conservation Areas) Act 1990* for conservation area guidance produced by local authorities to be subject to public review, including a public meeting, and for the local authority to have regard to any views expressed by consultees.⁰³

The Draft Proposed Study Conservation Area Appraisal and Management Plan is being made available for public consultation across a six-week period between XXXXXX and XXXXX 2021. This includes the publication of the draft document on North Norfolk District Council's website and a public consultation meeting held at XXXX on XXXX.



Other means of consultation carried out include:

- NNDC and Purcell met with the Friends of North Norfolk in March 2018 to discuss with them the content, scope and aims of the Appraisals.
- Comments on the Conservation Areas were invited through NNDC's website during 2020 and an email address provided to send comments.
- Local NNDC Members and Councillors were contacted to inform them of the Appraisal process and to invite comments on the Conservation Areas.

1.7 WHAT DO THESE TERMS MEAN?

There are words and phrases used in relation to the conservation of the historic environment that have a specific meaning in this context. An explanation of some of the most used terms can be found in the Glossary in [Appendix B](#).

Section 2

Summary of Special Interest

This section provides a summary of what is significant about the Study Conservation Area in terms of its history, architecture and setting.

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2 Summary of Special Interest

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Stody has a long history with the earliest occupation of the village dating back to the Neolithic period and was first recorded in the Domesday Book of 1068 listing 11 households. The character of Stody has always been small and rural. The topography is centred around a tributary from the River Glaven which cuts through the village from east to west causing a dip in Brinton Road and which slopes upwards to the north and south. The round tower of St Mary's church is thought to have Anglo-Saxon origins with a fifteenth century chancel whilst Stody Hall was built later in the late seventeenth/early eighteenth century on the site of a medieval manor. Water milling was the main industry of North Norfolk and three mills were once present in the village but no longer remain. The historical land ownership of the village has often been the same as Hunworth. The de Povere family held land in Stody before the thirteenth century before John de Stody, a recognised citizen of London, occupied the manor. The village and hall have since been in the hands of a variety of families. Today Stody Hall offers self-catered holiday accommodation in keeping with the tourist industry of the Glaven Valley.

The buildings of Stody consist of the grade I listed Church of St Mary situated on an uphill slope at the south end of the village opposite Stody Hall. The round tower is a distinctive feature of Norfolk churches and this example has an attractive knapped flint trefoil

pattern exhibiting the status of the building. There are two grade II listed buildings at Kendles Farm at the north end of the village, one being a lofted farmyard range and the other a barn. The Old King William public house in the north end of the village was sensitively converted into residential use in the twentieth century. The village is mainly residential with a scattering of flint and red brick cottages and medium sized houses. There are no locally listed buildings currently, however, Stody Hall has been recommended for local listing following this appraisal process.

In essence, Stody is agricultural as shown by the farms and fields scattered at the perimeters of the village. The river which cuts through the centre of the village is an idyllic feature which can be heard as well as seen from the bridge on Brinton Road. The buildings are mostly vernacular and constructed with the traditional North Norfolk materials of flint, red brick and red clay pantiles. There are exceptions of stone and slate tiles present on the church and corrugated iron present on one of the modern barns south of the village at Stody Hall Barns. Brinton Road is lined with hedgerows, mature trees and grassy verges which contribute to the countryside palette and many local gardens are well kept and display attractive plants and flowers. The surrounding area is largely fields of grass and crops which frame the village in its wider agricultural setting. Conversions of buildings from their original use have been sensitive and subtle throughout the village.

Whilst the village retains historic rural charm, there are a few negative alterations which detract from the character of the village and its heritage assets. The use of uPVC windows and doors have sometimes replaced traditional timber fenestration and doors. There are also parts of historic walling in need of repair and cleaning and the presence of vehicles and bins in front of some properties which are unsuitable for the idyllic and rural feel. Negative features detract from the special character of the Conservation Area and should be corrected to improve the appearance and character of the special place.

The setting of the Conservation Area is a key part of its character. The built development within Stody is dispersed in small groups of residential buildings with farmsteads situated at the north and south perimeters of the Conservation Area. The open fields which surround the Conservation Area help accommodate key views across the village. Views of importance are of the round tower of the Church of St Mary and views which frame the flint, red brick and red clay pantile palette of the village buildings against a green countryside backdrop.

Section 3

Historic Development

This section describes the history of Stody and discusses how the settlement pattern has developed over time.

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The round church tower at Stody is thought to be Anglo-Saxon in origin, whilst the settlement itself was first mentioned in the Domesday Book of 1086. The settlement has long been small and rural and the development we see today was largely in place before the nineteenth century. Stody centres around the church, which is predominantly fifteenth century, and the seventeenth/eighteenth-century Stody Hall, whilst a couple of outlying farms and cottages of a similar date are scattered along Brinton Road. The twentieth century brought very little change to Stody except the conversion of former public houses to dwellings and the extension of existing farm buildings.

EARLY HISTORY

Human settlement in the parish of Stody dates back to the Neolithic period, with evidence of human activity illustrated by finds including polished flint axeheads, an arrow head and other flint tools. Evidence of human life in the area in the Bronze Age is suggested by copper alloy axe heads, a dagger blade and a spearhead. Whilst structural remains have not been found from the Iron Age or Roman period, coins, brooches and pottery fragments have been discovered in the parish from the Roman period.⁰⁴

The earliest standing fabric in the village is the flint round tower of St Mary's Church.

3.2 MEDIEVAL

In the Domesday Survey of 1086, Stody had 11 households under three owners: King William, Count Allan of Brittany and Walter Giffard.⁰⁵ The name 'Stodeia' used at Domesday means horses' enclosure. Three mills were recorded at the settlement; no mills remain today. At the time of the survey, Ralph, brother of Ilgar, was Lord of the Manor.

Whilst the oldest part of St. Mary's Church is Anglo-Saxon, the top of the tower and the chancel date from the early fourteenth century. The rest of the building, comprising the nave, transepts and south porch, dates from the fifteenth century, although incorporates some earlier thirteenth century fabric including windows and building material.

By 1200, the Manor belonged to the De Edisfield family; it then passed by marriage to William de Rosceline before being sold to Roger de Povere in 1288, who already owned Hunworth. The de Povere family were significant landowners, also owning Letheringsett and Briston alongside other villages in Norfolk. From the mid-thirteenth century, the De Stodeys were Lords of the Manor, residing in the manor house, which probably lay on roughly the position of the current Hall. John de Stodey was a recognised citizen of London and was Lord Mayor from 1357. Following the de Stodeys, other Lords of the Manor have included the following families: de Blakeney, Clere, Felbrigg, Braunch, Bozoun, Bacon and Britiffe. Stody and the neighbouring village of Hunworth were often owned by the same family.⁰⁶



3.3 SEVENTEENTH AND EIGHTEENTH CENTURY

Stody took its present day arrangement during the seventeenth and eighteenth centuries. The Hall, which dates from the eighteenth century, is thought to contain earlier, seventeenth century fabric, and lies in roughly the same position as an ancient manor house.⁹⁷ There have long been farm buildings within the close setting of the Hall, possibly from the early seventeenth century; these farm buildings, which have since been altered and expanded, lie to the south of the Hall.

Stody is included on an early estate plan of Robert Britiffe's estate at Hunworth in 1726, which also shows outlying lands at Holt, Thornage and Briningham. Robert Britiffe, a Norwich barrister, MP and recorder for Norwich acquired the neighbouring estate at Hunworth in the early eighteenth century. The plan, an extract of which is included below (note: north is on the top right hand corner), shows a small cluster of development at Stody, to the south-west of Hunworth, at the Hunworth and Brinton Road crossroads. 'Studday Hall' and 'Studdy Church' are shown on opposite sides of what is now Brinton Road. The round church tower is distinctive and the Hall, which lacks its present projecting end bays with gables, appears to be shown before its eighteenth century rebuilding.

The building, which occupies the same position as the present building, formerly comprised a long range with a smaller range abutting on its east, extending south. Two ancillary buildings sat to the west and south of the house, most likely farm buildings. 'Kendales Farm' is

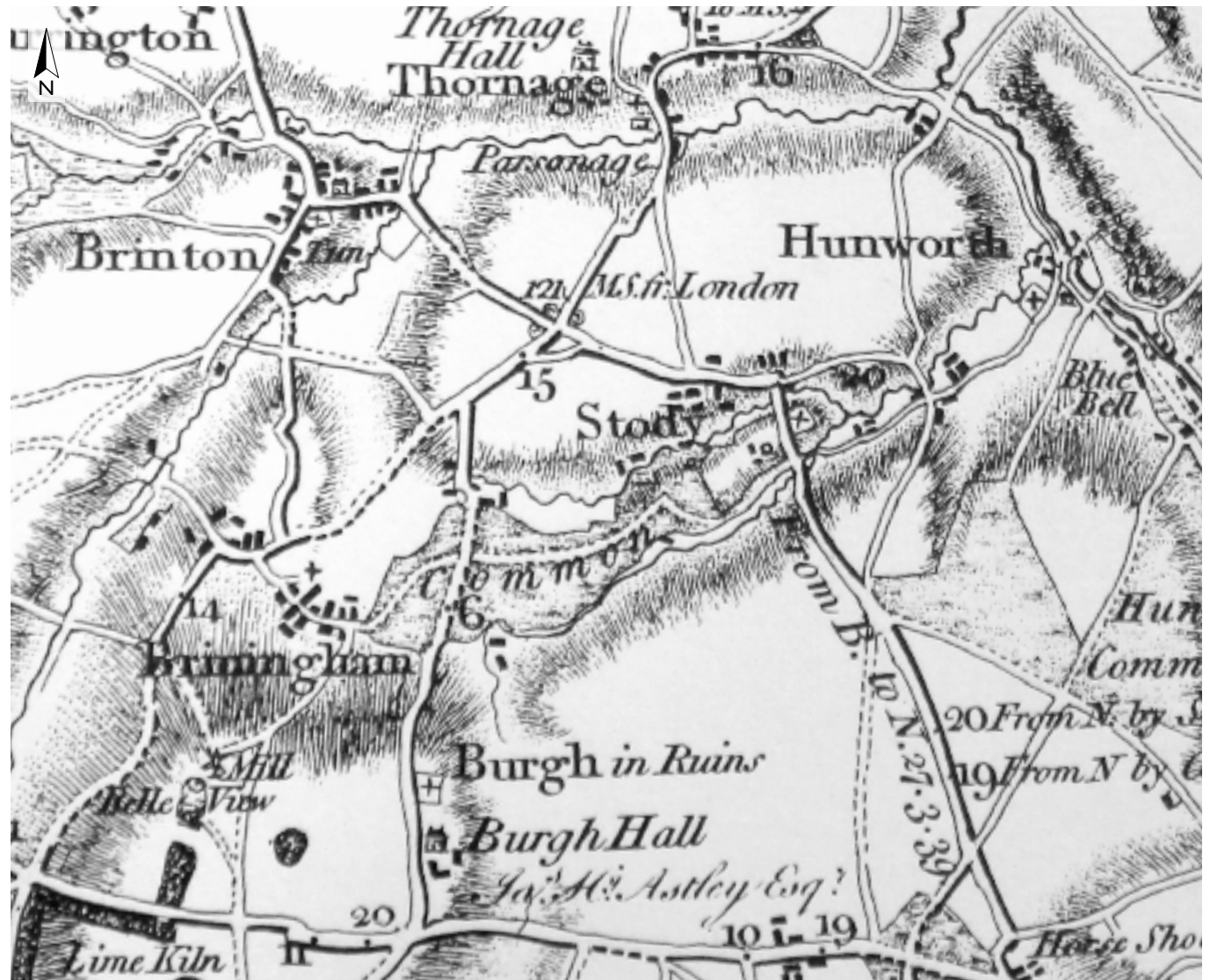
also shown just outside the settlement to the north-west. Farm buildings at Kendles Farm today, including a brick and flint lofted farmyard range and barn, were built in the late eighteenth century.



Estate plan of Robert Britiffe's estate at Hunworth, prepared by James Corbridge, 1726 (note: north is to the top right hand corner) (Norfolk Record Office: NRS 21385) **permission pending**



One of the earliest maps of Norfolk by William Faden, dating to 1797, contextualises Stody within its North Norfolk setting. The small settlement sits between Hunworth to the north-east and Briningham to the south-west; further to the north is Holt and to the south Briston and Melton Constable. The outline representation of the settlement shows the church (marked with a cross) and a few farmsteads off Brinton Road, and swathes of common land beyond to the south. The River Glaven tributary forks just to the east of the settlement, meaning the two waterways arc around the church and the centre of the settlement.

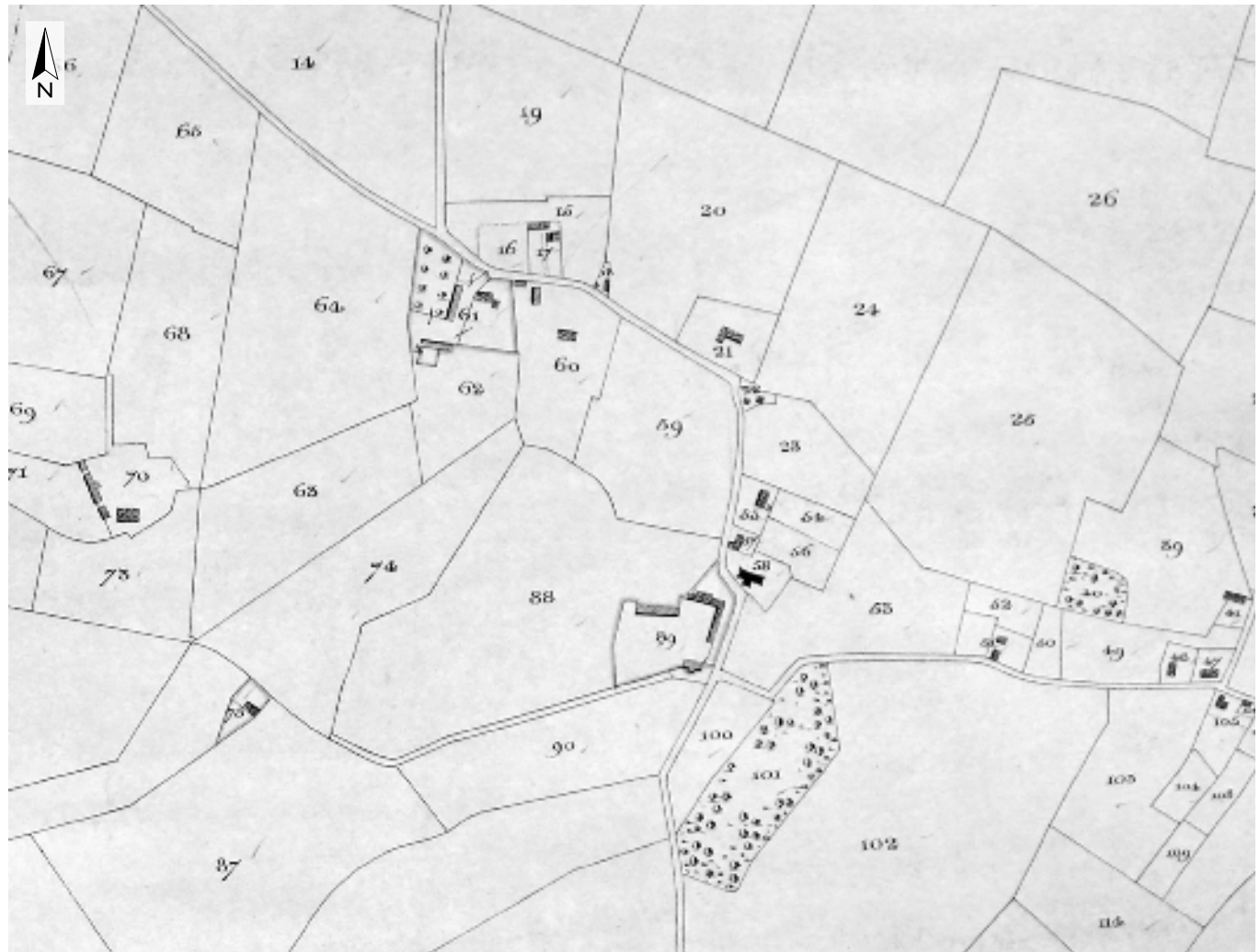


Faden's Map of Norfolk, 1797 (Norwich Heritage Centre) **permission pending**



3.4 NINETEENTH CENTURY

The present layout of Stody was largely in place by the early nineteenth century. The Tithe Map represents the layout and land ownership at Stody in 1840 in greater detail. Since Faden's map, the open fields and commons had been divided and allotted under the enclosure acts of the early nineteenth century. A couple more houses had been built to the east of Brinton Road within the close setting of the church (numbered 58) and further farm buildings had been added to Hall Farm (marked 89). The common land to the south of Stody had disappeared, agricultural fields and plantations now standing in its place. At the south side of the settlement, on the opposite side of Brinton Road from the Hall, was a tree plantation. The map apportionment records two public houses at the north-west and south of the settlement (King William (marked 17) and Four Horse Shoes (marked 57)). The major landowner at Stody was Caroline, Dowager Lady Suffield; other landowners with minor holdings included Sir Jacob Astley and William Hardy. William Kendle lived, in the homestead, at the eponymous Kendles Farm (marked 60/62).



*Tithe Map, Parish of Stody, 1840 (Norfolk Record Office: DN/TA 323) **permission pending***



The earliest OS map of Stody from the 1880s shows greater detail and accuracy than the earlier maps, though there has been relatively minor expansion at Stody. The map is useful in labelling and sign posting several key buildings for example, at the centre of Stody, St Mary's Church and graveyard, as well as the Four Horse Shoes public house adjacent to the north-west. To the west, off the northern stretch of Brinton Road, is King William public house (now converted) and to the south, Hall Farm with its associated smithy. The plantation to the south-east is labelled as Wormwood Hill. The development at Stody in the early nineteenth century was largely restricted to farm buildings. Kendles Farm, on the western peripheries, had been expanded to the south and Hall Farm, at the south of the settlement, featured several additional, long barn ranges to the south of the farm house. With the arrival of the railways in North Norfolk in the 1880s, the Eastern and Midland Railway was built immediately to the north of Stody; the line was closed in the 1960s.



1881-1886 1:2,500 OS map © Crown Copyright and Landmark Information Group Ltd (All rights reserved, 2020)



3.5 TWENTIETH AND TWENTY-FIRST CENTURY

There was very little development at Stody in the late nineteenth century besides minor alteration to farm buildings at Hall Farm. The railway line to the north of the settlement was now marked as Midland and Great Northern Railway.

In 1932, the first Viscount Rothermere bought the Hunworth and Stody Estate from the Lothian family and commissioned Walter Sarel to build a mansion in the Georgian style in the woods at Stody, to the south-east of the Conservation Area boundary. Shortly after 1935, the two neighbouring villages of Hunworth and Stody were combined as one 'Stody Parish'. Lord Rothermere sold the Stody Estate to the Knight family in 1941.



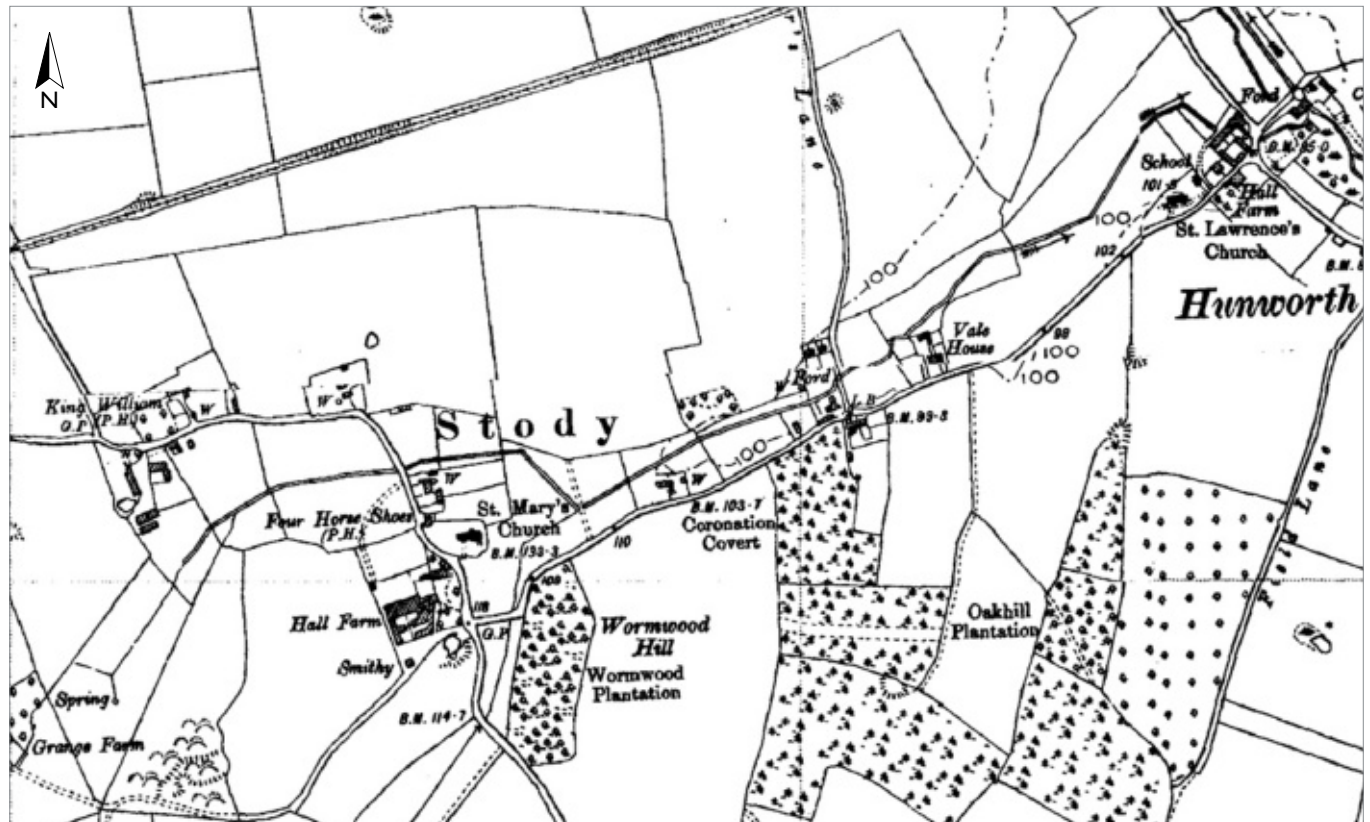
1905-1906 1:2,500 OS map © Crown Copyright and Landmark Information Group Ltd (All rights reserved, 2020)



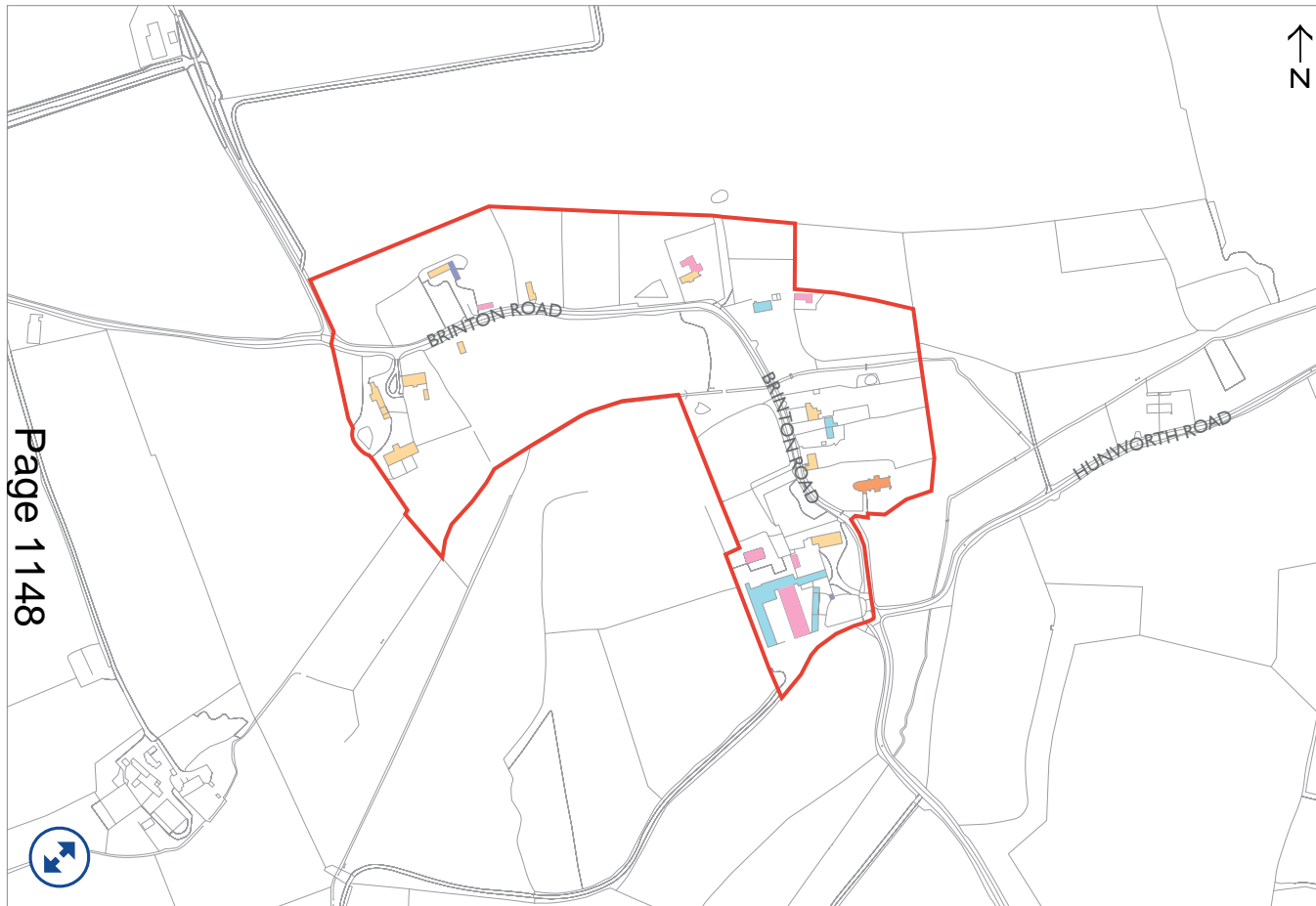
The former King William public house was closed in the early 1930s and the Four Horse Shoes was converted to a private dwelling in 1957 when sold by Morgan's brewery. Stody remained largely unaltered in the first half of the twentieth century and contains little modern development to this day. The latter twentieth century/early twenty-first century saw the addition of a long barn in the middle of the farm buildings at Hall Farm, as well as smaller outhouses closer to the farm house.

Much of the Stody Estate was sold at auction in 1965; however, the lots for sale largely centred on Hunworth as well as lands to the north-east around Hempstead and Holt, and Stody itself was not affected. The Hall, however, was sold in 1971 to Andrew Rawlinson who carried out extensive alterations to the house.

Today, Stody remains a relatively dispersed development along Brinton Road with agricultural fields at regular intervals. The centre still focuses around the church and Hall, and the two historic farms remain on the peripheries, still in use.



1938-1952 1:10,000 OS map © Crown Copyright and Landmark Information Group Ltd (All rights reserved, 2020)

**KEY**

- Conservation Area Boundary
- Norman and Medieval
- 1600-1838
- 1838-1881/87
- 1887-1905/06
- 1906-Present

This plan indicates the age of the existing built fabric of the main buildings and structures in Stody. It is mostly based on a comparison of historic maps with limited verification through viewing of the existing building from the street. Some buildings may have been constructed in phases but generally only the main phase is shown here. Some buildings may have been partially rebuilt or substantially repaired since they were first built but their footprint was unchanged and so the change is not obvious in map comparisons. Where this is the case, generally the building is coloured for the earliest date that it appears on the map.

Historic Development Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.

Section 4

Character Assessment

This section describes the elements of the Study Conservation Area that contribute to its setting, architecture form, street pattern and townscape character.

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4.1 LOCATION AND TOPOGRAPHY

The village of Stody is located around 3.5 miles south-west of Holt and around 22 miles north-west of Norwich.

The proposed Stody Conservation Area covers Brinton Road, from Kendles Farm in the west, running west-east before turning north-south to St. Mary's Church and Stody Hall. There are a few houses dispersed along the road, with fields interspersed between them. A tributary of the River Glaven runs through the village from west to east, just south of where the road turns southwards. A further tributary/stream runs south-west to north-east to the south of the village, joining with the other tributary to the east of the village and then running east alongside Hunworth Road to join the main river at Hunworth.

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St. Mary's Church sits on a rise, with the land falling away on all sides, though with more pronounced slopes to the east, where there are views across the riverbed, and south.

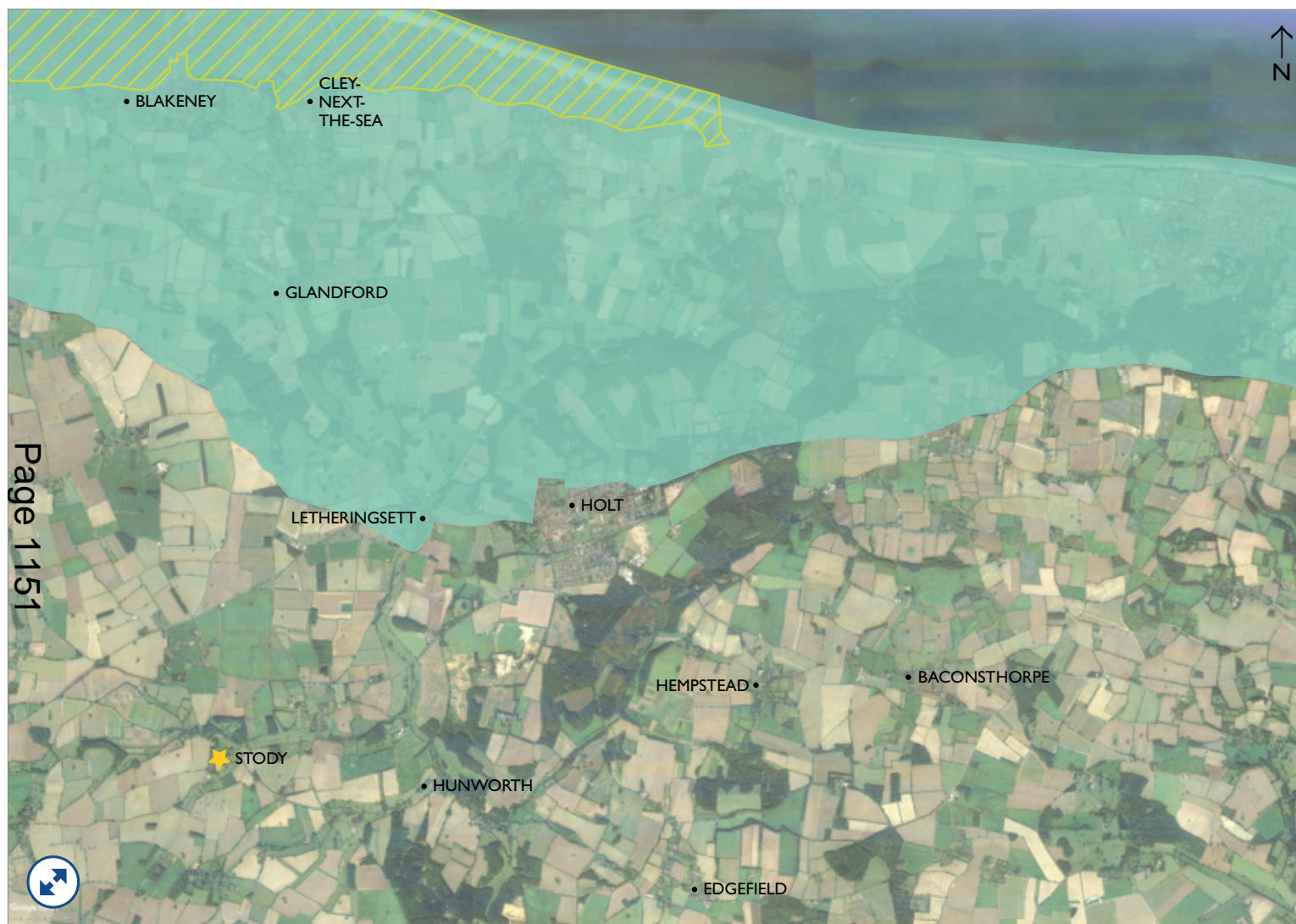
Stody is located in North Norfolk, an area known for its natural beauty and important habitats. To the north is the North Norfolk Coast Area of Outstanding Natural Beauty (AONB). In addition, it is part of the area known as the North Norfolk Heritage Coast and the marshland coast to the north forms part of the North Norfolk Coast Site of Special Scientific Interest (SSSI), which constitutes one of the largest undeveloped coastal habitats of its type in Europe.⁰⁸ Policies for the management of the AONB are contained within the AONB Management Plan, prepared by the Norfolk Coast Partnership. It includes objectives and policies relating to the built and historic environment, which should be referenced when planning change in the area: <http://www.norfolkcoastaonb.org.uk/partnership/aonb-management-plan/377>.



View of the round tower of St Mary's church and Stody Hall behind trees and hedgerows from the crossroads south of the village



View of Brinton Road from the north of the village showing trees and bushes creating a semi-enclosed feel



KEY

- Norfolk Coast Area of Outstanding Natural Beauty
- North Norfolk Coast Site of Special Scientific Interest

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Location Plan. Base map © Google Earth. This plan is not to scale.



4.2 SETTING AND VIEWS

Definition of Setting

The setting of a conservation area provides its physical context, reflecting the landscape character around it. Setting is made up of several elements beyond just topographical or natural parameters; it is also made up of sounds, smells, environmental atmosphere and the way people move around it and experience. It can contribute both positively and negatively to the significance of a site and can provide evidence of the historic context of a place. Views also form part of the contribution to the setting of conservation areas. They may include views from, to, within or across an area, taking into consideration the area's surroundings, local topography, natural and built features, and relationships between buildings and spaces.

The Importance of Views

The assessment of views within the setting of heritage assets is an important part of establishing its heritage value. A view may be significant for a number of reasons: it may clearly show a key building or group of buildings, it may show the relationship of one heritage asset to another or to the natural landscape, it may illustrate the unplanned beauty of a village-scape, it may tell the narrative of how a place has evolved over time, or it may show how a view has been deliberately designed. Views can be static or may change as a viewer moves through a place. They may be short or long range, or look across, through, to or from a heritage asset.

At Stody the natural landscape setting is a key part of the character of the village. This is described below, together with a discussion of views of the Conservation Area. The view photographs included in this Appraisal are a representative selection. The omission of any view imagery here does not mean that they have no value.



4.2.1 Surrounding Landscape

The landscape surrounding the village is mostly open arable fields and pasture. There are also a couple of fields used as horse paddocks enclosed by wooden fences to the south and west of Brinton Road. The fields are typically separated by boundaries of mature trees and hedgerows. There are patches of woodland surrounding the village; Edgefield Wood is situated to the south-east of the area with denser areas of woodland further south along the east side of Brinton Road.

Stody is in the Glaven Valley, a scenic area of North Norfolk consisting of towns and villages where the River Glaven or a tributary of the river runs through. A tributary of the River Glaven runs east-west through the centre of Stody which causes a slope in the landscape and gradual incline in the village from the north and south of Brinton Road. A second tributary runs south-west to north-east to the south of the village, which joins up to the first tributary east of the village. There is a further incline in the topography south of the Conservation Area besides the woodland. The area beyond the north of the village levels beyond Kendles Farm and open fields flank the north and south areas of Brinton Road.



View of field west of Brinton Road showing a rise in topography



The fields east of the Stody showing the south elevation of the Church of St Mary



Area of dense woodland south-east of Stody



View of the tributary of the River Glaven east of Stody

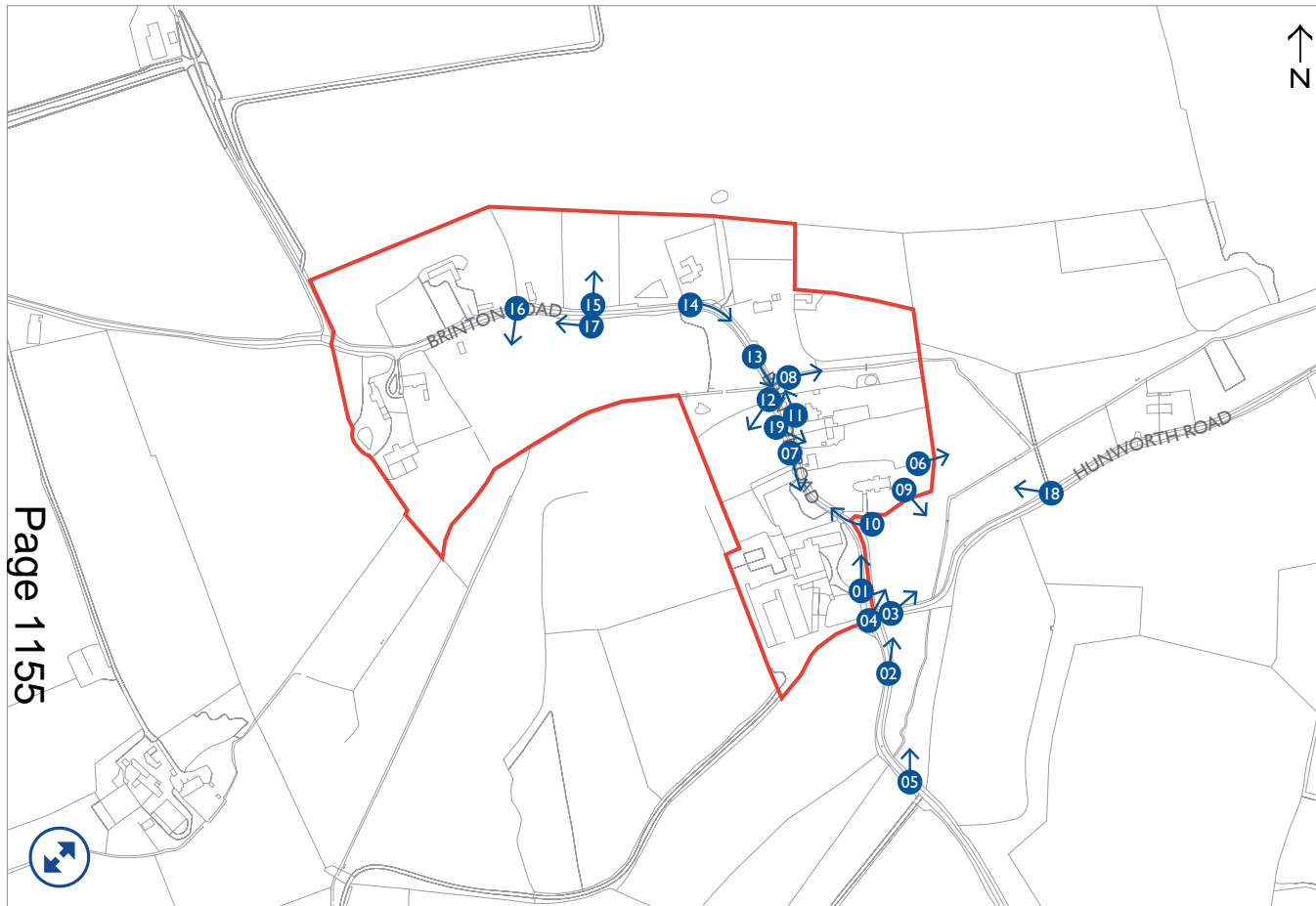


4.2.2 Views into and within Conservation Area

Views in Stody fit into three different categories. Firstly, there are a number of views that follow the path of Brinton Road which runs through the village from west to east before curving south (Views 01, 02, 07, 10, 11, 13, 14 and 17). The curves in Brinton Road and changing topography in Stody can be seen in relation to buildings which primarily line the east side of the road and are set back from the road at different levels. The change from a hedge lined road with dispersed trees south of the village to a semi-enclosed tree and hedge lined road at the north end of the village (where the topography rises), can be seen along views of the road.

Outside of the Conservation Area there are a number of views that capture the surrounding agricultural landscape in all directions (Views 02, 03, 04, 05, 06, 08, 09, 18). Views include open fields lined with trees and hedges, the dip in the landscape created by the tributary which runs from east to west and green backdrops and wide sky on the horizon lines. Views also look out from the churchyard, eastwards across the tributary.

Within the Conservation Area there are green spaces and fields which flank the east and west of Brinton Road (Views 12, 15, and 16). Private properties sit amongst these spaces disparately. The cobble flint and red brick walls fronting the gardens of the properties can be seen in many of the road views. These green spaces include paddocks, tree lined fields and open green spaces within private gardens. The church tower marks a number of key views in Stody from the north, south and east of the village. The Church of St. Mary is the tallest building in the village and helps to orientate the viewer around the Conservation Area (Views 01, 02, 03, 04, 05, 19). It can often be seen glimpsed between buildings and trees (Views 16). Clusters of farm buildings can be viewed from the south end of the village which helps characterise the rural feel of the village (View 04).



Views Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.



View 01

View of church tower
from the south



View 02

View of church taken
from the Brinton Road
and Hunworth Road
junction south of Stody



View 03

View east of Brinton Road
and Hunworth Road
junction



View 04

View north-east of
junction at Brinton Road
and Hunworth Road





View 05

View from the south of the village showing the church tower



View 06

View east of the churchyard



View 07

View showing Brinton Road sweeping upwards from the south



View 08

View of east side of tributary





View 09

View south of the churchyard



View 10

View showing Brinton Road sweeping around the side of the graveyard



View 11

View north on Brinton Road showing the small bridge over the tributary



View 12

View west on Brinton Road showing a horse paddock





View 13

View south of Brinton Road showing a glimpsed view of the church tower



View 14

View north of Brinton Road showing curve in road to the north-west



View 15

View north of Brinton Road showing field



View 16

View south of Brinton Road showing field





View 17

View showing rising topography and enclosing trees lining north-west of Brinton Road



View 18

View of the east end of church



View 19

Compsoed view of the church tower from Brinton Road





4.3 TOWNSCAPE, SPATIAL ANALYSIS AND GREENERY

4.3.1 Street and Plot Patterns

Brinton Road is the only road which runs through the village from north-west with a sharp curve around to the south-east. The road runs straight on the north-south section, before curving around the north boundary of Stody Hall and the west side of the Church of St. Mary. The road is at a lower level than the churchyard as if carved into the landscape. The northern tributary crosses the under the road with a straight stretch of the water, with buildings clustered on the east side of the road either side of the stream. Brinton Road joins Hunworth Road at a junction east of the village which connects Stody with Hunworth. Small lanes run off Brinton Road around the edges of fields and onto privately owned land. The area south of the village is a small 'centre' as principal buildings such as Stody Hall and the Church of St. Mary are located here.

The arrangement of buildings in Stody tends to be in small clusters along Brinton Road with fields in between. Buildings are typically on the east side of the road except at the north-western and southern perimeters of the village where Stody Hall and barns and Kendles Farm are located on the west side of Brinton Road, both at the edges of the Conservation Area boundary. The farm complexes are set back from the road and typically consist of a historic farmhouse and barns set around yards.

There is a row of cottages set far back from the road and two surrounding medium sized houses either side of the row forming a cluster on the east side of Brinton Road. The houses sit on the slope downhill immediately north of St. Mary's church. The front gardens of the properties have areas of driveway but have retained plants and areas of greenery which contribute to the rural feel of the village. A combination of modern and historic flint and red brick wall between areas of hedgerow define the boundaries of the front gardens from the road.

Further north of Brinton Road past the tributary are a series of medium sized historic houses with modern extensions set back from Brinton Road in generous plots. The medium sized houses are typically separated by areas of pasture fields. The houses face the road square or sideways. There are also driveways with small areas of green in front gardens and generous rear gardens.

4.3.2 Boundary Treatments

There are a number of clearly defined boundaries in Stody. Many houses and larger buildings have red brick and flint walls fronting their gardens on the edges of Brinton Road contributing to the vernacular palette of materials used in the village. There are also boundaries marked by hedges, trees, fences and walls.

The red brick and flint walls often have a break in the wall for an opening with a few examples of timber or metal gates. The walls vary in height and design with larger walls present at Kendles Farm and the wall enclosing the churchyard, which has stretches of flint dressed with red brick and stretches of wall of just flint. Parts of the church wall have large growths of vegetation that would benefit from removal. The cottage furthest north in the row of cottages on the east side of Brinton Road has a newly built flint and red brick wall which sensitively blends with the historic walling of the property next door.

At the south end of Brinton Road a hedgerow sets the boundary for Stody Hall which changes as the topography goes downhill and becomes a steep bank lined with trees. Further north the boundary becomes hedgerow again with section of wooden fencing marking the paddocks. There are two small white post fences either side of the road marking the bridge crossing the tributary. Hedgerow boundaries continue into the north-west sections of the village where there are small breaks for the wooden gates marking entrances to private properties with the exception of the small metal barbed wire fence that lines one of the fields containing a historic farm building east of Kendles Farm.



View showing the red brick and flint wall at Kendles Farm



Showing the sensitive transition to the newly built red brick and flint wall beside the historic wall on properties east of Brinton Road



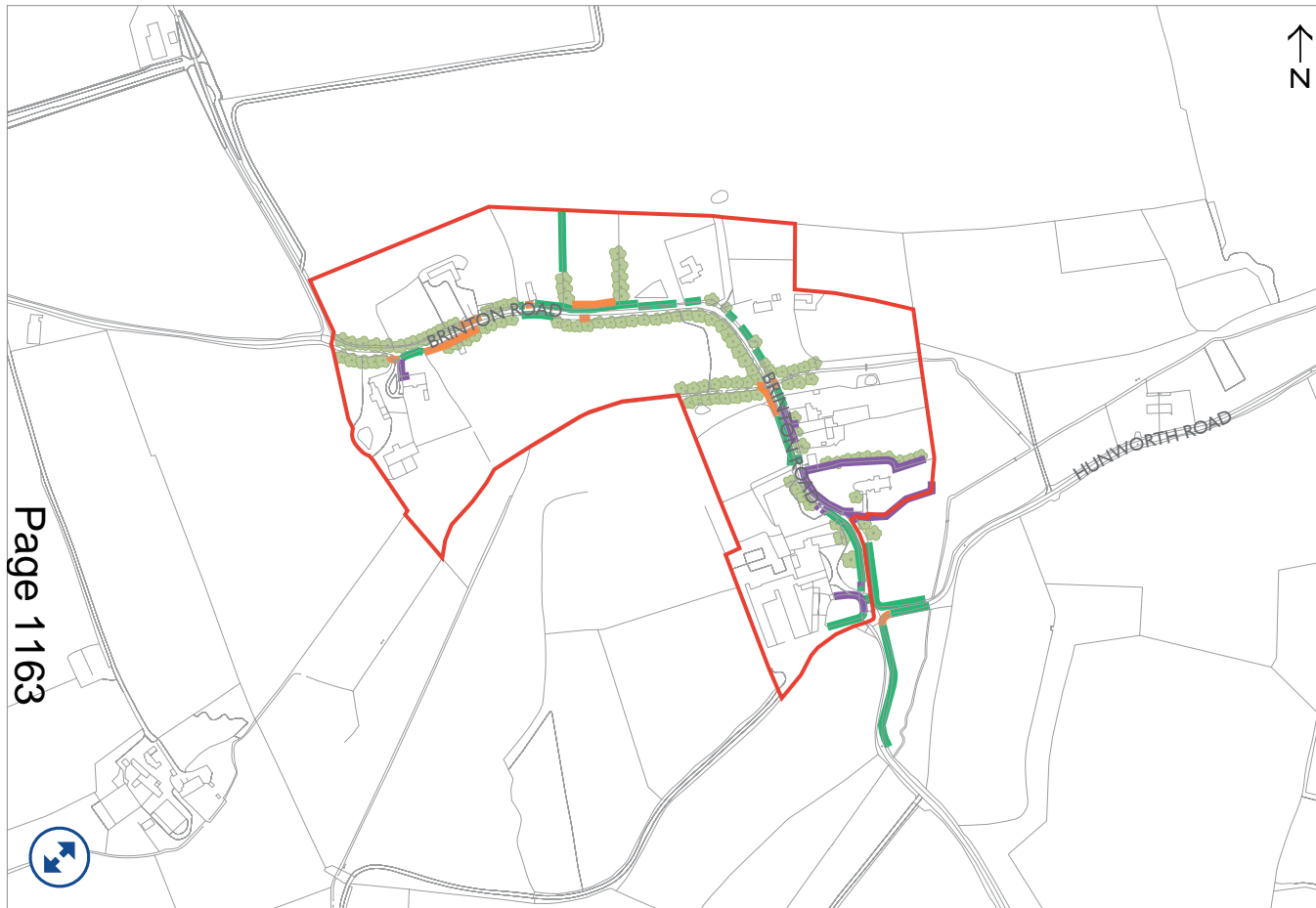
Section of red brick and flint wall fronting the graveyard of Stody Church shown with patches of vegetation growth



One of two white post fences on the bridge over the tributary



Natural hedgerow boundary with wooden gate for access to private property



KEY

— Conservation Area Boundary

— Walls

— Fences

— Hedges

● Trees

Boundary Treatments plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.



4.3.3 Public Realm

There are limited public realm features in Stody consistent with the size of the village and its rural character. The road surfaces are tarmac with no pavements and very few road markings other than white lines at junctions. There is very limited signage but the two finger post signs at the north and south boundary of the Conservation Area have traditional character and compliment the surroundings. A sign marking a private road north of the village uses bold and garish red lettering; the appearance of the area would benefit from a subtler sign in keeping with the surroundings.

There are narrow grassy verges lining both sides of Brinton Road, one of which opens onto a private road north of the village where the road curves to the west. There are no parking areas in the village and vehicles are kept on private driveways. Many of these are combined with attractive green front gardens. Street lighting is absent within the village, again contributing to the rural character, as well as preserving the dark night skies of the region. There are wooden telegraph poles throughout the village which in some places are visually intrusive, though not too prolific.

There is very little street furniture in the village other than a timber noticeboard in a traditional style outside the Church of St Mary and a few timber benches in the churchyard.



Stody village noticeboard located besides the church gate



Wooden bench located in the churchyard



View of road surface and grass verges



View of grassy verges lining the east side of Brinton Road



4.3.4 Open and green spaces

The only formal public open space is the churchyard, with informal grass, a gravel path up to the church itself and benches scattered in picturesque spots of the churchyard. There are also many gravestones, some of which are at risk of falling or are concealed by vegetation. There are particularly wide areas of green space viewed east of the church in the setting of the proposed Conservation Area.

Private gardens are generally quite informal and have a rural cottage appearance although the front lawn of Stody Hall that can be glimpsed from the south of the village has a more formal layout. There are attractive lawns bordered with flowers and bushes seen across the village. The inclusion of driveways on properties has reduced the green space in gardens somewhat. However, drives are in gravel which is an appropriate material that reflects the rural character of the village and they are unobtrusive.

Otherwise, open fields and grass paddocks divide areas between buildings in Stody which play a key role in creating its character and providing a sense of space and connection with the surrounding agricultural landscape.



View of the churchyard



View of paddock field enclosed by wooden fencing



View of Brinton Road showing grassy verges on both sides



View of a garden with a country cottage feel



4.3.5 Trees and Vegetation

Mature trees are often interspersed within hedges along boundaries, in the north-west section of the village they are particularly large and create a sense of enclosure. Native and rural species of trees are also located in small groups in private gardens and are mainly deciduous, though there is a line of coniferous trees surmounting the grassy verge north of Stody Hall. Most of the village is lined with hedges forming boundaries which contribute to the green character of the Conservation Area.

There are narrow grass verges throughout the village that are consistent with the rural feel. In the area immediately south of the tributary, large and dense clusters of trees and bushes partially obscure the view of cottages from view but have a natural and unmanicured look in keeping with the feel of the village.

The banks on the south side of the tributary are particularly overgrown with vegetation and mostly cover a view of the water from bridge level. However, this level of growth is common along tributaries and rivers and a pleasing view of the tributary flanked by pasture fields can be seen on the east view from the bridge.



Mature trees in churchyard creating a semi-enclosed feel



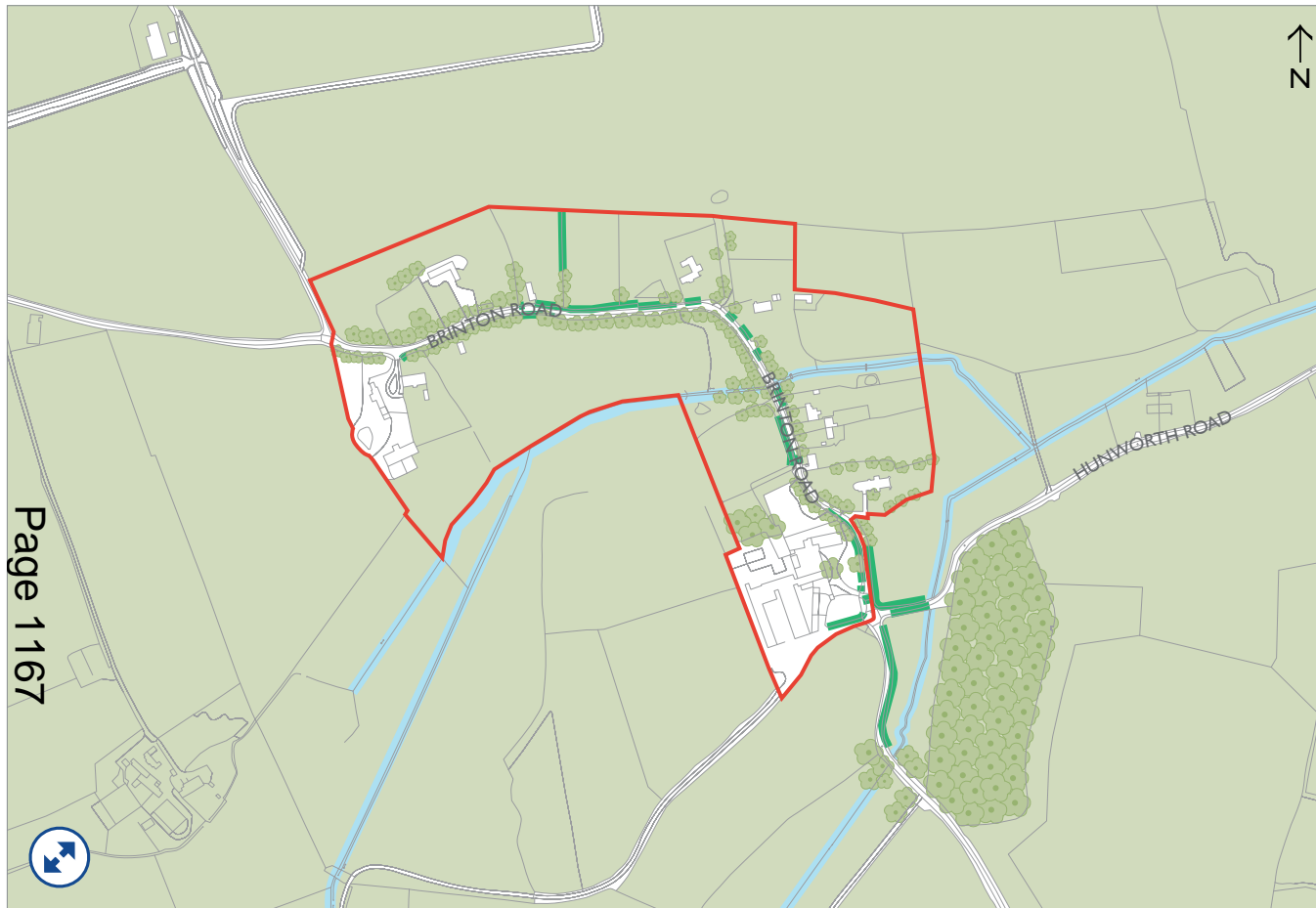
Cluster of trees between a house at the north end of the churchyard



Tree growth over west side of tributary



Mature trees lining northern end of Brinton Road

**KEY**

— Conservation Area Boundary

— Hedges

● Trees

■ Open Green Spaces

— Water



Open Spaces, Trees and Vegetation plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.



4.4 ARCHITECTURE

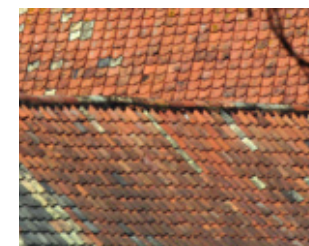
4.4.1 Materials

The building materials used in Stody are typical of North Norfolk, comprising predominately flint, red brick and red clay pantiles with a few examples of black glazed clay pantiles. Moulded brick is commonly used for chimneys and chimney pots are mostly red terracotta. Cobble flints are the main walling material for buildings and boundaries, with red brick quoins around windows and doorways. The row of cottages east of Brinton Road have been rendered and painted white. The render may be hard cement which is an inappropriate material for historic buildings. Brick is sometimes used to create patterns, for example there is a burnt header diapering pattern present on the wall of a farm building east of Kendles Farm. Modern additions to the Conservation Area are mostly sensitive to the rural character. A new wall built of cobble flints with red brick dressings stands east of Brinton Road in keeping with local materials. Similarly, a modern garage on the land of one of the larger houses north of Brinton Road is constructed of weatherboarding and red clay pantiles and has a traditional appearance.

The church has ashlar stone quoins and dressings on the tracery windows which reflect the high status of the building. Knapped flints are used decoratively on the tower and can be seen from many viewpoints emphasising the importance and centrality of the church in Stody. The church also has a lead roof and downpipes. Stody Hall located west of the church is the largest and most prominent house in the village and has decorative brick and flint patterned walls with surmounting brick gables. There is a white wooden classical doorcase around the entrance to Stody Hall which is a unique feature in the village from the Georgian remodelling of the house. There are examples of elegant double chimney stacks decorated with carved bricks at Stody Hall and the larger houses north-west of the village.

Weatherboarding is present on the historic barns, the gable ends of some of the houses and on modern additions such as garages, which adheres to a vernacular character. One of the modern barns west of the historic barn in the Stody Hall Barns complex has been constructed with corrugated iron sheeting which is incongruous with the historic character of the Conservation Area.

Materials Palette



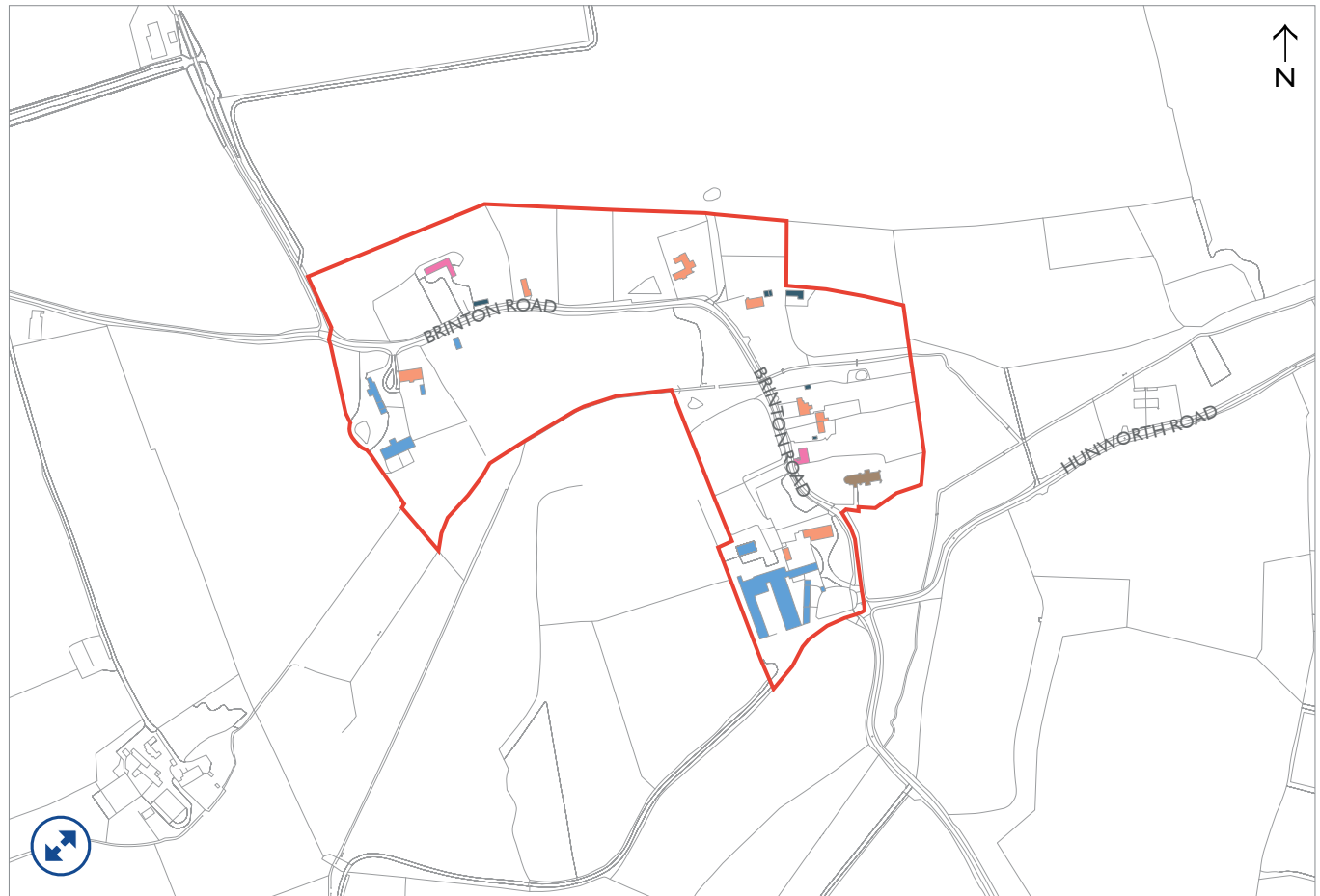


4.4.2 Building Types and Design

Most buildings in Stody are residential and were constructed for housing. However, there are a few conversions to residential from agricultural and public house use. Stody Hall is the largest house in the village and there are cottages and medium sized houses spread across the east side of Brinton Road, arranged mostly as individual detached buildings but with one semi-detached pair of cottages. There are two large farm complexes with barns and farmyard ranges as well as a small number of agricultural or equestrian buildings set within private gardens. The church has a unique use in the village as a place of worship. There are no derelict properties in the village.

KEY

- Conservation Area Boundary
- Place of Worship
- Residential
- Residential Conversion: Other
- Barn/Agricultural
- Garage/Outbuilding



Plan showing types of buildings in the proposed Stody Conservation Area © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.



Cottages

The historic cottages in Stody, Maple Cottage, Stody Cottage and Rose Cottage are two storeys with second storey windows gabled above the eaves line of the roof. They are set back from the road in private gardens. Maple Cottage and Rose Cottage are set quite far back from the road, while the medium-sized houses further north from the cottages have fairly open gardens and are closer to the road. The cottages have flint cobble and red brick walls, with pitched red clay pantile roofs and red brick chimneys. Brick is sometimes used for decorative details such as quoins and window lintels. Maple Cottage and Rose Cottage have been rendered.

There are some surviving timber casement windows. However, there are a number of instances where the timber windows have been replaced with unsympathetic uPVC with examples of white frames and dark grey frames on the cottages, some of better quality than others. As with windows, traditional doors are painted timber.



Rose Cottage, rendered with red clay pantile roof east of Brinton Road



View of Stody Cottage and Maple Cottage



Medium sized houses

The medium sized houses in Stody are mostly two storeys and situated in north of the village, north and east of Brinton Road. They are set back from the road in private gardens with the one exception of the outbuilding fronting the house immediately north of the church which has a gable pressed against the side of the road. Many of the houses have outbuildings or equestrian buildings in their gardens which generally blend well with the materials palette and rural feel of the village.

The buildings have flint cobble and red brick walls, with pitched red clay pantile roofs and red brick chimneys. Brick is sometimes used for decorative details such as quoins and window lintels. Weatherboarding painted dark colours can be seen on the gable ends of some houses. here are some iron tie rods located on the gables of houses.

There are surviving timber casement windows. However, there are a number of instances where the timber windows have been replaced with unsympathetic uPVC with examples of white frames and dark frames on the houses. however, many imitate the appearance of timber windows by having subtle frames and round arches. As with windows, traditional doors are painted timber.



Medium sized house of cobble flint and red brick north of Brinton Road



November Cottage on the north side of Brinton Road



Large houses

Stody Hall is the largest house in the village and was built in the late seventeenth century and largely remodelled in the eighteenth century. It is on the footprint of a medieval manor. The house is set back from the road at a right angle and in a large front garden and driveway. The house is cobble flint dressed in brick quoins and with brick and flint patterns on the rear elevation. The front elevation is wide and symmetrical with two storeys and five bays with gabled end bays with pure brick gables of a later date. The house is fenestrated with rows of elegant timber sash windows. The Classical style of the front elevation is epitomised by the entrance doorcase which is white with column surrounds. The house also has the largest number of chimney stacks in the village with four brick chimneys lining the roof. The grand proportions and massing to the house contrasts with the vernacular and rural houses in the village.



Front elevation of Stody Hall partially obscured by vegetation



Rear elevation of Stody Hall with wooden gate



Modern houses

There are no completely new modern houses in the village but there are a number of modern extensions onto historic houses and the presence of modern outbuildings besides larger historic houses. Modern extensions respect the materials of the area and are built of cobble flints with brick dressings and have pitched roofs of red clay pantiles. Whilst modern construction has a newer appearance which contrasts the rugged and older look of historic properties, they successfully blend into the buildings they are attached to, respecting the historic character of the village.

Modern outbuildings and equestrian buildings have small massing and are of a single storey. They typically use a muted colour palette and are frequently constructed of wood and faced with weatherboarding which are both appropriate natural and rural materials.



View of modern built front elevation of house with materials and massing that blend into historic surrounds



View of modern built garage with use of traditional materials of weatherboarding and red clay pantiles



Modern weatherboarding on gable end of historic house



Conversion to Residential

There are three instances of buildings being converted into residential use in the village, a public house and a farm building. The Old King William public house in the north end of the village was sensitively converted into residential use in the twentieth century. It is a two-storey cobble flint building with red brick dressings set back from the road. The building is mostly obscured by vegetation at street level which has deterred from its original function as a public space. It has a small later extension to the east which is of a sensitive massing and built of traditional materials of cobble flint and red brick with red clay pantiles. The original building has mullion and transom windows which are unique in the village. Hill House located north-west of St Mary's church was also a public house called the Four Horse Shoes which operated in the nineteenth century but is now a private house. The building is formed of two storeys and three bays of cobble flints dressed with red brick.

There are also residential conversions of farm buildings at Stody Hall from the Stody Hall farm complex. Two small farm building have sensitively been converted into self-catered holiday cottages. The cottages are difficult to see as they are set back from the road amongst a cluster of other farm buildings.



Hill House, the former Four Horse Shoes public house



Church of St. Mary

The Church of St. Mary is a landmark building in the village and is mostly comprised of late fifteenth century fabric of cobble and rubble flints with an eleventh century round tower to the west. The tower is crowned by an embattled parapet with trefoil flint flushwork. The fenestration is stone dressed perpendicular and decorated Gothic tracery windows with a thirteenth century east window with interlocking tracery. Parts of the chancel walls are rendered and there are quoins of finely cut ashlar stones. The porch consists of coursed galletted flint with diagonal buttresses.



South elevation of the Church of St Mary



View of knapped flint trefoil pattern on upper part of church tower



North doorway on nave of church



View of grave monuments in churchyard



Barns and Farm Buildings

There are two large farm complexes in Stody, Kendles Farm at the north end of the village and Stody Hall Barns at the south end of the village.

Stody Hall Barns is set back quite far from the Brinton Road and Hunworth Road junction and is accessed by a straight gravel track west of the junction. Stody Hall and the two converted holiday cottages are located immediately north. The complex consists of multiple farm buildings of flint cobbles and red brick dressings with steeply pitched hipped red clay pantile roofs, both of eighteenth-century date. The buildings are set parallel to the road and large wooden barn openings can be seen on the closest barn to the road. In between the historic barns is a modern corrugated iron barn of steep pitch and massing detracting from the character and blocking the view of the historic barns. A small two storey red brick-built farm building with single storey glass house stands in front of one of the historic barns and is nineteenth century and utilitarian in character.

Kendles Farm is situated at the far north-west end of the Conservation Area and has two impressive grade II listed farm buildings from the late eighteenth century within the complex besides a medium sized residential

house. The lofted farmyard range and barn are set back at a right angle to Brinton Road. The farmyard range is rectangular with a one bay outshot to the north. It is built of coursed flint rubble with a hipped roof of red clay pantiles. It has five semi-circular headed openings for a cart shed and there is a weatherboarded loft above. The barn is also of coursed flint with a red clay pantile roof. There are large honeycombed brick vents on the east gable and weatherboarding above eaves level with a continuous outshot to the rear.



View of one of the grade II listed barns at Kendles Farm



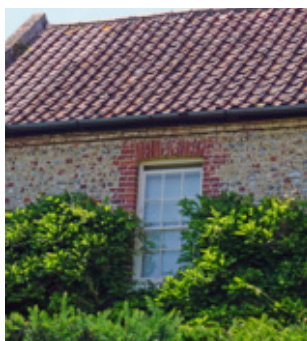
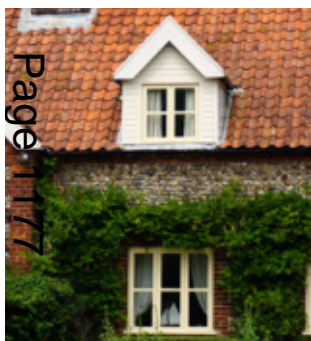
View of Stody Hall Barns showing modern barn between two historic barns

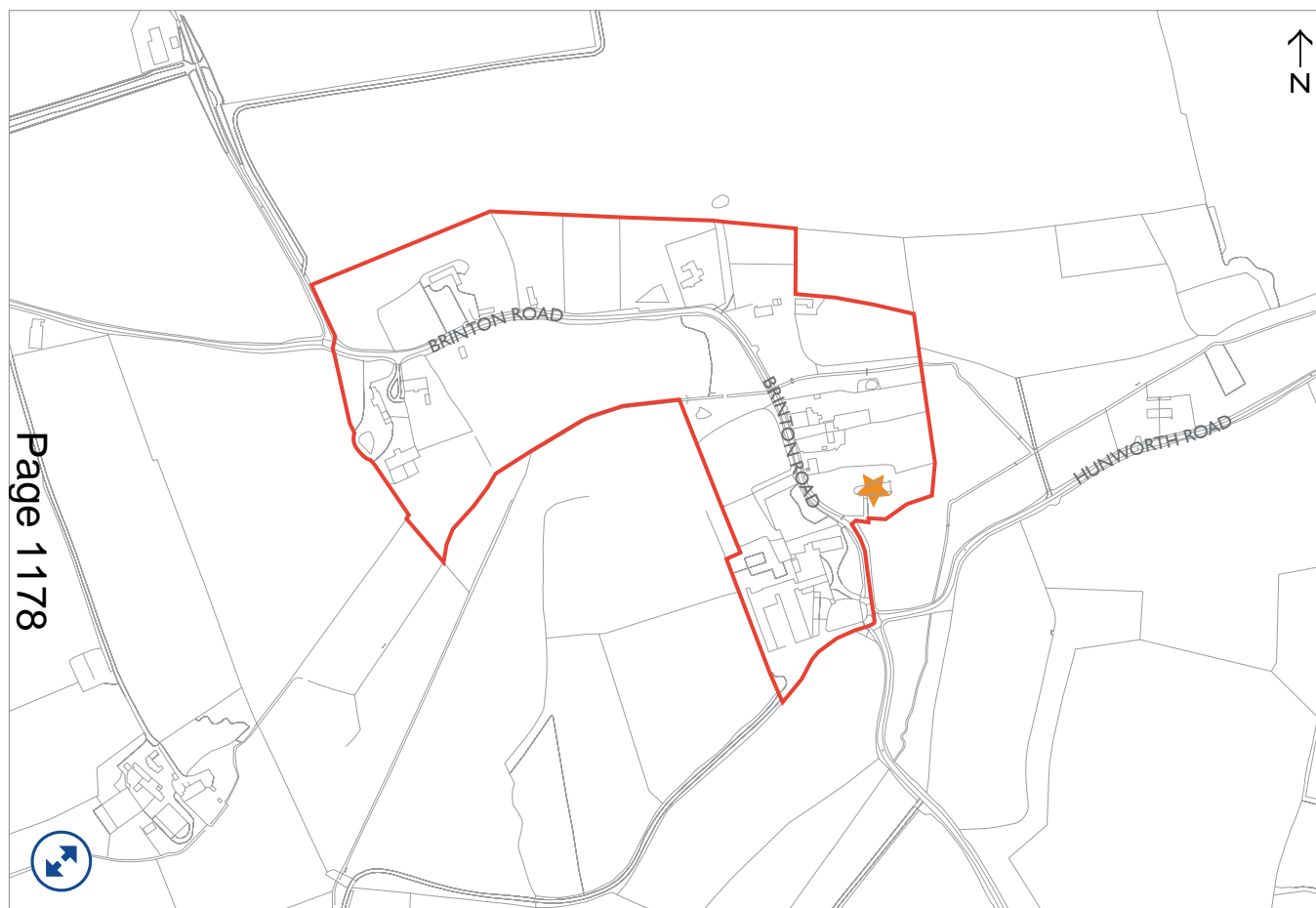


Farm building east of Kendles Farm complex with diapered brick pattern



Doors and Windows Palette



**KEY**

— Conservation Area Boundary

★ Major Landmark

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Section 5

Heritage Assets

This section provides details of those buildings or structures that are nationally designated, as well as information regarding buildings adopted on the Local List. It also gives details of archaeological potential within the conservation area.

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5.1 INTRODUCTION

The proposed Stody Conservation Area, a heritage asset in its own right, contains other individual heritage assets, including both designated and proposed non-designated buildings.

This section of the Character Area Appraisal outlines the heritage assets within the conservation area, and is accompanied by a detailed gazetteer in [Appendix C](#). This identifies the individual heritage assets and their special interest.

The audit has been carried out by means of visual examination from public thoroughfares. The principal intention is to identify these heritage assets, not to provide a fully comprehensive and detailed assessment of each individual building. It should not be assumed that the omission of any information is intended as an indication that a feature or building is not significant. A detailed assessment of significance specific to a building or site within the Conservation Area should be carried out prior to proposing any change.

Also included in this section are details of known archaeological finds in the Conservation Area. The potential presence of archaeology will be a factor in determining the appropriateness of development, as it is a heritage feature which warrants protection.

5.2 LISTED BUILDINGS

Listed Buildings are designated under the *Planning (Listed Buildings and Conservation Areas) Act 1990* for their special architectural or historic interest. Listing gives them protection as alterations, additions or demolitions are controlled by listed building consent, which is required by local planning authorities when change is proposed. Listing ranges from Grade I (the highest level of protection) through to II* and II.

There are three listed buildings within the Conservation Area; the Grade I listed Church of St. Mary, and two Grade II listed farm buildings at Kendles Farm. A pair of cottages, Nos. 5 and 6 Stody Road, are Grade II listed and lie outside the proposed boundary to the east, though are within the setting of the proposed Conservation Area boundary.

Outbuildings associated with Listed Buildings are likely to be within their 'curtilage'. That is, a building or structure which is associated with a Listed Building and has been since before July 1948. This could be, for example, a wall attached to a Listed Building or a barn within a farmyard where the farmhouse is listed. In case of curtilage listing, the curtilage listed structure has the same level of protection as the main Listed Building and will be subject to the same Listed Building Consent procedures.

The location of Listed Buildings is shown on [page 55](#) and listed in detail in the heritage asset audit at [Appendix C](#).

5.3 LOCALLY LISTED BUILDINGS

A Locally Listed Building is one that has been identified as having a degree of significance meriting consideration in planning decisions, but which are not formally designated.⁰⁹ The maintenance of a Local List allows a community and local planning authority to identify heritage assets that are valued as distinctive elements of the local historic environment and provide clarity on what makes them significant. This in turn helps to ensure that strategic local planning can adequately manage their conservation.

Historic England gives advice regarding the assessment criteria for Locally Listed Buildings in *Local Heritage Listing* (2016). Locally Listed Buildings usually have qualities such as being a landmark building, being designed by a named architect, being associated with an historic event or being associated with a designed landscape, having aesthetic value, group value or communal value. NNDC also have their own adopted criteria for locally listed buildings, which include, age, rarity, landmark quality, group value, archaeological interest and social value. These criteria can be found on the planning pages of the Council's website.

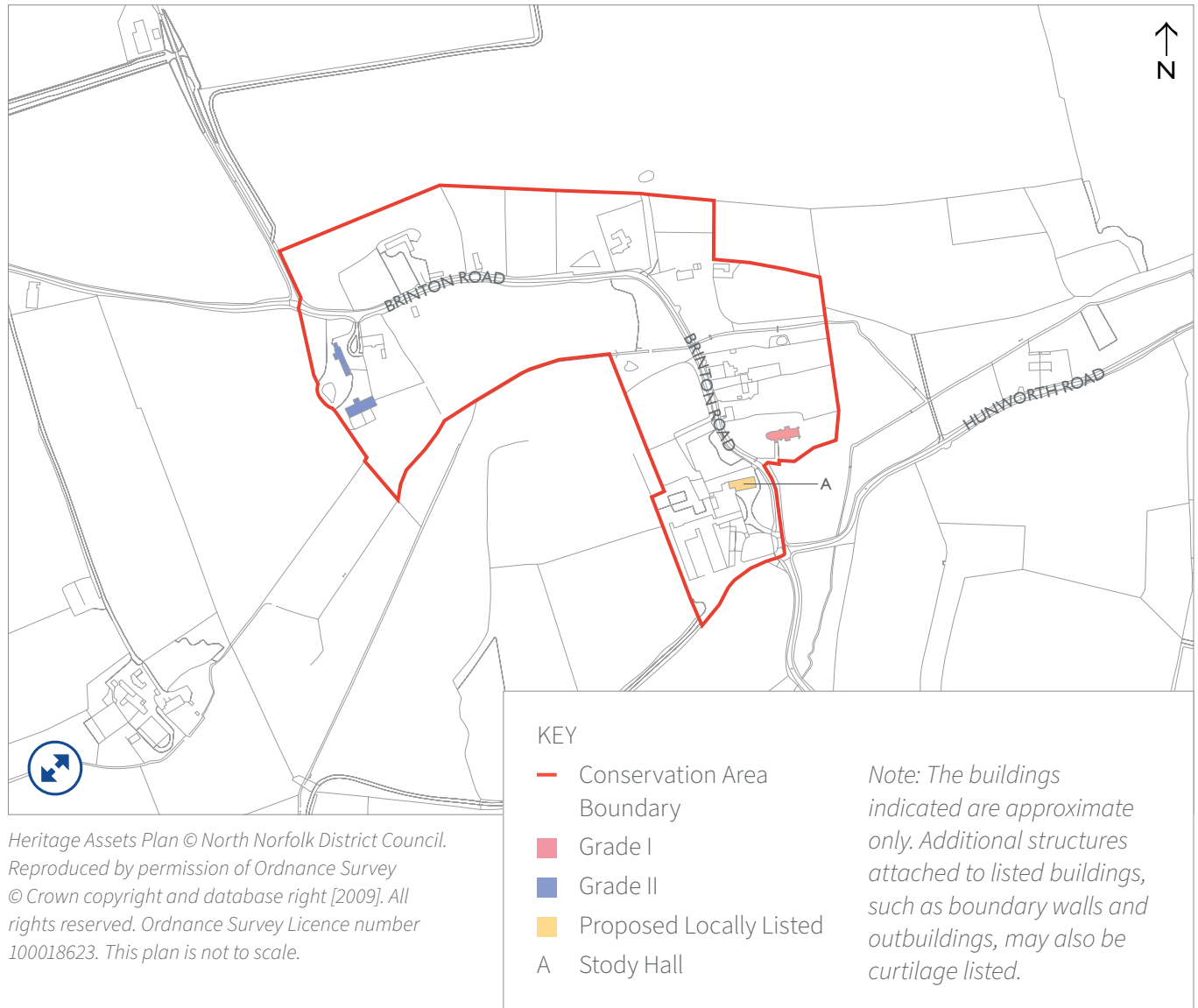


The designation does not affect a property's permitted development rights. However, when planning applications for changes outside of these permitted rights are submitted to NNDC this designation will be a material consideration in the planning process, to ensure that the special interest of the buildings and their setting within the Conservation Area is preserved.

Buildings within Stody have been examined against these criteria and those which are proposed in this Appraisal for inclusion on the Local List are identified in the Street-by-Street Assessment at [Section 6](#) and in the audit of heritage assets in [Appendix C](#).

5 HERITAGE ASSETS PLAN

The following plan highlights the spread of non-designated heritage assets and Listed Buildings within the Conservation Area. This accompanies the gazetteer in [Appendix C](#). Omission of a specific feature should not lead to the presumption that such a feature is insignificant, and proposed alterations within the Conservation Area should be subject to individual assessment of significance.





5.5 ARCHAEOLOGY SUMMARY

The details in this section have been summarised from the Parish Summary on the Norfolk Heritage Environment Record.¹⁰

Stody is a large parish south of Holt. There is evidence of human activity within the area dating back to the prehistoric period. The earliest evidence of occupation is evidenced by a number of worked flint tools (NHER 29721, 40645), a polished axehead dating to the Neolithic period (NHER 6496) and an arrowhead (NHER 36685). Finds dating to the Bronze Age include copper alloy axeheads (NHER 6497, 6498, 29721 and 35016), a dagger blade (NHER 35016) and a spearhead (NHER 11466).

There have been no structural features dating to the Roman period recorded within the parish but there have been a number of finds including coins (NHER 6499, 29721, 50024), brooches (NHER 29721, 44045, 50024), pottery fragments and a pin (NHER 29721). Artefacts dating to the Anglo-Saxon period that have been found within the parish comprise a stirrup strap mount, pottery fragments and a brooch (NHER 29721).

St. Mary's Church (NHER 6528) is thought to have Anglo-Saxon origins, with a round west tower, a nave and chancel. The top of the tower and chancel date to the fourteenth century. The font dates to the thirteenth century.

Castle Hill Ringwork (NHER 1059) in nearby Hunworth is an almost circular enclosure with a single bank and ditch, sitting on a knoll above the Glaven Valley. Small scale excavations have been carried out but were not able to date the site, though it is thought to be Norman. There are a number of surviving earthworks visible from aerial photos that are thought to be platforms and ditches where medieval houses once stood within the parish, and medieval to post-medieval pottery, and flint and mortar foundations have been exposed by agriculture.

The Midland and Great Northern Railway (north to south line) (NHER 13584), built in the 1880s ran through the north of the parish, but was closed in the 1960s.

Section 6

Street-by-Street Assessment

This section identifies the key features, both positive and negative, which define the character of each street in Stody.

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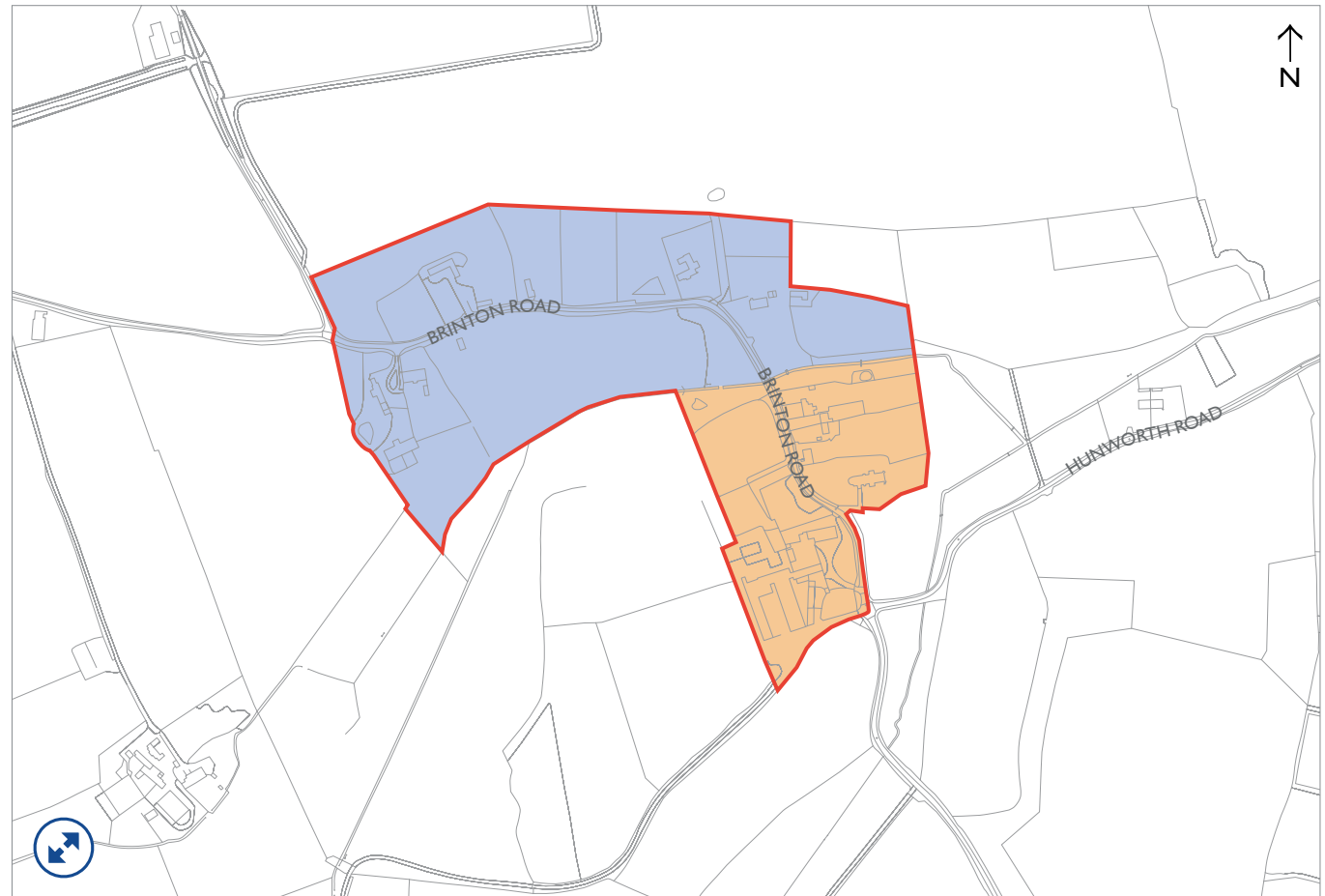
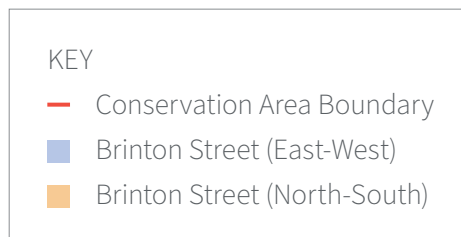
6 Street-by-Street Assessment

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Each of Stody's streets and open spaces have different characteristics. This assessment, prepared on an approximately street by street basis, provides more details on the issues, opportunities for enhancement and recommendations specific to different areas of the Conservation Area. More details on the Listed and proposed Locally Listed Buildings can be found in the Audit of Heritage Assets in [Appendix C](#).

Note, the building names given in the Listed Buildings sections are those given in their listing entries. These names and uses may have changed since the entry was written. Please refer to the [Heritage Assets Plan](#) in [Section 5](#) for listed building locations and to the Audit of Heritage Assets in [Appendix C](#) for further details.

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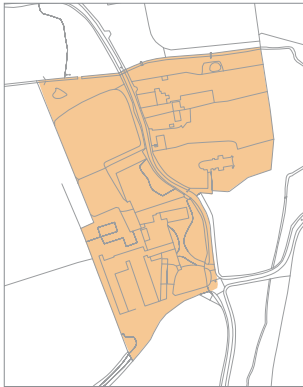
Street by Street Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.

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1. BRINTON ROAD (NORTH-SOUTH)

Comparatively open character with a greater density of buildings, grassy verges and some mature trees. The church forms the focal point.



Defining Features

- Farm buildings flank the west side of Brinton Road as part of Stody Hall Farm, including a brick, flint and red clay pantile barn.
- Stody Hall can be glimpsed from the south end of Brinton Road.
- A flint wall runs along the line of Brinton Road enclosing the graveyard.
- The tower of St Mary's Church is the focal point of the area. The key view is from the south end of Brinton Road with glimpsed views of the tower also possible along the street between buildings and trees.
- Farm buildings, cottages, a hall house and a church are the building types in this area.
- The buildings are generally set back from the road with fronting green areas or private gardens.
- The material palette is red clay pantiles, brick and flint for most buildings but flint, limestone and knapped flints on St. Mary's church.

- The river runs east-west through the northern part of the area and has two white wooden rails on top of the bridge in an appropriate vernacular style.
- Fields spread uphill to the west of Brinton Road and slope downwards behind the houses east of Brinton Road.
- A line of evenly spaced coniferous trees flank the west verge of Brinton Road enclosing the rear garden of Stody Hall.

Key Issues

- Growth of vegetation on flint wall enclosing graveyard could be potentially harmful to historic fabric.
- Presence of uPVC on some historic houses.
- Front gardens converted to driveways, though this has generally been carried out sympathetically.
- Some modern agricultural barns of corrugated metal which are incongruous to the historic character of the Conservation Area and can be seen west from the edge of the boundary.
- Some gravestones in the church are potentially at risk of falling and have lichen and vegetation growth on the stone surfaces.



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1. BRINTON ROAD (NORTH-SOUTH) (CONT.)

Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- Carefully remove greenery from the wall. An historic building conservation specialist may be required to ensure structural stability and appropriate repair techniques and materials are used. When uPVC windows/doors are at the end of their lives and require replacement, this should be done with painted timber.
- Where possible cars should be parked out of view and front gardens should be retained to capture the rural feel of the area.
- Consider planting to screen modern agricultural barns.
- Gravestones at risk of falling should be supported or reset by a church monument conservationist. Vegetation and lichen growth should be removed by an expert to protect the stones.

Listed Buildings

Grade I

- Church of St. Mary

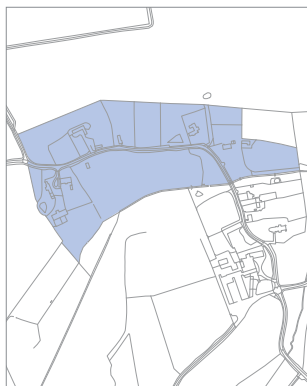
Proposed Locally Listed Buildings

- Stody Hall



2. BRINTON ROAD (EAST-WEST)

Enclosed rural character with the road running between mature trees. Land gently rising. Sparsely populated with buildings.



Defining Features

- The small single-track road is flanked with hedgerows, trees and sections of wooden fencing creating an enclosed feel.
- Materials palette is brick, flint, red clay pantiles and weatherboarding.
- Building types include cottages, medium sized houses, farm buildings, and a converted pub.
- Houses are typically set back from the road with clearly defined boundaries around gardens and driveways fronting properties.
- Open fields spread between the properties both east and west of the road.
- Two attractive eighteenth grade II listed farm buildings can be viewed from the west end of Brinton Road at Kendles Farm.
- A view of the tower of St. Mary's church can be seen from the west end of Brinton Road across fields looking south-east.

Key Issues

- Use of plastic sign with bold red colours to one property detracts from the rural feel of the setting.
- Use of uPVC windows on some historic buildings.
- Bins have been left at the front of properties and are visible from the road.
- Telegraph poles, aerals and satellites present in pockets of the area.



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2. BRINTON ROAD (EAST-WEST) (CONT.)

Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- A replacement sign should be used which has subtle lettering and a matte finish.
- When uPVC windows/doors are at the end of their lives and require replacement, this should be done with painted timber.
- Bins should be placed behind properties and hidden from view.
- Alternative ways of receiving reception such as underground cables should be considered and aerials and satellites dishes should be hidden from street view where possible.

Listed Buildings

Grade II

- Barn at Kendles Farm
- Lofted Farmyard Range at Kendles Farm

Proposed Locally Listed Buildings

N/A

Section 7

Vulnerabilities and Opportunities

This section describes the threats which face the significance of the conservation area and identifies any opportunities to remove or enhance these threats.

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7.1 CONDITION

Generally, the condition of the conservation area is very good with well-maintained buildings, gardens and boundaries. It is important for buildings and structures individually and for the conservation area as a whole for built fabric to be maintained to a high standard. This maintains their aesthetic qualities, the integrity of the built fabric and prevents loss of historic fabric. There are very few examples of structures in poor condition. These include:

- Some historic walls around the churchyard which have vegetation growth to them. This indicates the presence of cracks or degrading mortar which has allowed water in and seeds to germinate. If left untended this could cause issues with the integrity of mortar joints. The walls should be repaired using lime mortar appropriate for use on historic structures (see section 7.2 and 8.3.1 below);
- Some of the gravestones in the churchyard also have moss and vegetation growth, as well as some that are at a considerable slant which require stabilisation. Some edging stones around graves also require resetting;

- One window on an outbuilding was noted as having flaking paint and some possible rotting timber; and
- The large barn to the west at Kendles Farm appears to have ridge tiles missing from the roof and some tiles that appear to be slipping. These require attention and reinstatement in order to avoid water ingress that would cause damage to the building fabric.



Vegetation growth on historic wall to the churchyard



Vegetation growth on historic walls in the churchyard



Some slanted gravestones and vegetation growth to monuments



Window in need of maintenance



Roof in need of repair

7.2 NEGATIVE FEATURES, MATERIALS AND TECHNIQUES

The overwhelming majority of buildings and structures in the village contribute positively to the Conservation Area. However, there are a few minor elements which detract from its character and which could be improved or avoided in future.

The greatest threat to the character area is the intrusion of modern elements that are out of keeping with the Conservation Area, in particular the introduction of inappropriate uPVC windows, doors or conservatories. Changes to traditional fenestration causes the loss of historic fabric, can alter the appearance and aesthetic value of a building and can also affect the historic fabric of the remainder of the building by changing its breathability.

It is preferable to repair damaged windows and to undertake regular maintenance to ensure their enduring longevity. Well executed like-for-like replacement windows (i.e. same size and proportions of elements constructed using the same materials and finishes as the existing) maintain the aesthetic, though not the evidential value, of the historic windows. It can also be possible with some windows

to incorporate slimline double-glazing to traditional style timber windows without affecting the appearance substantially. uPVC windows should not be used in historic buildings in a Conservation Area and are undesirable on modern buildings within the Conservation Area. uPVC conservatories are also likely to be inappropriate, particularly where they are visible from the public highway.

There are only a few examples of uPVC windows in the Conservation Area. White framed uPVC windows, particularly those with chamfered edges to bulky frames or visible trickle vents, are usually the most intrusive visually. Other uPVC examples in the village are better designed, with flat frames and subtler colours. However, timber is still the preferred material.

The rendering of buildings which were traditionally exposed brick is not appropriate as this also traps moisture and reduces the breathability of buildings. Traditional lime mortar should be used for renders to historic buildings if they are deemed appropriate. The painting of brickwork is not normally good conservation practice, as plastic paints also reduce breathability. Breathable traditional paints are therefore preferable to modern plastic paints.



The cumulative impact of changes can result in a severe loss of historic character, which reduces the visual interest of individual buildings and the Conservation Area as a whole. While there are few modern accretions to buildings which negatively affect their appearance and that of the Conservation Area as a whole, those which could become an issue if they became more widely spread include:

- Visible satellite dishes and aerials on chimneys and to the front of houses;

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Cement pointing to houses or walls which, as with cement render, traps moisture and creates issues with damp and decay; and

Wheelie bins visible from the public highway, which would preferably be stored to the rear of houses or screened by planting or a sympathetic enclosure, such as one in timber.

KEY

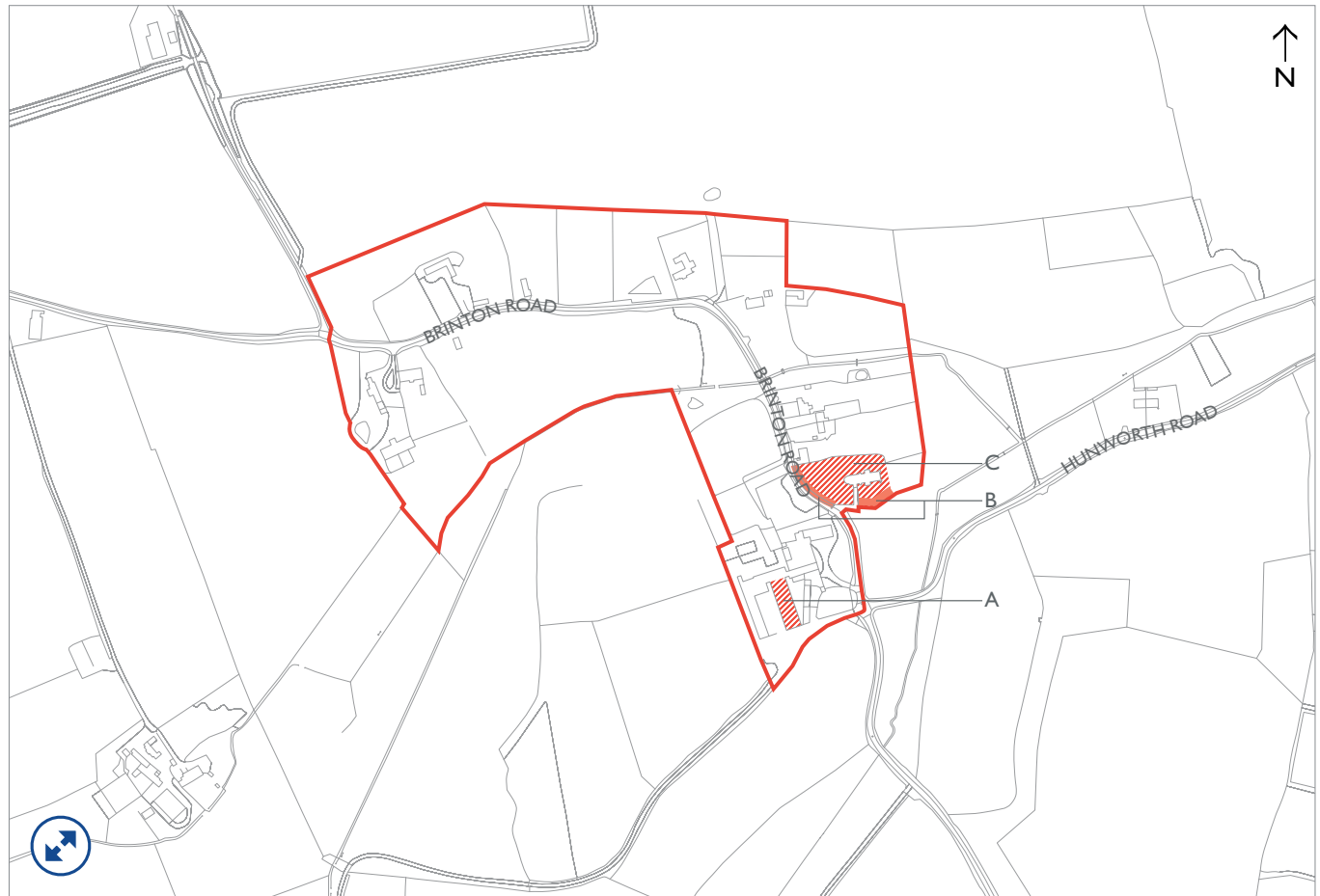
— Conservation Area Boundary

/// Negative Feature

A Modern barn

B Vegetation growth to churchyard wall

C Some gravestones in need of repair or resetting in the churchyard



Negative Features plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.

*Visible aerial**Visible satellite dish**Inappropriate uPVC windows**Cement pointing to an historic wall*

7.3 PRESSURES FROM DEVELOPMENT

As pressure for housing increases there is a risk of increased building within the village and the spreading of the settlement edges of Stody into the landscape of the Glaven Valley. One of the key characteristics of Stody is its rural feel with many open fields between buildings or small groups of buildings.

While some housing will be required, this should be weighed against need and carefully planned to be located as sensitively as possible, with minimal or no negative impact on heritage values. Developments of multiple houses are unlikely to be appropriate in Stody. New individual houses should remain relatively small in order to reduce or eliminate their impact in the surrounding Conservation Area and landscape.

Harsh edges to settlements should be avoided. Screening with existing and new hedgerows, trees and woodland could assist with reducing visibility. However, this should not be used as the sole justification for development as other factors, such as the impact from subdivision of historically open space or the contextual relationship of a development to its setting, are relevant. Development should therefore respect existing scales, densities, materiality and the local vernacular. It should also respect historic property and field boundaries.



Planning legislation allows for buildings of high design quality to be constructed in historically sensitive areas, which enables the continuing evolution of a place whilst ensuring the quality of the environment. Provided the design is of high quality and construction, the materials and style of the new building does not necessarily have to match those of the existing buildings in the area.

However, there is a risk that the construction of too many buildings of contrasting design and materials could erode the character of the Conservation Area and it is important that the collective impact of the growing numbers of such buildings is taken into account each time one is proposed. Wherever possible, applicants should be encouraged to make use of sympathetic traditional materials, scale and massing so that new buildings sit harmoniously within the streetscape and the wider Conservation Area. Consideration should also be given to the impact of large areas of glazing in a design of otherwise traditional materials as these can create detrimental blank spaces in views.

7.4 RURAL CHARACTER AND SUBURBANISATION

Stoddy's rural character is one of the things that make it so special. With potential pressure for new buildings, the desire of owners to improve their properties and the conversion of once functional agricultural buildings into residential use, there is a risk of suburbanisation or over restoration of buildings and public realm or surfacing treatments. Elements such as hard surfacing, for example kerbs, bricks or concrete as opposed to gravel, formal gates, loss of grass verges, conifer hedging, high or hard fences and larger parking areas could erode the informal, rural feel of the area. External lighting and light pollution at night is also a threat, as part of the night time character of the area is one of darkness, with the ability to see the stars. Excessive signage should be avoided and traditional signage, such as timber finger posts as opposed to modern metal road signs, should be encouraged. Road markings are generally quite minimal and this should remain the case.



Minimal road markings help to maintain a rural character



7.5 SECOND HOME OWNERS AND HOLIDAY COTTAGES

Stody's location in North Norfolk means that it could be a popular choice for second home owners and for investors creating holiday cottages, though pressure is not likely to be as great as in coastal villages such as Blakeney and Cley-next-the-Sea. Whilst holiday cottages do generate some local jobs and revenue, second homes generally do not. The effects of high numbers of both types of properties on local communities are well documented nationally and could involve a hollowing out of the community, especially in the winter; a distorted population that undermines local services and local people priced out of the village they grew up in. Traffic levels will also increase with increased tourism demands.

The popularity of the North Norfolk coast and the island villages and landscape with tourists will create demand for new facilities and infrastructure. There could be pressure for an increase in size and number of camp and caravan sites, which could cause visual harm to the setting of historic buildings and landscape.

7.6 DARK SKIES AND LIGHT POLLUTION

North Norfolk is one of the best places in the country to view the sky at night. There are also no streetlights in Stody, which retains this characteristic of its atmosphere and setting. There is a potential risk from increasing use of bright external lighting which could reduce the ability to see the night sky and impact on the tranquillity and rural feel of the area. Avoiding excessive external lighting would help to preserve the special character of Stody at night.

7.7 AGRICULTURAL USES

Agriculture is a key industry in the local area. However, modern agricultural barns, usually made of corrugated metal or concrete blocks, are often located on the edges of villages and their scale and appearance has a negative visual impact on the historic character of the place. At Stody there is one modern barn located at Stody Hall Farm, in between historic barns. It can be seen in views from the road to the east and from the south along Brinton Road. The modern barn is large compared to the smaller historic barns adjacent. Its timber clad walls and corrugated metal roofing materials are also incongruous in comparison to the softer appearance of brick, flint and red clay roof tiles of the older barns.

Agricultural buildings such as these are permitted development if a farm is more than five hectares, meaning control of their construction and design is difficult. They are also essential for the continued agricultural use of the land. However, there could be opportunities to soften their appearance, such as with weatherboarding. New barns could be located where they are less visually intrusive and could use materials that are more in keeping with the character of the Conservation Area.



Modern agricultural barn in unsympathetic in context with historic barns



7.8 RIVER LOCATION AND CLIMATE CHANGE

Historic buildings and environments may be affected by changing climatic conditions in the future. Increased storms could cause damage to buildings, while wet conditions promote decay and increase the risk of subsidence. Gutters and drainpipes may not be sufficient to cope with increased rainfall resulting in water ingress, damp and associated rot caused by water not being carried away from the built fabric.

In Study, the location of the river tributaries running through and adjacent to the village could mean potential increased incidences of flooding. More intense rainfall alternating with periods of drought has implications for the river, the floodplain and water management,¹¹ both in ecological terms and as a threat to historic buildings. Those buildings nearer the river tributaries are more at risk than those set further away. Flooding can cause structural damage and a general increase in water levels causes problems with damp. Wet conditions promote decay and increase the risk of subsidence.

The need to respond to changing climatic conditions may also put pressure on the historic environment and individual buildings with the incorporation of renewable energy sources, increased insulation, the fitting of window shutters and other measures. Current planning legislation and heritage guidance allows for changes to historic buildings to facilitate environmental sustainability providing that they do not detract from the significance of the heritage asset.

Damage may also occur to below ground archaeology that has the potential to enhance understanding of the village's history and development. This may be as the result of flooding or drying out of the ground.

Section 8

Management Plan

This section sets out recommendations for the management and enhancement of the Conservation Area. It also includes details of a review of the boundary of the Conservation Area.

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8.1 INTRODUCTION

This management plan provides:

- An overarching **conservation philosophy** which sets out the guiding principles for the retention and enhancement of the character and appearance of the proposed Study Conservation Area.
- **Recommendations** which give more detailed guidance for the protection of existing features of special interest and the parameters for future change to existing buildings or new development.

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Since this Conservation Area Appraisal and Management Plan has been adopted by NNDC, the philosophy and recommendations in this section will become a material consideration in the council's determination of planning applications, Listed Building consents and appeals for proposed works within the Conservation Area.

Building owners and occupiers, landlords, consultants and developers should refer to these recommendations when planning change within the Conservation Area. Adherence to this guidance will ensure designs consider the special interest of the Study from the outset and that change makes a positive impact on the Conservation Area.





8.2 CONSERVATION PHILOSOPHY

The overarching aim of the recommendations in this management plan is the preservation and enhancement of the character, appearance and special architectural interest of the proposed Stody Conservation Area.

- Nationally and locally designated buildings and associated structures and features should be preserved and enhanced.
- Fundamental to the character of Stody is its well-maintained historic built environment. Regular maintenance is vital to achieving this as it prolongs the life of historic fabric. Timely repairs should be undertaken on a like-for-like basis.
- Where possible, detracting features should be removed where they already exist and the addition of detrimental features should be avoided.
- Sensitive reinstatement of features that have been lost or replaced with inappropriate alternatives will be encouraged where based on a sound understanding of the significance of the building and its historic development.

- The preservation and enhancement of the setting of individual heritage assets is important and will include maintaining historic outbuildings, subsidiary structures, boundary features and landscape features or reinstating them where there is evidence of their loss.
- The character of the Conservation Area will be preserved through the maintenance of a built environment in which the buildings are almost all of one or two storeys in height, are of small or medium scale, and use traditional local materials, namely flint with brick dressings and clay pantiles. Pitched roofs, gables and chimneys are important elements of the varied roofscape of the village. There are historical exceptions to this scale, massing and materiality but they are, by definition, rarities and will not be regarded as precedent for new development.
- The village will be managed to maintain the existing pattern of development of sparsely located houses which are mainly detached, with wide areas of green space between.
- The rural character of the village should be preserved: urban or suburban introductions will not be permitted and an overly manicured public realm will be avoided.
- Any new development, whether attached to an existing building or detached in its own plot, must be appropriate in terms of scale, massing, design and materials. It should be the minimum necessary to meet the required demands for housing. It will be of high quality in both its design and construction so that it is valued by current and future generations.
- Landscaping associated with new development should be appropriate to the character of the Conservation Area and current public green spaces will be preserved. Existing trees and greenery within the Conservation Area should generally be preserved and there will be a presumption in favour of the retention of existing mature trees for all new developments. Front gardens should not be lost to driveways.
- New development will not negatively impact on views within or towards the Conservation Area and views of landmark buildings will be preserved.
- The setting of the village contributes considerably to its special interest and will be maintained. The agricultural land surrounding the village will be preserved.



8.3 RECOMMENDATIONS

8.3.1 Repairs, Materials and Techniques

There is a consistency to the materials palette used in Stody that is a fundamental part of its character, which includes predominately flint, brick, some weatherboarding and red clay pantiles. These traditional materials require repair and maintenance using traditional techniques, particularly the use of lime mortars and renders, in order that the breathability of the historic buildings is maintained and moisture does not become trapped within the fabric, leading to decay.

Regular maintenance ensures the appearance of the Conservation Area is preserved and is also of benefit as it ensures that small problems do not escalate into larger issues, which cause more damage to historic fabric and a greater cost to put right.

Recommendations

- Buildings and structures should be maintained in good condition.
- Repairs should be on a like-for-like basis wherever possible. That is, a repair that matches the historic element removed in terms of material, method of construction, finish and means of installation.
- Maintenance and repairs should be undertaken on a regular basis in order prevent problems with condition and to rectify any issues before they escalate.

- Reversibility, i.e. the ability to remove a modern repair or material without damaging the historic fabric, is an important consideration, as better alternatives may become available in the future.
- Historic materials should be reused for repair wherever possible, for example rebuilding a brick wall in poor condition using as many of the original bricks as possible.

8.3.2 Retention of Existing Features and Details

Architectural features and details and the design, materials and form of buildings, as outlined in [Section 4](#), make important contributions to the appearance of individual buildings and the streetscape as well as to the character of the Conservation Area overall. Loss or inappropriate replacement of such features and details causes the incremental diminishment of appearance and character.

Existing features and details may not be original to a building but may be later additions which are also historic. Such features and details still have aesthetic value and also illustrate the changes to the building and the Conservation Area over time. Some features and details may also record past uses of a building and so contribute to the evidential record of the village's history.

Recommendations

- Original and historic windows (including dormer windows) and doors should be preserved and maintained through diligent repair.
- The appearance of windows and doors that are recent replacements made to match the original or historic designs should be retained.
- Chimneys and chimney pots should be retained and preserved. Where rebuilding is necessary, the design and form of the existing chimney should be retained and historic materials reused where possible.
- Patterns of flint and/or brickwork in buildings and boundary walls will be preserved. If rebuilding is necessary, a record will be taken in advance of works starting and the wall rebuilt to match exactly.
- Inscription stones, plaques and decorative features will be retained and preserved in situ.
- Historic gates, railings and walls will be retained and preserved. Where new gates or railings have been made to match removed historic ones, the pattern, form and materials will be preserved in any future replacements.



8.3.3 Alterations, Extensions and Demolition

Study has evolved over centuries and its built fabric reflects both historic uses and prevailing fashions. It is not the purpose of designation to prevent future change, which is necessary for the enduring sustainability of the heritage asset. Instead, the purpose of designation is to ensure change is carried out in a manner that does not cause harm and also, where appropriate, enhances the heritage asset.

Loss of fabric (demolition) and additions of new fabric can cause harm to individual buildings, the streetscape and the Conservation Area more widely. Proposed change will be evaluated on a case by case basis as the small variations in location, past change and detailing between one existing building/site and another means that what is acceptable for one building/site may not be acceptable on another.

The impact of proposed changes on the heritage asset or assets affected should be undertaken through a formal Heritage Impact Assessment. This should consider the heritage asset or assets affected, their setting and key views. Any change in the Conservation Area or close to it (in its setting) will require assessment in terms of its impact on the Conservation Area as a heritage asset. Further assessment may be required in relation to an individual listed building or listed buildings near the subject of the proposed change.

What is a Heritage Impact Assessment?

Heritage Impact Assessment (HIA) is a process of identifying what is historically and architecturally important about a heritage asset, in order to be able to assess whether proposed changes will have a positive, negative or no impact on the heritage values of the place. Advice is usually given by a specialist heritage consultant and the resulting conclusions presented in a report, which should include:

- Identification and description of the proposals site and its setting;
- Identification of any designations, such as listing, which the site is subject to or which are within the setting of the site;
- Description of the history of the property;
- Identification of the 'significance' of the site, i.e. its historic and architectural interest;
- Assessment of the impact the proposals will have on the significance of the site, as well as recommendations for any changes to the scheme that will reduce any negative impacts that are identified.

Alterations to existing buildings should be carried out using materials that are of appropriate appearance and of a composition that will not cause harm to the existing fabric. For example, alterations should not be carried out using brick that is harder than the existing as it will cause the existing brick to deteriorate.

Buildings can be important records of their own development. There should not be a presumption that reversing historic changes will be acceptable as this can diminish the illustrative value of a building. However, not all past changes are beneficial to a building and the removal of negative features or reinstatement of lost features can enhance a building. Therefore, demolition or removal of buildings or features that detract from the Conservation Area may be beneficial. Whether or not the existing building contributes positively to the Conservation Area in terms of its appearance, if it contributes positively in terms of layout, demolition should only be permitted where rebuilding is proposed.

Alterations and extensions should be of a scale, design and quality that will enhance the Conservation Area. The addition of modern fittings also needs to be considered carefully as items such as satellite dishes and aerials can be visually detrimental to the Conservation Area. These should be located on rear elevations away from sight of the public highway. The addition of solar panels will require planning permission if they protrude 200mm above the roofline or are sited on a wall/roof adjacent to the highway.



Article 4 Directions can be placed on individual properties by local planning authorities to restrict certain permitted development rights. This can be a means of providing extra controls over the type and extent of development that is allowed. Given the existing controls that conservation area designation brings, plus the three Listed Buildings and one proposed Locally Listed Building within the proposed Stody Conservation Area, which themselves are subject to controls over development, no Article 4 Directions, which would control development to unlisted buildings, are deemed necessary in Stody at this time.

Recommendations

- The heritage impact of proposed alterations, extensions and demolition will be assessed prior to approval of works.
- Proposed changes should preserve or enhance the character of the Conservation Area. This means that the changes should be respectful of the typical architectural and visual character of the Conservation Area.
- Extensions will be subsidiary to the existing buildings in their massing and design. The scale of extensions should be in keeping with the existing buildings. The use of traditional materials will be encouraged, though thoughtful and sensitive design with modern materials may be acceptable.

- Extensions will be of a high quality of design and construction.
- Negative features should be removed when the opportunity arises. Enhancement could be achieved through removing a feature which is out-of-character with the characteristics of the area and replacement with something more in-keeping.
- Modern additions, such as (but not limited to) solar panels or satellite dishes, should not be located on primary elevations or street frontages.
- Any modern materials added to a building should be high quality and sympathetic.

8.3.4 New Development

New development may take the form of replacement buildings or construction on undeveloped plots. Any new development should respect the character of the Conservation Area in which it is proposed. New development should not compete with or overshadow existing buildings, particularly where the existing buildings are historic. This is so that the character-defining historic buildings remain preminent and their setting is not harmed.

The materiality of new development is important. High quality materials should be used to maintain the overall quality of the built environment and to

ensure, from a sustainability point of view, that the building has durability. Traditional local materials are widely used in the Conservation Area and are a major contributor to its character, though with good design it may be possible to incorporate some limited modern materials.

Recommendations

- The heritage impact of proposed alterations, extensions and demolition will be assessed prior to approval of works.
- New development should be of the same or a lesser scale and massing as the buildings around it.
- Traditional local vernacular materials should be used, namely flint, red brick and clay pantiles. There may be scope for limited use of timber, timber weatherboarding, render, stone, slate and other traditional materials, though thoughtful and sensitive design with modern materials may be acceptable.
- The design of new development should be of a high quality that will be valued now and in the future. There is no presumption in favour of either traditional or contemporary design.
- The quality of construction should be high.



- Historic plot or field boundaries should be preserved when new development occurs.
- New development should have wheelie bin space/storage included. For existing buildings screening with planting, fences or walls would help to reduce their impact where it is feasible.

8.3.5 Streetscape, Public Realm and Green Landscape

The streetscapes within the Conservation Area has a rural character which is vulnerable to incremental change that cumulatively affects its appearance. When considering change to individual buildings or elements in the public realm, the impact on the streetscape should be assessed both in terms of the impact of the change and the impact in conjunction with other changes that are either proposed or have taken place. It may be acceptable for a change to be made once on a street but to repeat the change multiple times would diminish the character of the street.

Current public realm features within the Conservation Area are in materials that are appropriate to the character of the area, such as timber benches or notice boards. Ubiquitous road signs should be kept to a minimum and more traditional forms of signage, such as finger posts, should be encouraged. Road markings should be kept to a minimum to preserve the rural character of the village.

Stody is a rural village and its public realm should reflect this. Efforts should be concentrated on ensuring the long-term conservation of the built fabric, for example, through the removal of vegetation from flint walls to improve condition, rather than creating a pristine public realm.

The green spaces within Stody, including the graveyard and agricultural fields between buildings, provide an important contrast with the buildings and should be preserved. They also contribute to the character of the Conservation Area.

Recommendations

- Proposed change will be considered in relation to the streetscape.
- Historic boundary walls should be preserved and regularly maintained.
- New development should have defined boundaries demarcated with boundary treatments that are in keeping with the character of the Conservation Area.
- The green spaces and grass verges within the Conservation Area will be preserved.

- Trees and hedging within the Conservation Area should be preserved.
- Excessive signage will be avoided.
- Traditional materials should be used for street furniture and signage.
- Traditional forms of signage will be encouraged.
- Road markings will be kept to a minimum and will use narrower format lines appropriate for Conservation Areas where they are necessary.

8.3.6 Setting and Views

The setting of Stody contributes to its special interest. The physical setting encompasses open agricultural fields, hedgerows, woodland, the river tributaries and gently undulating landscape. Its setting to the east and north is designated as part of the Glaven Valley Conservation Area, important for its agricultural and milling history.

The ability to appreciate heritage assets individually or collective from key viewpoints contributes to their special interest. Lighting has the potential to impact on the ability to appreciate the dark skies of the area.



Recommendations

- The setting of the Conservation Area will be protected from inappropriate development.
- New development on the edges of the Conservation Area, if deemed appropriate, will be screened with planting to preserve views from the surrounding Glaven Valley landscape.
- Key views within and into the Conservation Area will be preserved.

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Views of landmark buildings, particularly the church of St. Mary, will be preserved.

- Excessive use of external lighting will be avoided.

8.3.7 Boundary Review

In accordance with the *Planning (Listed Buildings and Conservation Areas) Act 1990*, the National Planning Policy Framework and Historic England best practice guidance, the potential for new conservation areas should be periodically reviewed as part of a conservation area appraisal process and new areas adopted as appropriate.

The need to review new conservation area boundaries can be in response to a number of factors: unmanaged incremental changes which have, over time, diluted

the character of an area; the boundary may have been drawn too tightly originally; or the special interest of a feature may not have originally have been evident to the assessor. Although it is principally the built structures that are recognised in amending the boundary, their accompanying plots often provide an important historical context which should be incorporated together with the building(s).

In the case of Stody, the village is currently within the large Glaven Valley Conservation Area. However, it is the only village within the Glaven Valley which is not designated in its own right as a Conservation Area, which seems an anomaly.

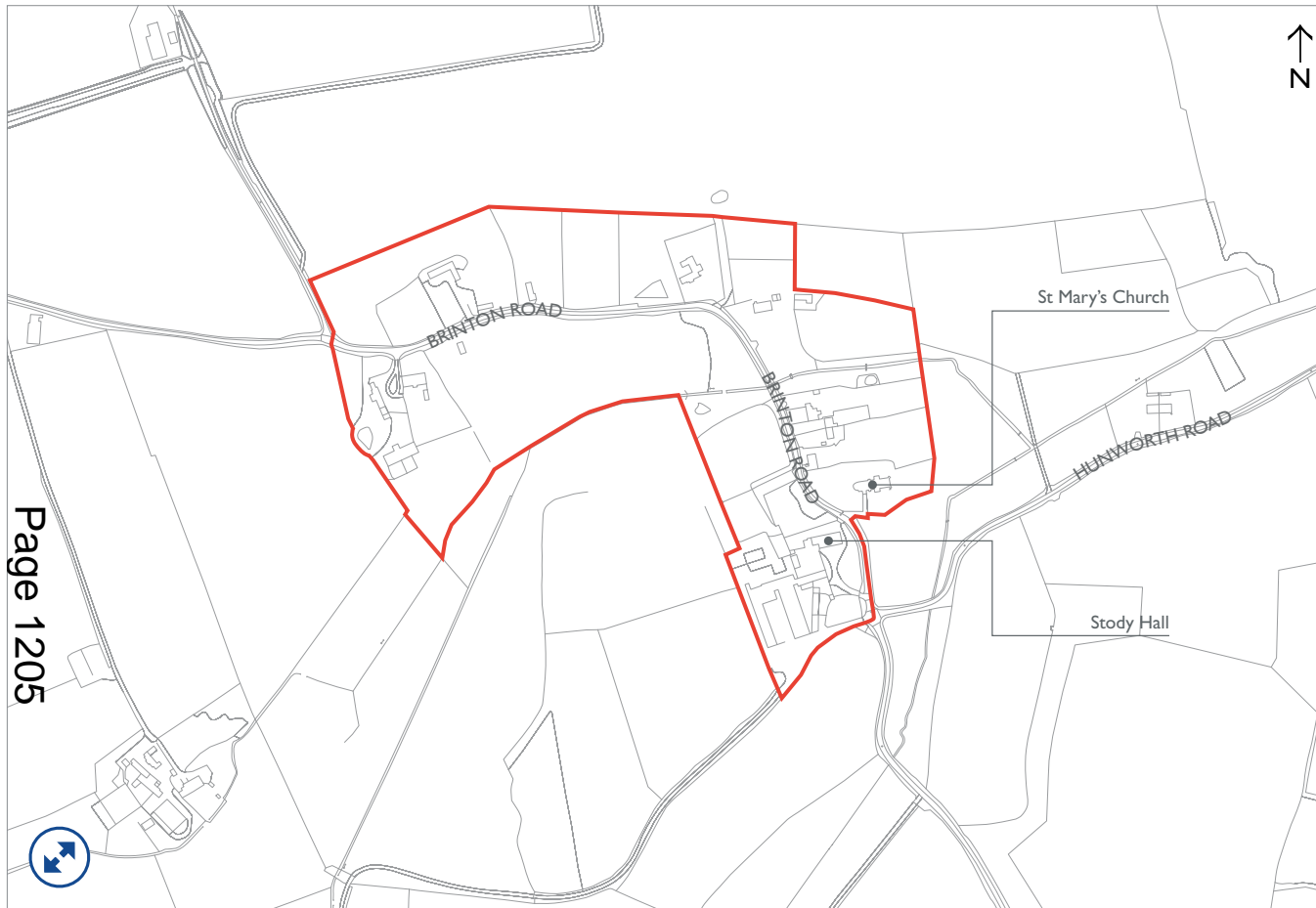
A proposed boundary has been drawn to encompass the historic village core around the church, buildings along Brinton Road and important historic farm buildings to the north-west. The village has character as a rural settlement, with vernacular buildings that demonstrate the building materials and styles of North Norfolk. Its church is an excellent example of a round tower church common in the region and Stody Hall is an impressive manor house. Both buildings, particularly the church, command key views and act as focal points. The agricultural history of the village is demonstrated in farm buildings at Stody Hall Farm and Kendles Farm. Those at the latter are particularly large and impressive, which is recognised in their Grade II listing.

The current protection under the designation as part of the Glaven Valley Conservation Area will be switched to the new Stody Conservation Area, therefore meaning there is no change to the level of protection the village has, merely a better defined assessment of the character and appearance which make the village special. This means that planners and conservation officers will be able to more accurately judge planning permissions for change within the village according to the effect it will have on the village's own characteristics.

The boundary has been reviewed and the proposed new Conservation Area boundary is detailed shown on the plan on the following page. If, following public consultation, this new Conservation Area is approved, the Appraisal document and maps will be updated in accordance with the proposed boundary for the final adopted document.

Recommendations

- Remove Stody from the Glaven Valley Conservation Area and designate Stody as a Conservation Area in its own right.



KEY

— Proposed Conservation Area Boundary



Boundary Review plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.

Section 9

Further Information

A summary of the significance, issues and opportunities within the conservation area, as well as details of next steps and contacts.

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The preservation and enhancement of the character, appearance and special architectural interest of the proposed Stody Conservation Area should be at the heart of changes made within the area. All its residents have the opportunity to contribute to the preservation and enhancement of the village and ensure that it is passed on to future generations.

RESEARCHING THE HISTORY OF A BUILDING OR SITE

Before proposing any change, it is important to understand the significance of a building or site. This will require research into historical development. Some useful places to start your search are detailed below.

• **The National Heritage List for England**, to find out whether your building is listed.

• **The Norfolk Heritage Centre at the Norfolk and Norwich Millennium Library.**

- **The Blakeney Area Historical Society**, who run a History Centre containing documents on local history.
- **The Norfolk Records Office.** You can search their catalogue online before you visit or request research to be carried out on your behalf.

- **Norfolk Heritage Explorer**, the Heritage Environment Record for the county.
- **Holt Library.** Interlibrary loans mean that you can always borrow books from other libraries if necessary.
- **The National Archives.** These are located at Kew, London, but the catalogue can be searched online.
- **British Newspaper Archive Online**, which can often be a useful source of local history information.
- **National Library of Scotland**, which allows you to view numerous historic plans online.

PLANNING ADVICE

If you need further advice on buildings in conservation areas, design guidance and planning permissions, visit the Heritage and Design pages of North Norfolk District Council's website, <https://www.northnorfolk.gov.uk/section/planning/heritage-design/> or contact the Planning Department: planning@north-norfolk.gov.uk

ADVICE ON CONSERVATION BEST PRACTICE

Historic England's website contains a range of advice and guidance, such as *Conservation Principles: Policies and Guidance* and guides on understanding heritage value, setting and views, to specific guides on types of repairs or types of buildings. This information can largely be found in the advice area of the website.

<https://historicengland.org.uk/advice/>

FINDING A CONSERVATION ARCHITECT, CONSULTANT OR CONTRACTOR

When undertaking work to an historic building it is important to employ contractors who have worked with them before and understand what would be appropriate in terms of change. There are several organisations that maintain lists of experienced conservation and heritage professionals from architects and surveyors to leadworkers and roofers. The following are databases of consultants who have a proven track record of working with historic buildings:

- The Institute of Historic Building Conservation (IHBC), who have a database of accredited practitioners.
- Royal Institute for British Architects (RIBA) list of conservation architects.
- The Register of Architects Accredited in Building Conservation (AABC).



TRACKING OR COMMENTING ON PLANNING APPLICATIONS

If you or a neighbour submits a planning application, there will be a period when members of the public can comment on the application. This can be done electronically online via the Council's Planning website: <https://idoxpa.north-norfolk.gov.uk/onlineapplications/>

If you are planning works to your own property, it can be useful to check the planning applications that have been approved for similar works in the village to understand what might be acceptable.

It may also be useful to review the planning history for your own site to find out what changes may have been made to your property prior to your ownership. Note that the council only holds planning application records online for recent years. For older applications please contact the planning department (planning@north-norfolk.gov.uk) for details of how to access the documentation.

COMMUNITY ACTION

The Government recognises that local communities care about the places where they live and in light of this has developed neighbourhood plans as a tool for local communities to shape the future of their built environment. These are documents that are created by the local community to sit alongside the local Council's planning policies to provide planning policies that are specific to that area. It acts as guidance for anyone wanting to make change to that place and for those who are assessing proposals for change.

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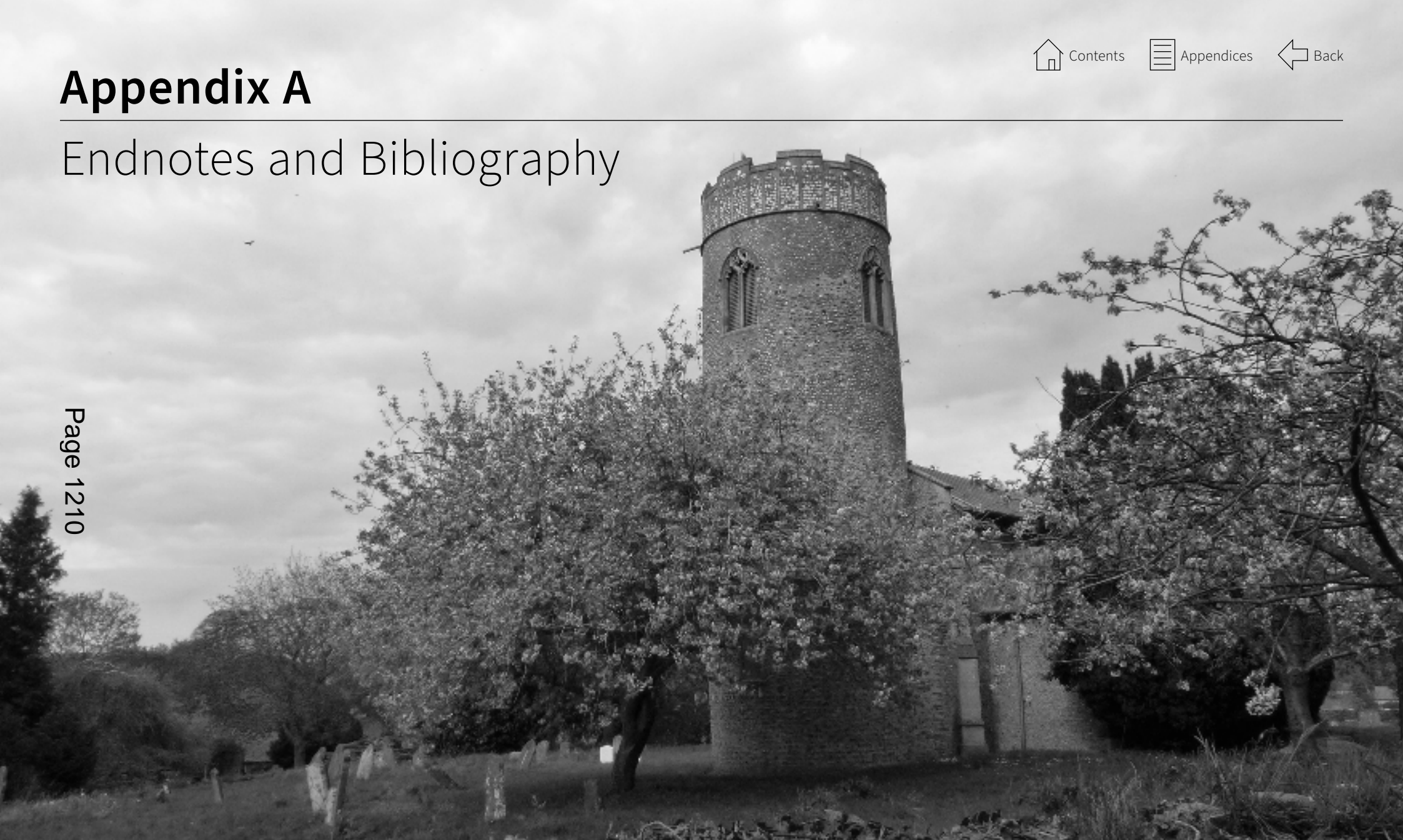
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ENDNOTES

- 01 Section 69 (1), Planning (Listed Buildings & Conservation Areas) Act 1990
- 02 Section 71 (1), Planning (Listed Buildings & Conservation Areas) Act 1990
- 03 Section 71 (2) and (3), Planning (Listed Buildings & Conservation Areas) Act 1990
- 04 [http://www.heritage.norfolk.gov.uk/record-details?TNF1704-Parish-Summary-Stody-\(Parish-Summary\)](http://www.heritage.norfolk.gov.uk/record-details?TNF1704-Parish-Summary-Stody-(Parish-Summary))
- 05 <https://opendomesday.org/place/TG0635/hunworth/>
Len Bartram, *Hunworth and Stody*, p. 30.
- 06 Len Bartram, *Hunworth and Stody*, p. 30.
- 08 North Norfolk SSSI Citation, accessed: <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1001342.pdf>
- 09 See Historic England *Local Heritage Listing* (2016) for more details
- 10 Hunworth – Stody, Heritage Explorer Norfolk (<http://www.heritage.norfolk.gov.uk/record-details?TNF1704>) [accessed 1st April 2020].
- 11 Holt-Wilson, 2014, p.8
- 12 The legal interpretation established in *South Lakeland DC v Secretary of State for the Environment and Rowbotham* [1991] 2 L.P.R. 97

ARCHIVE MATERIAL

NORFOLK RECORD OFFICE

Maps

DN/TA 370 Hunworth Tithe Map

PD 101/53(H) John Cary, A New Map of Norfolk divided into hundreds exhibiting its roads, rivers, parks &c, 1807

Estate Surveys

NRS 21385 Survey of the Estate of Robert Britiffe Esq in the parishes of Hunworth, Stody, Thornage, Bringham in Norfolk, 1726

NORFOLK HERITAGE CENTRE

Maps

C 9111.4261 Faden Map of Norfolk, 1797

L911.4261 Bryant, Andrew, *Map of the County of Norfolk from actual survey*, 1826

Plan of part of the Stody Estate, Norfolk, for sale by auction by Francis Hornor & Son, 1965



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Bartram, Len, *Hunworth and Stody*, 1999

Cozens-Hardy, Basil, 'The Glaven Valley', *Norfolk Archaeology*, Vol. XXXIII

Pevsner, Nikolaus and Wilson, Bill, *The Buildings of England: Norfolk 1: Norwich and North-East*, 2002

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Ministry of Housing, Communities and Local Government, National Planning Policy Framework, 2019

Ministry of Housing, Communities and Local Government, National Planning Practice Guide, 2018

North Norfolk District Council and LUC, North Norfolk Landscape Character Assessment, Nov 2018

North Norfolk Coast Partnership, North Norfolk Coast AONB Climate Change Adaptation Strategy, March 2017

WEBSITES

An Assessment on the effects of conservation areas on value (May 2012) Gabriel M Ahfeldt, Nancy Holman, Nicolai Wendland. <https://historicengland.org.uk/research/current/social-and-economicresearch/value-and-impact-of-heritage/valueconservation-areas/>

British History Online, Stody, <https://www.british-history.ac.uk/topographical-hist-norfolk/vol9/pp438-442>

Historic England, The National Heritage List for England, <https://historicengland.org.uk/listing/the-list/map-search?clearresults=True>

Movie Makers Guide, 'Stody Hall', <http://www.moviemakersguide.com/unitedkingdom/england/stody/hall.htm>

Norfolk Heritage Explorer, <http://www.heritage.norfolk.gov.uk/>

Norfolk Heritage Explorer, Stody, [http://www.heritage.norfolk.gov.uk/record-details?TNF1704-Parish-Summary-Stody-\(Parish-Summary\)](http://www.heritage.norfolk.gov.uk/record-details?TNF1704-Parish-Summary-Stody-(Parish-Summary))

North Norfolk SSSI Citation, <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1001342.pdf>

Open Domesday, 'Hempstead', <https://opendomesday.org/place/TG1037/hempstead/>

Stody Estate, <https://www.stodyestate.co.uk/>

LEGISLATION

Planning (Listed Buildings and Conservation Areas) Act 1990



Appendix B

Glossary of Terms



Alteration

Work intended to change the function or appearance of a place (HE, Conservation Principles, 2008, 71).

Conservation Area

‘An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’, designated under what is now s69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (HE, Conservation Principles, 2008, 71).

Conservation

The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance (NPPF, 2018, 65). The process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations (HE, Conservation Principles, 2008, 71).

Designated heritage asset

A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation (NPPF, 2018, 66).

Heritage asset

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing) (NPPF, 2018, 67).

Historic environment

All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora (NPPF, 2018, 67).

Preserve

To keep safe from harm¹² (HE, Conservation Principles, 2008, 72).

Renewal

Comprehensive dismantling and replacement of an element of a place, in the case of structures normally reincorporating sound units (HE, Conservation Principles, 2008, 72).

Repair

Work beyond the scope of maintenance, to remedy defects caused by decay, damage or use, including minor adaptation to achieve a sustainable outcome, but not involving restoration or alteration (HE, Conservation Principles, 2008, 72).

Restoration

To return a place to a known earlier state, on the basis of compelling evidence, without conjecture (HE, Conservation Principles, 2008, 72).

Reversible

Capable of being reversed so that the previous state is restored (HE, Conservation Principles, 2008, 72).

Setting of a heritage asset

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (NPPF, 2018, 71). The surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape (HE, Conservation Principles, 2008, 72).

Significance (for heritage policy)

The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance (NPPF, 2018, 71). The sum of the cultural and natural heritage values of a place, often set out in a statement of significance (HE, Conservation Principles, 2008, 72).

Value

An aspect of worth or importance, here attached by people to qualities of places (HE, Conservation Principles, 2008, 72).



Appendix C


Audit of Heritage Assets


Identification of all the designated and adopted locally listed heritage assets within the Conservation Area.

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BRITON ROAD (EAST-WEST)

Address / Building Name	Lofted farmyard range at Kendles Farm
Street-by-Street Area	Briton Road (East-West)
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373797
Brief History	Late C18.
Brief Description	Two storey, long range, one bay outshut to west. Various timber doors on ground floor and timber casements to the loft on the floor above. Flint with brick dressings, pantile roof.
	

Address / Building Name	Barn at Kendles Farm
Street-by-Street Area	Briton Road (East-West)
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1304510
Brief History	C18
Brief Description	Eight bay barn. Blocked ventilation slits. Large double doors to north side. Flint with brick dressings, pantile roof.
<p><i>Photo taken 2018</i></p> 	

BRITON ROAD (NORTH-SOUTH)

Address / Building Name	Church of St. Mary
Street-by-Street Area	Brinton Road (North-South)
Status	Grade I
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1304544
Brief History	Mainly C15 though round west tower C11.
Brief Description	Coursed flint with flushwork to parapet. Stone dressings. Lead roof. Round tower to west. Traceried windows.
<p><i>Photo taken 2018</i></p> 	

Address / Building Name	Stody Hall
Street-by-Street Area	Brinton Road (North-South)
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	C16
Brief Description	Two storey brick and flint house. South elevation has three central bays flanked by gabled bays either end. Sash windows and glazed double door with Classical porch (possible modern). North elevation has attic rooms denoted by dormers and three storey projecting range, possible the original entrance. Proposed for local listing because of its considerable age and its history as one of the key houses in the village.
<p><i>Photo taken 2018</i></p> 	

Appendix D

Full Size Plans

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CONTACT US



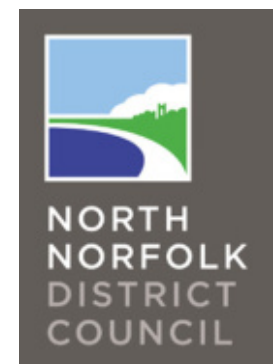
North Norfolk District Council
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01263 513811



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Thornage

Conservation Area Appraisal and Management Plan

Second Draft: March 2021

Note: This document has been prepared on the basis that the Brinton with Thornage Conservation Area will be split into two new conservation areas.

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PURCELL

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How to Use This Document

For ease of use this document has been produced to be read on-screen as a PDF. It contains a series of features that make it easier to use and navigate between the sections.

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The contents page allows users to navigate directly to the required section by clicking on the section heading. The first page of each section also has an individual contents page for navigation within that section.

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3.1 EARLY HISTORY
Artefacts, such as flint axe heads and pottery, from as early as the Mesolithic period (10000-4001 BC) have been found around Blakeney. Bronze Age (c2350-701 BC) and early Saxon (410-1065 AD) barrows (burial mounds) are located on the Blakeney Downs, and there was probably a small settlement in the parish in the Roman period (43-409 AD). ⁰⁵

Navigation

The buttons along the bottom of each page allow you to jump to a specific section. Once you've clicked on a section, it will turn bold so you know which section you are in.



You can also use the buttons in the top right hand corner to jump to the contents, appendices, or back to the page you were previously on.

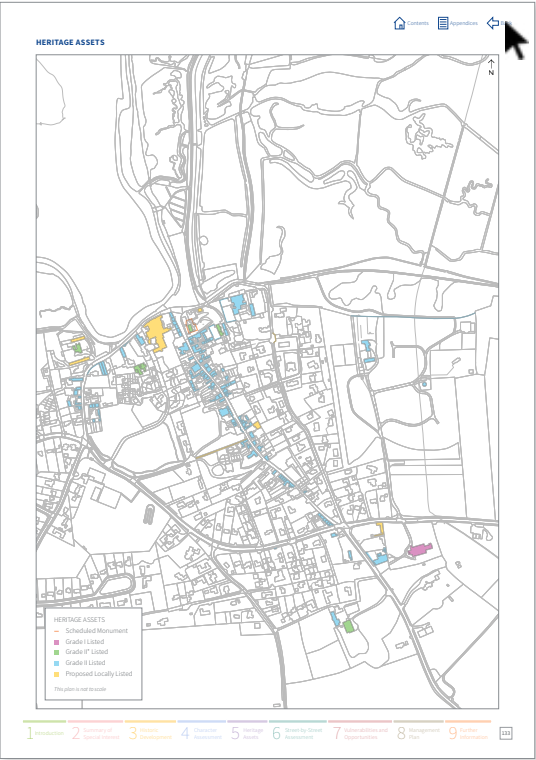
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- Advertisements and other commercial signage may be subject to additional controls and/or require planning permission.
- Changing the use of a building (e.g. from residential to commercial) will require planning permission.

Plans

When you see this icon, click to see a full-sized version of the plan (located in [Appendix D](#)).

To return to the page you were previously on from the full-sized plan, click the back button in the top right hand corner of the page.



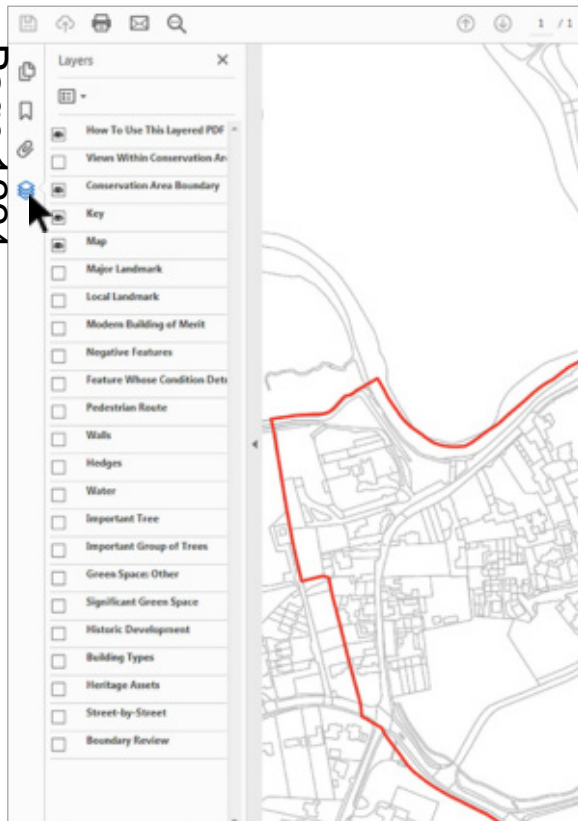
How to Use the Layered PDF in Appendix D

The PDF showing the full size plans is interactive. By switching the layers on and off you can view different elements of the conservation area analysis in context with each other. If your software does not have this capability, please view the separate PDF file of individual maps on the conservation area pages of North Norfolk District Council's website.


Opening the Layers Panel

Click on the layers icon  to open the layers panel. This will bring up options for the different mapping elements that are available to view.

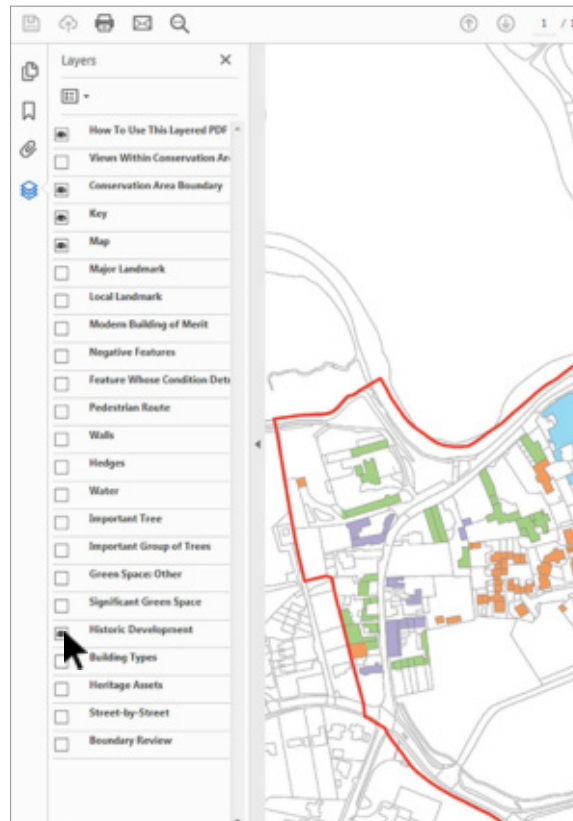
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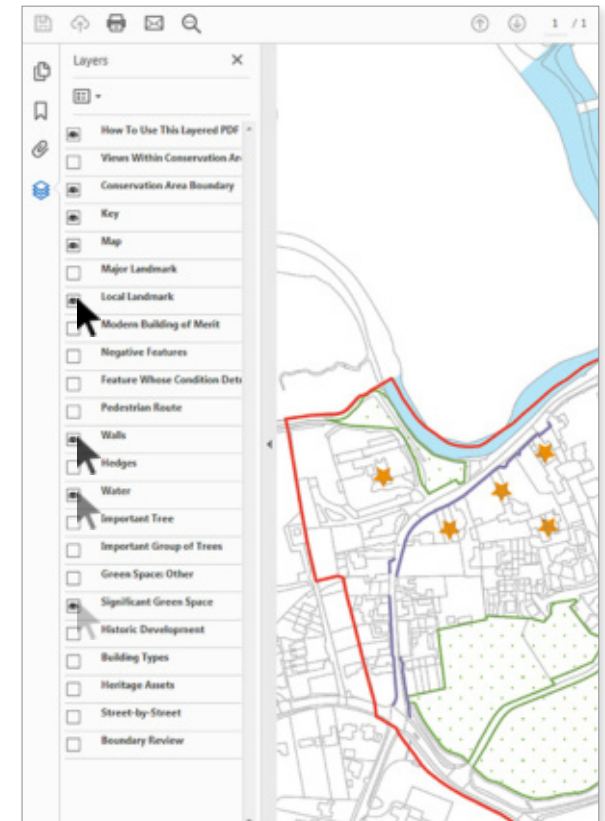
Viewing Different Layers

The map will initially show just the conservation area boundary. Click on your desired layer from the options listed. A small eye icon  will appear to indicate which layers you have switched on. You may need to switch some layers off to view others which sit underneath.

Switching on a layer to view that part of the map



Switching layers on and off as desired



Frequently Asked Questions

Conservation Areas

- What is a Conservation Area?
See [Section 1.2](#)
- What is the current boundary of the Conservation Area?
See [Boundary Map](#)
- Has the boundary of the Conservation Area been changed as part of this review?
See [Section 8.3.8](#)
- What is a Conservation Area Appraisal and Management Plan?
See [Section 1.3](#)
- How does the Conservation Area designation affect changes permitted to my property?
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- Is my property within the Conservation Area?
See [Boundary Map](#)
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- How old is my property?
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- Is my property a listed building?
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- Is my property an adopted locally listed building?
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See [Section 1.2](#)
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See [Section 8.3.2](#)
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- How can I get advice about making changes to my property?
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Section 1

Introduction

This section gives an overview of the Thornage Conservation Area, provides information about what conservation area designation means and its implications for development, as well as outlines the consultation process that has been undertaken to prepare this Appraisal and Management Plan.

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- [1.3 The Purpose and Scope of the Conservation Area Appraisal and Management Plan](#)
- [1.4 What Does Designation Mean for Me?](#)
- [1.5 Pre-Application Advice](#)
- [1.6 Who Have We Consulted While Preparing this Plan?](#)
- [1.7 What Do These Terms Mean?](#)

1.1 THORNAGE CONSERVATION AREA

Thornage is currently part of the Brinton with Thornage Conservation Area and was originally designated in 1975. It also covers the village of Brinton to the west. As part of a review of the conservation areas in the Glaven Valley, it is proposed to separate the two villages into their own conservation areas. This appraisal has been prepared on this basis.

Thornage is principally a linear settlement with houses and the church along The Street and Holt Road, with a spur of buildings along Letheringsett Road branching northwards. The church contains fabric dating back to the eleventh century. Thornage Hall is located on the outskirts of the village, which is a former grange of the Priory of Norwich, constructed in 1482. Houses in the village are a mixture of historic and modern cottages and smaller houses. The road meanders down the hill to the south-west to a tributary of the River Glaven which passes west-east under the road.

1.2 WHAT IS A CONSERVATION AREA?

Definition of a Conservation Area

A conservation area is defined as an 'area of special architectural or historic interest the character of which is it desirable to preserve or enhance'.⁰¹

Designation of a conservation area recognises the unique quality of an area as a whole. It is the contribution of individual buildings and monuments as well as other features including (but not limited to) topography, materials, spatial relationships, thoroughfares, street furniture, open spaces and landscaping. These all contribute to the character and appearance of an area, resulting in a distinctive local identity.

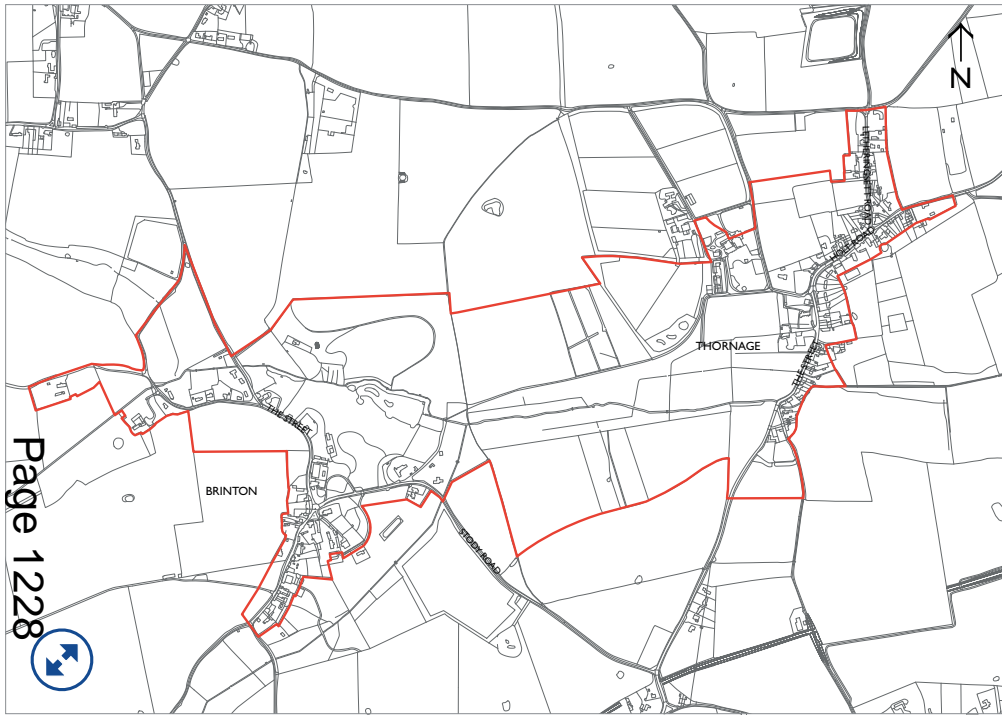
The extent to which a building or group of buildings/ structures, positively shape the character of a conservation area comes from their street-facing elevations, the integrity of their historic fabric, overall scale and massing, detailing, and materials. Rear and side elevations can also be important, as can side views from alleys and yards or views down unto buildings in valleys or low-lying topographies.

If the significant qualities of a conservation area are retained and inappropriate alterations prevented, the benefits will be enjoyed by owners, occupiers and visitors to the place, including the ability to experience

interesting and important heritage structures and places. It is therefore in the public interest to preserve the area for cultural appreciation.

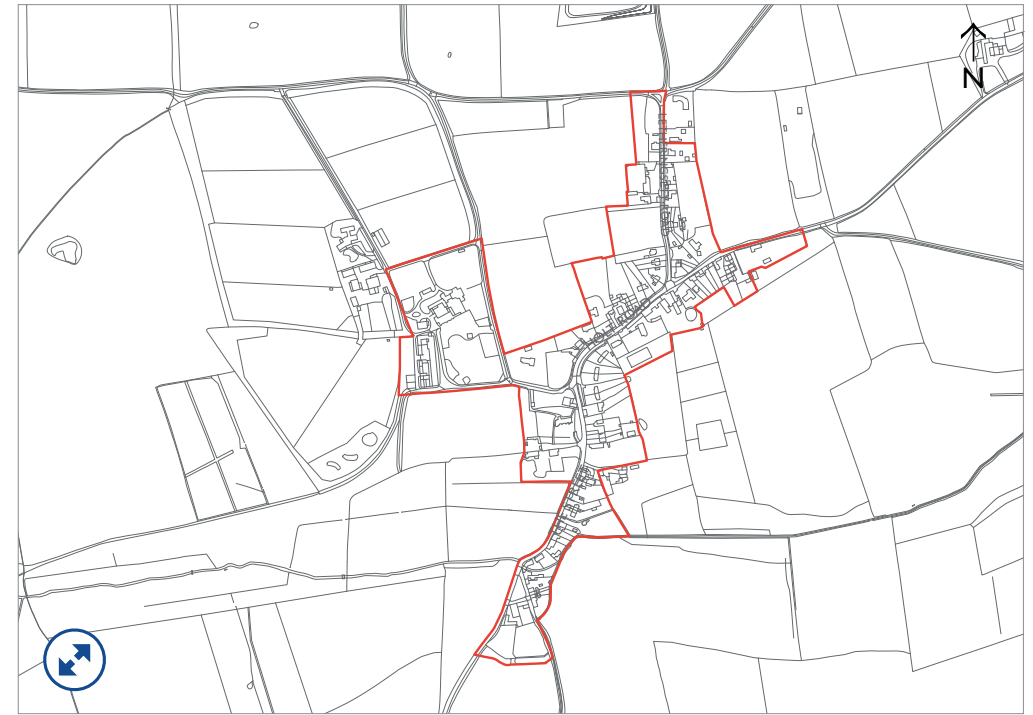
Conservation Areas are governed under the *Planning (Listed Buildings and Conservation Areas) Act* 1990 and the *National Planning Policy Framework* (NPPF, 2019) sets out the overarching requirement for local planning authorities to identify and protect areas of special interest. North Norfolk District Council's (NNDC) Local Development Framework (LDF, adopted 2008) sets out the council's policies for guiding development within the district. See this link for the latest heritage related policy: <https://www.north-norfolk.gov.uk/section/planning/planning-policy/>.

In addition to the policies contained within the LDF, NNDC has produced a Design Guide which includes guidance on appropriate alterations to historic buildings and within conservation areas. This guidance should be referenced when considering development within the Thornage Conservation Area and can be viewed here: https://www.north-norfolk.gov.uk/media/1268/north_norfolk_design_guide_adopted_2008_-web.pdf.



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Existing Brinton with Thornage Conservation Area Boundary Plan © North Norfolk District Council.
Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009].
All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.



Proposed Thornage Conservation Area Boundary Plan © North Norfolk District Council.
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KEY

— Current Conservation Area Boundary

KEY

— Proposed Conservation Area Boundary



1.3 THE PURPOSE AND SCOPE OF THE CONSERVATION AREA APPRAISAL AND MANAGEMENT PLAN

Understanding the character and significance of conservation areas is essential for managing change within them. It is therefore a requirement under the Planning (Listed Buildings and Conservation Areas) Act 1990 that all local planning authorities ‘*formulate and publish proposals for the preservation and enhancement*’ of conservations areas within their jurisdiction, and that these proposals are periodically reviewed.⁰² The proposals are normally presented in the form of a Conservation Area Appraisal and Management Plan, which defines and records the special interest of a conservation area, as well as setting out a plan of action for its on-going protection and enhancement.

Conservation areas may be affected by direct physical change by changes in their setting or in the uses of buildings or areas within them. A clear definition of those elements which contribute to the special architectural or historic interest of a place will enable the development of a robust policy framework for the future management of that area, against which applications can be considered.

Over time, conservation areas evolve and the characteristics which underpin their special interest may decrease in their integrity because of gradual alteration. It is therefore important to review and take stock of the character of a conservation area at intervals to ensure designation is still suitable and that the proper management of change is in place.

Often, conservation area boundaries have historically been drawn too tightly or include peripheral areas which do not contribute to an understanding of its character. Consequently, it is important to review the boundary and include/exclude buildings and spaces which do/not meet conservation area designation criteria.

This Conservation Area Appraisal and Management Plan therefore seeks to:

- *Record and analyse the special interest of Thornage Conservation Area;*
- *Recognise the designated and non-designated heritage assets which comprise the Conservation Area;*
- *Identify issues relating to condition and pressures for change;*
- *Identify opportunities for the enhancement of the Conservation Area;*
- *Provide guidance and recommendations for the positive management, preservation and enhancement of the Conservation Area; and*
- *Set out any proposals for changes to the Conservation Area boundary.*



Although this document is intended to be comprehensive, the omission of any building, structure, feature or space does not imply that the element is not significant or does not positively contribute to the character and special interest of the Conservation Area. The protocols and guidance provided in [Section 8 \(Management Plan\)](#) are applicable in every instance.

The assessments which provide the baseline information for this Conservation Area Appraisal and Management Plan have been carried out utilising publicly available resources and through on-site analysis from the public thoroughfares within the Conservation Area.

Definition of a Heritage Asset

The NPPF defines a heritage asset as: *A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).*

1.4 WHAT DOES DESIGNATION MEAN FOR ME?

To protect and enhance the Conservation Area, any changes that take place must positively conserve the character and special interest that make it significant. Statutory control measures are intended to prevent development that may have a negative or cumulative effect on this significance.

- Planning permission will be required to totally or substantially demolish buildings or structures (including walls, gate piers and chimneys). This will also need a heritage statement (sometimes called a heritage impact assessment) as part of the application.
- The extent of permitted development (i.e. changes that are allowed without requiring consent from the local authority) may be restricted; for example, replacement windows, alterations to cladding or the installation of satellite dishes. Additional control may be sought through Article 4 Directions, which specifically remove permitted development rights.
- Trees with a diameter of 75mm or greater, measured at 1.5m from soil level, are protected. Any work proposed to these trees require permission from the local authority by means of a planning application. This allows the authority to determine whether a Tree Preservation Order (TPO) is necessary.

- Advertisements and other commercial signage may be subject to additional controls and/or require planning permission.
- Changing the use of a building (e.g. from residential to commercial) will require planning permission.

If you wish to carry out work within the Thornage Conservation Area your proposals will be assessed against Policy EN8 of the Local Development Framework and the NNDC Design Guide.

1.5 PRE-APPLICATION ADVICE

If you require tailored planning advice or need assistance regarding a specific development proposal, North Norfolk District Council offers a pre-application advice service.

Whatever the scale of development proposed, applying to the Council for pre-application advice will add value to the design quality of your scheme and it will help reduce potential uncertainty and delays by identifying any issues at an early stage.

Meaningful public consultation is also a critical part of this process and whilst responsibility for this lies with the applicant, the Council strongly encourages you to undertake consultation with the local community and stakeholders.



For further information regarding pre-application advice, please visit our website: <https://www.north-norfolk.gov.uk/tasks/development-management/pre-application-service/>.

1.6 WHO HAVE WE CONSULTED WHILE PREPARING THIS PLAN?

It is a statutory requirement under the *Planning (Listed Buildings and Conservation Areas) Act 1990* for conservation area guidance produced by local authorities to be subject to public review, including a public meeting, and for the local authority to have regard to any views expressed by consultees.⁰³

The Draft Thornage Conservation Area Appraisal and Management Plan is being made available for public consultation across a six-week period between XXXXXX and XXXXX 2020. This includes the publication of the draft document on North Norfolk District Council's website and a public consultation meeting held at XXXX on XXXX.

Other means of consultation carried out include:

- NNDC and Purcell met with the Friends of North Norfolk in March 2018 to discuss with them the content, scope and aims of the Appraisals.
- Comments on the Conservation Areas were invited through NNDC's website during 2020 and an email address provided to send comments.
- Local NNDC Members and Councillors were contacted to inform them of the Appraisal process and to invite comments on the Conservation Areas.

1.7 WHAT DO THESE TERMS MEAN?

There are words and phrases used in relation to the conservation of the historic environment that have a specific meaning in this context. An explanation of some of the most used terms can be found in the Glossary in [Appendix B](#).

Section 2

Summary of Special Interest

This section provides a summary of what is significant about the Thornage Conservation Area in terms of its history, architecture and setting.

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2 Summary of Special Interest



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The special interest of Thornage lies in its being a historic linear village up the side of a small valley with the high point occupied by the medieval Thornage Hall and its prominent associated buildings, and, nearby, the medieval church of All Saints. Whilst in many ways a settlement of typical Norfolk vernacular buildings, Thornage has a high degree of decorative detailing incorporated in many of its buildings whilst others contain fabric and features that tell of its nineteenth century industrial history.

Archaeological evidence indicates there has been activity in the area since the Neolithic period. The oldest surviving standing fabric in Thornage, found in the church, dates from the eleventh century whilst Thornage Hall is a highly unusual survival in Norfolk of a medieval manor house. Sitting at the heart of a large estate that included three other villages and belonging to the Bishops of Norwich, the large fine medieval tracery windows reflect the power and wealth of the bishops. The large barns, cart shed and prominent dovecote are indicative of the wealth of the families that subsequently owned the Hall: the Butts, the Bacons and the Astleys.

The different buildings in the village reflect its development and the stylistic fashions of the times in which they were built. Besides the medieval Hall, there are three seventeenth century farmhouses and Chapel Cottage that are typical of substantial

Norfolk vernacular buildings of this period whilst the late seventeenth century Thornage Grange shows the Flemish influences that reflect not only national tastes but Norfolk's continental trade. The vernacular Georgian frontages of the Old Foundry House, Brook House and Church House and the more elaborate Old Rectory were followed by the pretty Meadows Cottages in the mid-nineteenth century and the harder lines of the late Victorian Providence Place. These preceded the utilitarian interwar and postwar semi-detached developments and the better quality example of Freshfields and Glaven House. The significance of the older buildings in the village are reflected in their national designation.

The buildings are typically built of traditional North Norfolk materials of cobble flint, red brick, painted lime render and red and black pantiles with limited amounts of thatch, stone and knapped flint in particular buildings. The historic buildings mostly show a greater amount of decoration than is typical: brick patterns in flintwork including hearts and lozenges, initials in brick or iron, pressed terracotta details, honeycomb vents to barns and shaped bricks in boundary walls create lively elevations.

The buildings in Thornage reflect its historical economies. The farmhouses, barns and outbuildings are no longer used as working farms but reflect the importance of agriculture historically. Thornage is

highly unusual in having had a large foundry spread across two sites at the north end of the village, which is commemorated on the village sign. The survival of cast iron windows in at least two houses, the names of the Old Foundry House and Foundry Cottages and the unique piers with cast iron plaques all serve as reminders of the industry. The second site has been converted and does not record its past use as a foundry or a later garage.

Thornage Common is a survival of the medieval common land but its appearance is deceptive with its shape the result of early nineteenth century road changes and the removal of a dwelling in the third quarter of the twentieth century. It is nonetheless an important open space within the village.

The open meadows to the west of Thornage are a particularly significant element of the setting of the Conservation Area as they facilitate views of the north and south ends of the village and contribute to the open character of the southern half of the Conservation Area. The footpath across the meadows reflects the historic links with Brinton. Elsewhere, the agricultural fields and blocks of woodland plantations are also important contributors to the setting of the village as are the River Glaven and the wider valley through which it runs.

Section 3

Historic Development

This section describes the history of Thornage and discusses how the settlement pattern has developed over time.

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3.1 SUMMARY HISTORY

The name Thornage derives from Old English meaning a hawthorn tree within an enclosed park, which may reference the historic parkland surrounding Thornage Hall.⁰⁴ Thornage was first documented in the Domesday book of 1086, and has for centuries been a rural settlement with an economy based on milling and agriculture. The surrounding landscape, which consists of fields, woodland, and the River Glaven has historically served the livelihoods of village occupants. The earliest built fabric within the village is All Saints church, the west tower of which shows traces of late Anglo-Saxon long and short work masonry. Thornage Hall is the earliest secular medieval building in the village and was formerly the grange for the Bishops of Norwich. The hall contains re-used stone fragments from the twelfth and thirteenth centuries and has an exceptional survival of stone tracery.

Subsequent buildings which have survived in Thornage date from seventeenth century. Typically, they comprise larger buildings or farmhouses with associated buildings, such as Town Farmhouse and The White House, whilst Flintwall Cottage is a rarer survival of a smaller house. Brook House was built in the late-eighteenth century with a classical front elevation and there are a number of farm buildings and smaller houses of this date also. At the same time,

a three storey watermill was constructed north-east of the village along the river showing the shift towards industry.⁰⁵

Mapping from the late eighteenth century onwards indicates that there were changes to the road layout in the south of the village and to the pattern of dwellings with the east side of The Street becoming more developed. The brass and iron castings industry of the nineteenth and twentieth century distinguished Thornage from other villages and the gate piers attached to The Old Foundry House stand as relics to the village's former heavy industry.⁰⁶ The character of the village was significantly altered by early twentieth century development at the south end of Letheringsett Road followed by the construction of semi-detached houses on the corner opposite the public house. The second half of the twentieth century has seen further change with the demolition of the house on the old south road in the north-west corner of the Common, the building of new houses, such as Pound Corner and Alton House, at the edges of the village centre and, more recently, the construction of cottages at the east end of The Street.

3.2 HISTORICAL DEVELOPMENT

3.2.1 Early History

Thornage is a village rich in archaeological finds. Human settlement in the parish of Thornage dates back to the Neolithic period with evidence of human activity illustrated by the finds such as a part polished Neolithic axehead and scraper north of the Conservation Area and fragments of a polished axehead east of The Street.⁰⁷ Within the Conservation Area, a concentration of prehistoric pot boilers and worked flints have also been discovered.⁰⁸ Bronze Age activity within the village is evidenced by a spiral headed pin found east of Letheringsett Road.⁰⁹ Whilst there is no evidence of Iron Age or Roman building remains, a series of artefacts have been found including remains of Roman pottery and sherds west of Letheringsett Road.¹⁰

A considerable number of Anglo-Saxon objects have been recovered including pottery sherds and an early Anglo-Saxon drinking horn or vessel.

3.2.2 Medieval and Sixteenth Century

In the Domesday Survey of 1086, Thornage had 16 freemen, 40 small holders and 8 slaves. A church was also recorded, supporting the precedent for an Anglo-Saxon church on the site of the present Church of All Saints. Land in Thornage was listed under different owners at the time of the Conquest and in 1086 but it reflected a continuity of holding by the Norfolk bishopric. In 1066 Bishop Almer of Elmham was lord of the manor and in 1086 it was Bishop William of



Thetford, reflecting the relocation of the See from Elmham to Thetford in 1071, before before it settled at Norwich in 1095.¹¹ There were three mills within the village showing the significance of milling in Thornage as early as the eleventh century.¹² One of the mills was recorded on the site of the surviving nineteenth century mill (outside of the Conservation Area) and was known in the thirteenth century as *Feldmille*.¹³

The Bishops of Norwich built the grange in the twelfth century (now Thornage Hall) and Bishop Goldwell rebuilt the early medieval grange in 1482 incorporating masonry from the former.¹⁴ One of the largest re-used features are the stone tracery windows which can be viewed on the south elevation. Bishop Goldwell's heraldic symbols and scallop designs survive in the sandrels of interior and exterior doorways. Ownership remained with the bishopric until 1536.¹⁵ Thornage Hall also had a medieval deer park as evidenced by the 1613 parish burials register where there is an entry for John Bacon, 'keeper of ye park'.¹⁶

There is little evidence for the medieval layout of the village but it would appear that the church and the grange were sited on the high land to minimise their risk of flooding. It is possible that the grange was rebuilt on a different site in the fifteenth century but it is still likely to have been close to the church.

The medieval parish church of All Saints contains late Anglo-Saxon long and short work, which is a rare survival seen on the west tower. Three splayed Norman windows have been retained in the nave and chancel. In



Thornage Hall, former grange



Window on Church of All Saints

the thirteenth century the east window was constructed in the Early English gothic style. The west tower also contains a medieval fireplace, where it is said that wafers were baked before services in the medieval period.¹⁷



Church of All Saints



Thornage Hall and surrounding buildings situated on higher ground overlooking the south of the village



Like other places across England, the fabric of the village changed as a result of the Reformation. The grange was confiscated from the Bishop of Norwich in 1536 as part of the Dissolution of the Monasteries and was given William Butts, physician to Henry VIII. The grange was truncated and the two ends rebuilt to transform it into Thornage Hall. On the south wall of the church chancel, a large monument and chest tomb dedicated to Butts was installed in 1593.¹⁸ The estate then passed by the marriage of William's daughter Anne Butts to the Bacon family, who held a manor in Edgefield.¹⁹

3.2.3 Seventeenth and Eighteenth Century

The earliest residential and farm buildings in Thornage survive from the seventeenth century and are dispersed across the village with a concentration east of the church. The houses along the main road display a range of plot patterns denoting the nature of piecemeal development and close proximity of residential and farm buildings.

Along The Street, Town Farmhouse is a seventeenth century house set back from the road. The house is formed of two storeys and features a rare surviving large interior fireplace built with seventeenth century bricks.²⁰ Two barns and a stable were erected in the eighteenth century as additions north-west of the house. The barns display attractive features seen across Thornage during this period: honeycomb vents

and patterns of hearts and lozenges created with red bricks and flints.²¹ The north gable end of the thatched house Bridge House Cottage epitomises this motif as hearts and lozenges can be seen besides a seventeenth century date and marriage initials "MBEB". Church House also dates from the seventeenth century and is formed of three bays and two storeys. However, it no longer retains its original appearance, having been refronted and refenestrated in the eighteenth century and a shop front added in the nineteenth century.²²

Smaller houses of the seventeenth century include Chapel House located east of Church House on The Street. The house is a single range two storey flint and red brick house. Similarly, the house east of The Old Rectory on The Street is formed of two-storeys in red brick and flint with a lobby entrance.²³ Flintwell Cottage located west of The Street is a unique survival of a smaller residence comprising of two single cell cottages for poorer inhabitants. The lower social status of Flintwell Cottage is demonstrated by its position set sideways from the street, a plan form which economises on street frontage given its central location in the village.²⁴ At the southernmost point of the village is The White House, a seventeenth century farmhouse with an adjacent dovecote and barn located by Thornage Common.²⁵ The house is of two phases: the seventeenth century phase displays Flemish influence with glazed black pantiles and Flemish brick bond.²⁶



North gable end of the thatched house



**BETTER IMAGE TO COME
FOLLOWING NEXT SITE VISIT**

Flintwell Cottage



Not to be confused with the medieval grange at Thornage Hall, Thornage Grange on Letheringsett Road is the largest surviving house from the late-seventeenth century. It is set resplendent within a large garden reflecting its high-status. The house captures stylistic tropes of the period including Flemish influence seen on the shaped gable ends, glazed pantile roof, and Flemish garden wall bond (with some coloured brick headers creating a pattern). Features which suggest the emerging classicism of the period include the compact plan, regularity of fenestration and marble fireplace with pilasters on the interior.²⁷



The barn and dovecote located north of The White House



Thornage Grange on Letheringsett Road



Flemish bond brick work



The Bacon family owned Thornage Hall in the seventeenth century and carried out a number of alterations to the fabric. Sir Jacob Astley took ownership of the hall from the Bacon family when Sir Edmund Bacon sold the hall around 1710.²⁸ A series of outbuildings were constructed around the hall including a red brick dovecote of a square plan with a hipped roof of black glazed pantiles. The dovecote stands monumentally in front of Thornage Hall and tells of Astley's intention to display his wealth and new presence to the immediate village and beyond. A stone plaque on the south elevation is inscribed "T A/1728" issuing a precise date for the building. A range of brick barns stands west of the hall holding a stone inscribed '1727' also referring to Sir Jacob Astley.²⁹ The hall later passed to Sir Jacob Astley's son: Sir Jacob Astley.³⁰



Dovecote belonging to Thornage Hall



Barn range located west of Thornage Hall



Barn range and farm buildings west of Thornage Hall



There were a number of medium sized houses built along the main road in the eighteenth century which had characteristically polite with symmetrical front elevations. The Old Rectory west of The Street is the grandest house: a three-storey brick-built house set within a large garden with classical features including a modillion cornice, rusticated pilasters, and hung sash windows. The Old Foundry House and Brook House are smaller in stature, but exhibit features typical of the period such as cornices and sash windows.



Part of patterned date on the side gable of the thatched house



South section of The Street showing Brook House at the centre



Church House



Eighteenth century doorcase at Brook House



Rear elevation of The Old Rectory



The first known map of Thornage and nearby parishes within the Glaven Valley was drawn up by William Faden in 1797, reproduced adjacent, showed a small settlement along the present B1110 and labelled Thornage Hall, the Parsonage to the east, and a milestone to London located north of the village. An area of dense occupancy emerged along the west side of Letheringsett Road neighbouring Thornage Grange. The map also showed development north of the village and along the south end where Brookside House was built. Whilst limited in detail, the map shows the linear development of the village along the same roads as today.

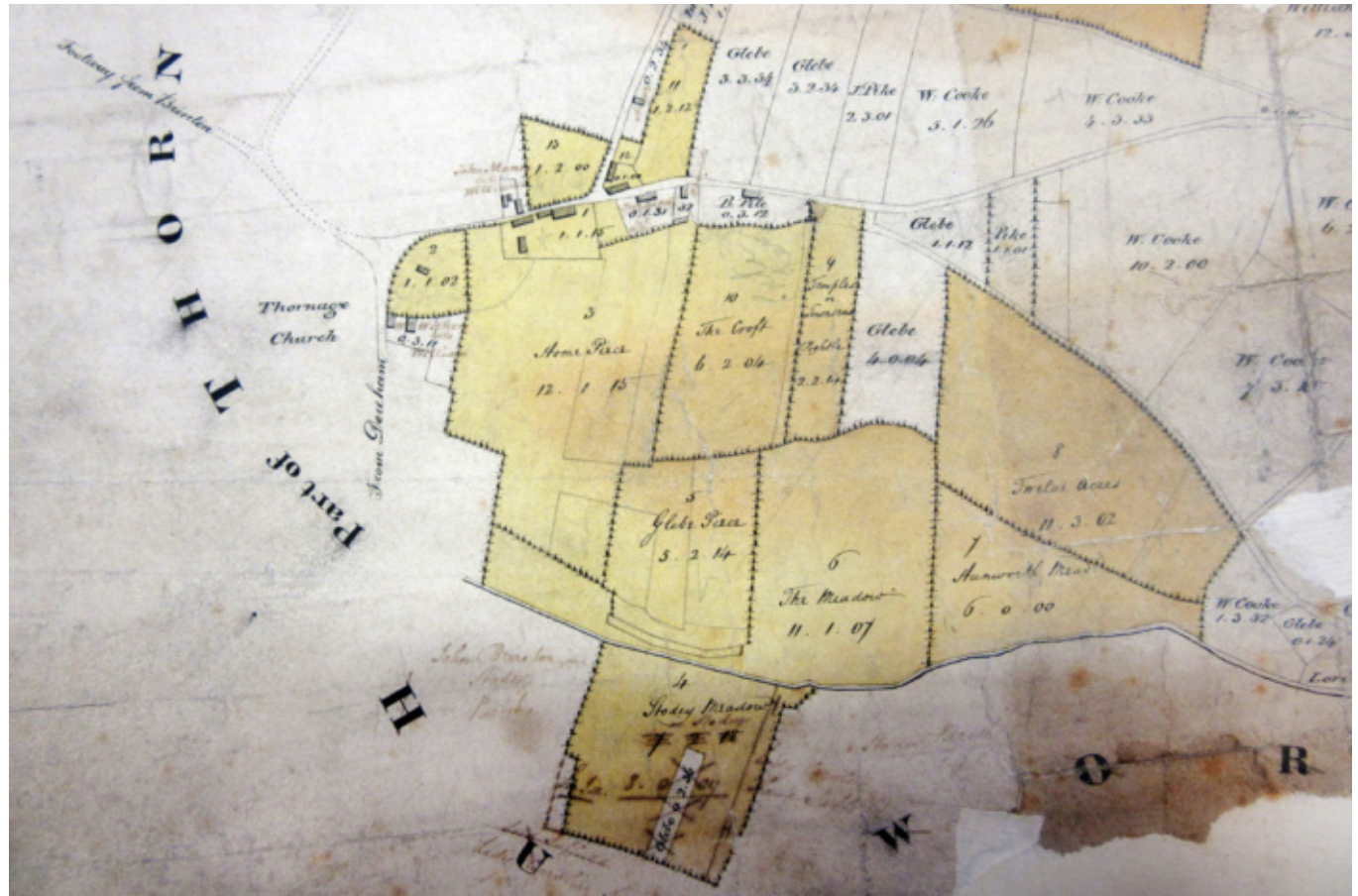


William Faden's Map 1797, reprint in 1975, Norfolk Record Office



3.2.4 Nineteenth Century

The nineteenth century was a period of growth in the industry and occupancy of Thornage. The first more detailed plan of part of Thornage survives from 1820 and was commissioned by Sir Jacob Astley of Thornage Hall. Whilst not strictly consistent, the plan provides details showing plot division, ownership and sketches of buildings, including outbuildings and farm buildings, such as, the public house, neighbouring 23 Holt Road and Town Farmhouse and its farm buildings. It should be noted that not all buildings appear on the plan. The plan shows that much of the open land in the village, particularly land near to the main areas of settlement, was glebe land owned by the parish to support the parish priest. The mill and surrounding outbuildings are shown on the River Glaven and annotated as the property of Sir Jacob Astley.



Detail from plan showing part of the parish of Thornage showing the property of Sir Jacob Astley, 1820, MS 4562, Norfolk Heritage Centre



Published in 1826, Bryant's map is again not wholly accurate but it showed the three large properties of the Hall, Church House and the Rectory as well as the church and a series of buildings along the east side of The Street. Letheringsett Road was sparsely developed. The most interesting element of Bryant's map is that the main road appeared to run along the north and west perimeter of the Common with a building in the north-west corner. The White House sat within a larger area than the current small triangle. North of the village 'Thornage Poor H' was labelled which referred to an early institution for paupers within the parish. Low Meadow Plantation was labelled south-east of the village which was formed since Faden's map of 1797.



Andrew Bryant's 1826 Map of Norfolk, Norfolk Record Office



A more detailed representation of the layout and landownership in Thornage is shown on the 1838 tithe map. The tithe map distinguished between dwellings (shown in red) and other buildings (shown in grey). Since Faden's map, the open fields and commons had been divided and allotted under the enclosure acts of the late-eighteenth and early-nineteenth centuries. However, Thornage Common escaped the Enclosure Acts and was labelled as The Green on the tithe map. Interestingly, the tithe map shows it divided by a track that now forms the main road whilst the road shown on Bryant's map had been reduced to access to the house west of the White House.

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The tithe map is more accurate and shows a greater number of buildings, some of which, such as Town Farmhouse, would have existed at the time of Bryant's map but were not shown on it. At the eastern point of the hundred, divisions of land were increasingly smaller as stewardship over land was smaller with some occupants only owning a pigsty. Sir Jacob Astley, who had commissioned the 1820 plan of Thornage, was the major landowner for this period. The map further shows that he had a variety of tenants across the village.

On the roadside, in front of what is now Chapel House, the tithe map shows a small building that may be contemporaneous with the seventeenth century house. Although marked as residential on the tithe map, by at least 1845 it is thought to have been in use as a Baptist Chapel as a Baptist minister is listed in White's Directory and it continued in this use until at least the 1870s, when a Baptist chapel is listed in another directory.³¹



Detail from the tithe map of Thornage, 1838, (Norfolk Record Office: DN/TA 370)



Thornage Mill (outside the Conservation Area) was built in either the late-eighteenth or early-nineteenth century north-east of the village along the River Glaven. The building is a brick-built corn watermill of three storeys with an attic.³² Today, the mill is listed at Grade II* as a rare example of one of the Glaven Valley watermills which also has much of its original machinery intact.³³

A brass and iron foundry and an agricultural-instrument manufactory were built behind an eighteenth century house (now called The Old Foundry House) along the west side of The Street in the nineteenth century. The castings are missing from historic maps but two gate piers to the foundry survive north of the house. Built of rusticated gault bricks, each pier has three cast iron plaques in bas-relief depicting heraldic lions, dogs, Punch, a woman and child. There is also a Latin inscription: 'Aetas de via mores deflectit artis ingenii que monumenta saepe delet. quae autem secundum geometriam et veram scientiam constructa immutabiliter permanebunt.' Foundry Cottages and the cast iron casement and sliding sash windows on the public house serve as visual reminders to the industry.



Gate pier to former brass and iron foundry



Late nineteenth century date stone on Stone Cottage



Late-nineteenth century date stone on the Key Buildings



Late-nineteenth century date stone on the Key Buildings



By 1883 Thornage had 327 inhabitants in 1881 and 1266 acres of land which mostly belonged to the then Lord of the Manor, Lord Hastings.³⁴

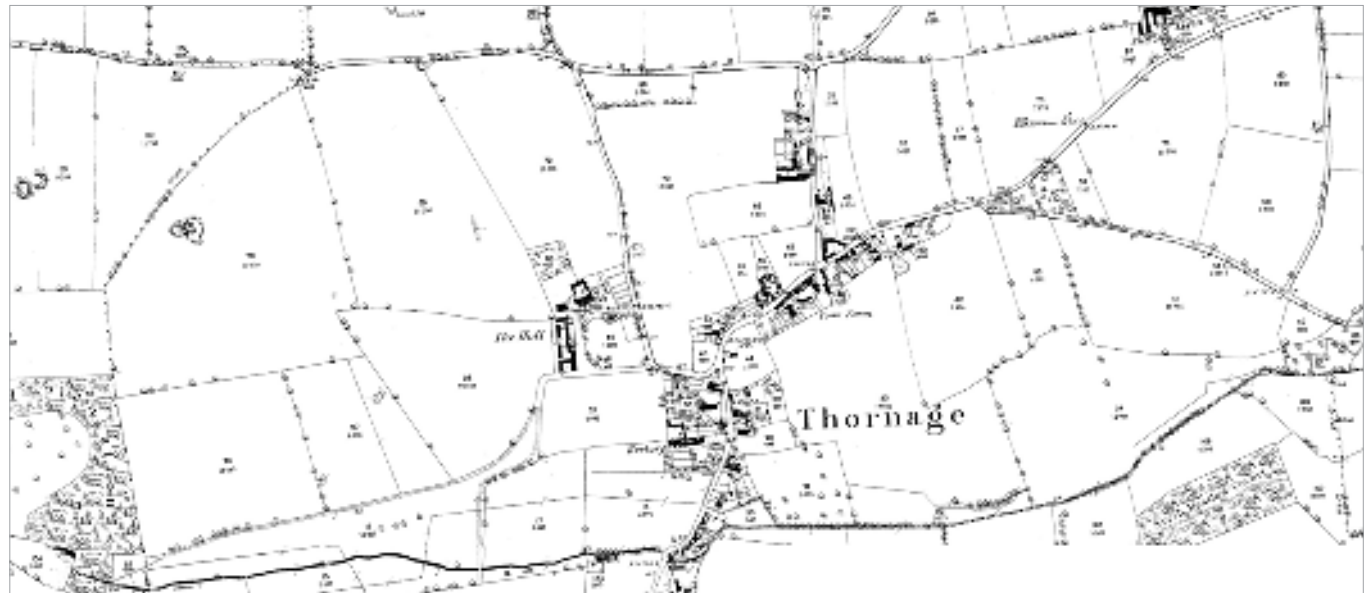
The first six-inch OS map of Thornage was published in 1886 and provides further detail of developments within the village. Overall, there had been significant development, particularly of smaller houses, throughout the village with concentrations of development in the middle stretch and south end of the B1110. The Black Boys Public House was first labelled on the OS map although the building appeared on the tithe map and may date from the late eighteenth or early nineteenth century.³⁵ Meadow Cottages were built on the east side of The Street as accommodation for workers whilst a house was built north-east of the White House (where Providence Place is now located). Thornage Mill appeared in detail on the map which also shows the sluice within the path of the River Glaven which provided water for the mill, which was in use as a corn mill.



Former Primitive Methodist Chapel now residential conversion



Row of nineteenth century cottages located on The Street



1881-1887 OS Map of Thornage 1:2,500



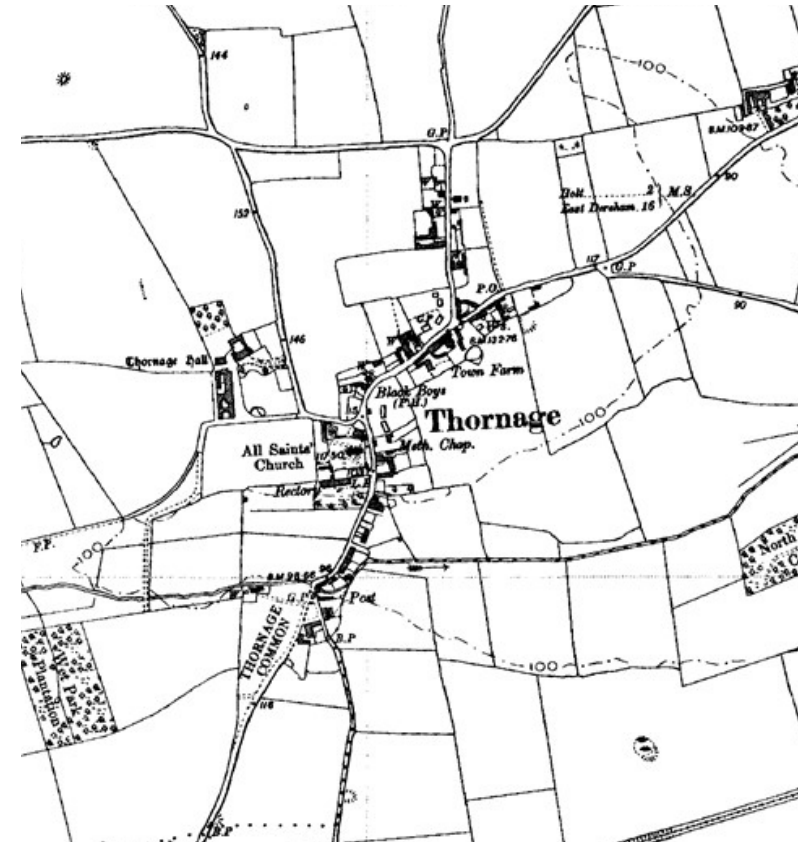
Two wings were built onto Church House in the nineteenth century with the extension of a shop front facing The Street. Although now in use as a residential dwelling, the remnants of the shop unit survive with two large twelve pane windows and a central doorway separated by four pilasters. The shop has retained large display windows and two pilasters framing the doorway.



Nineteenth century shop unit located at Church House

3.2.5 Twentieth and Twenty-First Century

There were minor changes to buildings by the time of the next OS map in 1906 and the chapel was labelled as a Primitive Methodist Chapel rather than a Baptist chapel. Greater change was underway by the time of the 1952 map. The old police house had been built on the Letheringsett Road and three pairs of semi-detached houses, likely in the interwar period. Two further pairs had been built on the north-west bend of The Street and further pairs followed after the Second World War and are depicted on the 1976 OS map. In 1969, the Black Boys Inn closed, and the building was converted into residential premises.³⁶



1952 OS Map of Thornage, 1:2,500



The OS 1976 map (not shown) records also that the house north-west of The White House had been demolished, thus creating the common as it exists today. Some of the Brass and Iron Foundry buildings had also been demolished between 1952-1976. In the north of village, Meadow View had been built in a sympathetic style. The OS map also shows an area of allotment gardens located north of Holt Road and east of Letheringsett Road. Since 1976 two houses were built at the north end of Letheringsett Road and Alton House at the south end. Pound Corner was also built on the road to Thornage Hall.

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The Post Office on the premises of Church House was operating in 1980 and was closed and converted to residential use in the late-twentieth century. The Primitive Methodist Chapel had been converted to residential use by 1980 and is now Chapel Cottage.

In the late-twentieth century, Thornage Hall was converted into a home which supports the independent living for adults with disabilities. The repurposing of the hall was funded by Peter Nott, Bishop of Norwich, Lord Hastings of Thornage Hall, the 13th Earl Ferrers and neighbouring landowner Ian Mac Nicol. A bio-dynamic farm was established as part of the farm where organic farming takes place. The farm was formally opened on 13th May 1989 by HRH Duchess of Kent.³⁷

More recently three cottages have been built on the site of a garage west of Keeper's Cottage at the east end of village. A modern bungalow north-east of Letheringsett Road was demolished in 2014 to make way for Dragon House, a modern building with a unique design of timber, mono-pitched roofs and large windows. A large detached house has been built on Holt Road, its red pantiles, flint walls and red bricks are suitably vernacular for the character of the village.



Infill development from the twenty-first century



Modern residential development north of Letheringsett Road



New detached house on Holt Road (right hand side)



Thornage Village sign presented by the people of Thornage to commemorate Queen Elizabeth II Silver Jubilee in 1977



3.3 HISTORIC DEVELOPMENT PLAN



KEY

- Conservation Area Boundary
- Medieval
- Sixteenth and Seventeenth Centuries
- Eighteenth Century-1838
- 1834-1886
- 1886-1952
- Post-1952

This plan indicates the age of the existing built fabric of the main buildings and structures in Thornage. It is mostly based on a comparison of historic maps with limited verification through viewing of the existing building from the street. Some buildings may have been constructed in phases but generally only the main phase is shown here. Some buildings may have been partially rebuilt or substantially repaired since they were first built but their footprint was unchanged and so the change is not obvious in map comparisons. Where this is the case, generally the building is coloured for the earliest date that it appears on the map.

Section 4

Character Assessment

This section describes the elements of the Brinton Conservation Area that contribute to its setting, architecture form, street pattern and townscape character.

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4.1 LOCATION AND TOPOGRAPHY

The village of Thornage is located 3.3 miles south-west Holt and 25.6 miles north-west of Norwich.

The Conservation Area covers the majority of Thornage village, which is arranged mostly along the line of the B1110 that runs north to south as Holt Road at the north end and The Street at the south end of the village. The Conservation Area also encompasses Letheringsett Road, which branches immediately north of the B1110, and Thornage Hall and its associated buildings to the north-west.

A branch of the River Glaven runs through the southern part of the village. Drains have been cut into the meadow for drainage and these connect to the river.

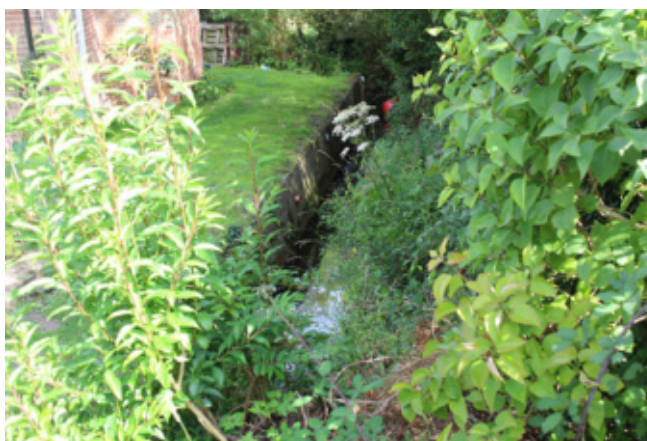
Thornage is situated in a river valley with the ground rising from the river up the north side of the valley where most of the village is located. Land on the southern side of the river rises more steeply although mostly outside the Conservation Area. The ground also slopes gently south to north along Letheringsett Road and rises steeply west of Holt Road towards Thornage Hall, which sits on high but relatively level ground in the north-west of the village.

Thornage is located near the North Norfolk Coast Area of Outstanding Natural Beauty (AONB). Policies for the management of the AONB are contained within the AONB Management Plan, prepared by the Norfolk Coast Partnership. It includes objectives and policies relating to the built and historic environment, which should be referenced when planning change in the area: <http://www.norfolkcoastaonb.org.uk/partnership/aonb-management-plan/377>.

Thornage Conservation Area does not include or lie adjacent to any Sites of Scientific Interest (SSSI). However, Holt Lowes SSSI is 2.1 miles to the north-west. Part of Swanton Novers Wood SSSI is 3.1 miles to the south-west and Edgefield Little Wood SSSI is approximately 3.8 miles to the west.



Fall in the valley glimpsed behind the houses east of Holt Road



Branch of the River Glaven flowing east-west through The Street



Slight rise in topography along the north end of The Street



- KEY
- Norfolk Coast Area of Outstanding Natural Beauty
 - North Norfolk Coast Site of Special Scientific Interest
 - Special Scientific Interest
 - A Holt Lowes
 - B Edgefield Little Wood
 - C Swanton Novers Wood

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Location Plan. Base map © Google Earth. This plan is not to scale.



4.2 SETTING AND VIEWS

Definition of Setting

The setting of a conservation area provides its physical context, reflecting the landscape character around it. Setting is made up of several elements beyond just topographical or natural parameters; it is also made up of sounds, smells, environmental atmosphere and the way people move around it and experience. It can contribute both positively and negatively to the significance of a site and can provide evidence of the historic context of a place. Views also form part of the contribution to the setting of conservation areas. They may include views from, to, within or across an area, taking into consideration the area's surroundings, local topography, natural and built features, and relationships between buildings and spaces.

The Importance of Views

The assessment of views within the setting of heritage assets is an important part of establishing its heritage value. A view may be significant for a number of reasons: it may clearly show a key building or group of buildings, it may show the relationship of one heritage asset to another or to the natural landscape, it may illustrate the unplanned beauty of a village-scape, it may tell the narrative of how a place has evolved over time, or it may show how a view has been deliberately designed. Views can be static or may change as a viewer moves through a place. They may be short or long range, or look across, through, to or from a heritage asset.

At Thornage the natural landscape setting is a key part of the character of the village. This is described below, together with a discussion of views of the Conservation Area. The view photographs included in this Appraisal are a representative selection. The omission of any view imagery here does not mean that they have no value.



Areas of woodland and open fields north of the village



4.2.1 Surrounding Landscape

Thornage is located in the Glaven Valley, an area of gentle hills typically used for arable farming. On three sides of the Conservation Area there are agricultural fields, which are mostly lined with natural boundaries of trees and hedgerows. To the west there is an area of meadow that stretches to Brinton, which is flanked to the north and south by blocks of woodland. The older one to the south is Wet Park Plantation whilst the block to the north is a later twentieth century planting. Other historic woodland plantations are North Meadow Covert located east of the village and Thornage New Plantation to the north. Trees and hedgerow typically line the edges of roads leading out of the Conservation Area.

South of the Conservation Area is the footprint of the former Eastern and Midlands Railway. Melton Constable, located south of Thornage, greatly enlarged when it became an important railway maintenance and production facility in the 1880s and four lines radiated out of Melton Constable, including the one that ran through Briningham and south of Thornage.

The River Glaven is an important part of the wider landscape, issuing from Baconsthorpe and flowing first south-west then turning north at Hunworth, reaching the sea between Wiveton and Cley-next-the-Sea. The river once had 16 mills on it and Hunworth Mill, though no longer in use, is one of only five mill buildings which survive today. Thornage Mill is one of the survivals and is located north-west of the village outside of the Conservation Area along the River Glaven. The former corn mill is Grade II* listed and dates back to the late eighteenth or early nineteenth century and can be accessed south of Thornage Road.



View of the landscape south-west of the Conservation Area



Thornage common seen from the southern tip of the Conservation Area



4.2.2 Views Into and Within Conservation Area

The topography and curving main road through Thornage facilitate many attractive views as one moves through the village but many of these views are momentarily marred by negative features, such as high timber board fences, telegraph poles or wide drives, that detract from the Conservation Area.

The dynamic views along The Street and Holt Road change swiftly with views opening up or becoming enclosed depending on whether buildings are set on the street line or set back (Views 1, 5, 6 and 9). The area east of the church has tall mature trees and hedges that create a particularly enclosed and leafy feel that is unexpected in the generally open village centre (View 2). The southern part of The Street has a contrasting sense of openness even where buildings are set on the street because of the wide expanse of the meadows to the west and the relative lack of trees. The most attractive view is that from the bridge looking north-east across the curve in the road to the cottages on the east side of The Street (View 8).

At the north end of the village, the converted barn forms an important feature in views looking north and south along Letheringsett Road. There are fewer positive views in this area as there are fewer historic buildings and more neutral or negative features. Thornage Grange is set back from the road and the presence of a sizeable historic building just south of it means it is partially concealed in views from the south whilst the bank, boundary wall and trees partially obscure it from the north. The best view is along the drive (View 4). Elsewhere in the Conservation Area, the mature trees in the churchyard means that a full view of the church is only possible at close range in the churchyard (View 11).

The meadows to the west of the village facilitate many of the most arresting views. Views from along The Street (represented by View 16) and from the track between the White House and Providence Place (View 10) look across the meadows to the focal points of Thornage Hall's barns and dovecote with the Hall itself being occasionally glimpsed. The dovecote takes on a monumental quality when viewed from the valley.

Equally views from the footpath back towards the southern half of the village are attractive with historic buildings appearing nestled in the landscape (Views 11, 14, 19, 20 and 21 are a representative selection). Sometimes these views have a group of buildings as their focal point whilst in others a single building, such as the church, Brook House or Church House, are the focal point, often glimpsed rather than fully visible. The footpath also offers closer views of Thornage Hall and the dovecote.

As well as views within and into the Conservation Area, there are views out of the Conservation Area. The view of the meadows themselves is a surprise when approached from the north because of the enclosed character of the preceding section of street (View 18). The rolling agricultural landscape can also be glimpsed, such as between the houses on Holt Road (View 17).



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to scale.



View 01

Dynamic view along Holt Road looking south-west



View 02

View north along Letheringsett Road with the converted barn in the foreground and Key Buildings beyond



View 03

View south along Letheringsett Road with the converted barn as a focal point



View 04

View of Thornage Grange from Letheringsett Road





View 05

View west along The Street with the hipped roof of The Old Foundry House providing a focal point



View 06

View east along the northern part of The Street showing the variety of buildings in Thornage



View 07

View looking north up The Street enclosed by trees and hedges



View 08

Dynamic view along The Street looking north-east





View 09

View looking north-east along The Street from outside the building envelope of the village



View 10

View north along the track between the White House and Providence Place towards the dovecote of Thornage Hall



View 11

View of All Saints church from the churchyard





View 12

View of All Saints church
from the road



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View 13

View north of countryside
track towards the dovecot



NEW IMAGE TO COME FOLLOWING
NEXT SITE VISIT



View 14

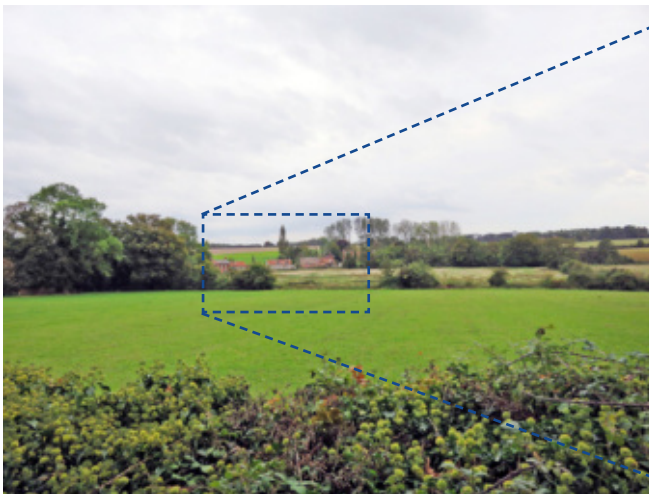
View of the south elevation of Thornage Hall



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View 15

View south across the meadow from the footpath south of Thornage Hall





View 16

View 16: View looking north across the meadows towards Thornage Hall with the barns and dovecote prominent



View 17

View 17: Compsed view south into the valley from the high ground on Holt Road



View 18

Panoramic view out of the Conservation Area across the meadows west of The Street



View 19

View of the church tower from the footpath across the meadows





View 20

View of historic dwellings at the southern end of The Street seen from the footpath across the meadows



View 21

Long distance view of Brook House from the footpath across the meadows





4.3 TOWNSCAPE, SPATIAL ANALYSIS AND GREENERY

4.3.1 Street and Plot Patterns

The main road (B1110) that runs through Thornage from north to south consists of Holt Road to the north which becomes The Street after the junction with the Letheringsett Road. The main road curves through the village with two sharp bends. The streets off the main road are narrower: Letheringsett Road to the north, the road that runs west towards Thornage Hall before turning north, and the lane to the south, just east of White House Farm. There is also a short track north of Pandal House, part way along The Street.

Along Holt Road which runs along a north-west stretch, occupancy is fairly dense with a number of houses, cottages and historic farm buildings. Farm buildings on Holt Road are mostly converted and include barns and stable yard ranges which are typically located at the edge of the street. A number of historic houses are scattered amongst the farm buildings and typically face the street, such as The Old Foundry and Sycamore Cottage. There are a few exceptions to this where cottages are set sideways to the street which include Flintwall Cottage, Foundry Cottages and Stiffs Cottage. The twentieth century houses of Alton House and Meadow View are both set back from the road in front gardens, as are other large modern houses in the village, such as Pound Corner and Dragon House.

A similar density of occupation can be seen along The Street. Church House, The Old Rectory and the Church of All Saints are located west of The Street on a higher incline in the topography. The church is set within a small churchyard, which has been extended, whilst Church House stands along the north boundary of the churchyard within a private garden. The Old Rectory is set further back from the road, south of the churchyard and largely screened from view. It is set within a large garden with outbuildings located to the west. The other dwellings along The Street are mostly small historic cottages, often grouped in terraces and either set along the road or within small gardens. South of the Old Rectory, they face the meadow. At the southern end of The Street, the last few dwellings in the village are arranged around a triangle of grass. At the north corner of The Street and at the junction with Letheringsett Road are two areas of mid twentieth century developments which comprise mostly semi-detached houses set back from the road in small gardens.

Letheringsett Road is a straight lane with a variety of plot patterns. The older, larger historic buildings are set back from the road whilst the smaller ones are located on the street. Key Buildings, a row of cottages, are set sideways to the road in long, narrow plots.

Reflecting its status and character, Thornage Hall is set within a large area of parkland accessed from a track west of Holt Road. The Hall is flanked by substantial historic outbuildings. A public footpath through the south side of the site means that it is publicly visible.

4.3.2 Boundary Treatments

Thornage has a variety of boundary treatments and places where multiple boundaries have been used.

Natural boundaries are the most frequently found boundary types within Thornage. The road which runs east of Thornage Hall is lined with natural boundaries, such as hedge and mature trees, which creates a rural and semi-enclosed feel that complements the quietude of the hall and church located nearby. Fields within the Conservation Area are clearly defined with hedges and lines of mature trees. At the north and south peripheries of the Conservation Area, along the B1110 and north of Letheringsett Road, buildings become sparser and natural boundaries delineate the end of the settlement and boundary of the Conservation Area. In addition, deciduous hedges typically wrap around the perimeters of house plots and are often accompanied by wall and or fence boundaries. Mature trees and smaller trees often accompany hedges, which adds to the unmanicured appearance of gardens.



Cobble flint and red brick walls occur frequently in the Conservation Area at different scales and finishes depending on the related building. Along The Street, Thornage Rectory has a tall and long wall around the garden indicating the high status of the building. Smaller properties along The Street, such as Meadow Cottages and Meadow Barn, have shorter walls along smaller stretches. North of the Conservation Area along Holt Road many of the properties are set against the road although there are stretches of wall between buildings. The churchyard is partially enclosed by a low wall and partially enclosed by natural boundaries, which gives it an informal and pastoral feel. Letheringsett Road north of the Conservation Area has a high concentration of walling including a red brick wall with a band of attractive shaped bricks fronting Stone Cottage and Phoenix Cottage. The Grange, as a high status and large house, has a long stretch of high cobble flint and red brick walling.

Areas of timber fence usually occur in short stretches within the Conservation Area and are often used as boundaries in back gardens or between houses or cottage that form part of a row. Fences are often made of timber boards and are often accompanied by vegetation and clusters of trees which appear sensitive to the historic assets in the village. A large area of boundary fencing is located along the open field west of The Street and there is a profusion of fencing to the semi-detached houses on the corner of The Street, which creates a suburban character.



Moulded brick boundary wall on Letheringsett Road accompanied by hedge



Ornate iron gates to the churchyard



Boundary wall and entrance gate to the Church of All Saints



Thin and long stretch of wall at The Rectory



Small and short wall enclosing Meadow Barn



Stretch of wall enclosing the grounds of Thornage Hall



Historic cobble flint and brick wall

**KEY**

- Conservation Area Boundary
- Walls
- Fences
- Hedges
- Trees



4.3.3 Public Realm

There are relatively limited formal public realm features in Thornage, consistent with its character as a rural village, although the presence of the main road through the village necessitates more than in other villages. Road surfaces are tarmac with narrow stretches of kerbed pavement along Holt Road and The Street. Road markings are few other than white lines at junctions, except along the main road where wider stretches have a central white line, narrow sections have side lines and 'slow' is written on the sharp bends. Grass verges line some stretches of road such as the area fronting the twentieth century semi-detached houses along The Street and along sections of the north of Holt Road which are lined with edging stones and a small stretch of modern posts. Driveways and paths to houses are almost all gravel which retains the soft, unmanicured character of the area. Visible driveways are also few in number in Thornage and cars are largely screened from the road as there are no formal parking areas within the village.

Full size, standard road signage appears along the course of the B1110 but signs are limited in the rest of the village and are of a smaller scale. The painted village sign, erected to mark the Queen's Silver Jubilee, is located in a small area at the north end of The Street. It depicts the brass and iron foundry from nineteenth century Thornage on one side and a monk relating to the former monastic site at Thornage Hall on the other side. There is a fingerpost sign located on the east side of The Street opposite the church which has a traditional character and compliments the setting. A number of private properties have opted for traditional signage at the front of houses of wood and decorative metal such as Ivy House, Sextons Cottage and Ash Tree Cottage.

There are three noticeboards in the village, two are located at All Saints Church, one on the churchyard wall and one within the porch. A further noticeboard is located at the heart of the village beside the village sign. A blue painted antique lamppost has been retained on the west side of The Street, which, whilst not in use, is an attractive item of historic street furniture.

There are two post boxes in the village, one is located at the far south end of The Street near The White House in the form of a lamp post box whilst the other is situated at the north end of the village along Holt Road attached to a timber electricity post. Benches in the village are located in appropriate locations such as the churchyard and on the large grass verge on Holt Road, the former being a reflective and quiet space and the latter, a communal area at the heart of the village.

Unique to Thornage are the Grade II listed gate piers marking the site of the former brass and iron foundry from the early 1900s. The gate piers contain casted relief panels depicting scenes such as a lion and a dogfight and a Latin inscription. Information about the foundry accompanies the figurative panels.

There is no street lighting within the village, again contributing to the rural character, as well as preserving the dark night skies of the region. There are wooden telegraph poles throughout the village which are somewhat visually intrusive, though not too prolific.



Street furniture at the heart of the village including a noticeboard, bench, and village entrance sign



Gate pier containing Latin inscription and figurative castings of former brass and iron foundry on Holt Road



Lamp post box located on the grass triangle south of The Street



Bench located within the churchyard



Thornage village sign



Historic lamp post retained on the west side of The Street



4.3.4 Open Spaces and Greens

There are three main communal open spaces in Thornage. Towards the north of the village, to the side of The Street, the modern houses are set back from the road and the wide grassy verge contains a range of street furnishings. A bench, commemorating the Queen's Ascension, is positioned by the Thornage village sign. A bus stop, village noticeboard and red post box are further amenities. Historically the public house and the village shop (Church House) were located opposite.

At the south end of the village is Thornage Common, a surviving area of common land that is bounded on two of its three sides by hedges and trees, which distinguishes it from the open meadow beyond. A much smaller triangle of grass opposite is bounded by buildings on two sides and there is a lamp post box is located here.

The churchyard is comprised on two parts. The original churchyard immediately around the church is surrounded by small mature trees and Church House and is filled with grave monuments. The early twentieth century churchyard extension has a more open character, bounded mostly by low walls and only partially filled with graves. An attractive pair of brick piers with an ironwork overthrow and gates form the entrance to the extension and these commemorate the coronation of Edward VII and Queen Alexandra. The presence of benches within the churchyard contributes to the contemplative and reflective nature of the space.

Although not within the Conservation Area, the water meadows around the River Glaven provide a large expanse of green open space to the west of The Street and allows for views between the northern and southern parts of the village.



Grass verge at the centre of the village



Thornage Common



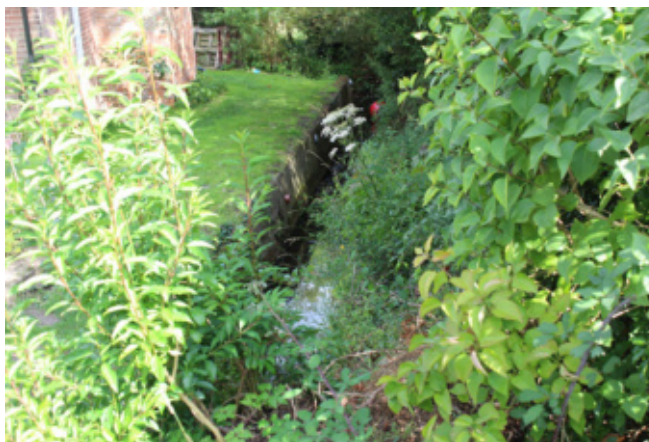
Meadows between Thornage and Brinton



Agricultural fields with natural boundaries of hedge and mature trees



Churchyard with Church House providing an attractive backdrop



Tributary of the River Glaven north of The White House Farm



4.3.5 Trees and Vegetation

Entrances to the Conservation Area from Thornage Hall, Holt Road and The Street are surrounded by open aspect fields. The north-west part of the Conservation Area has a semi-enclosed feel from the trees along the road concealing the Thornage Hall estate. Smaller clusters of trees on the southern approach to the village and the thick boundary of trees and hedge along two sides of The Common create a leafy but more open approach than from the north-west. Opposite the main Common is a small green space, which has a single tree at the centre. Given the importance of their contribution, any works to trees with a diameter of over 75mm in the Conservation Area require the local authority to be given six-weeks notice.

The appearance of private gardens within the Conservation Area vary in size and contribute positively to the countryside feel of the village. Many of the smaller houses and cottages in the village display traditional front gardens which contain small areas of grass, with features including flowers, hedges and low garden walls. Thornage Hall has a much more formal appearance with a range of large trees fronting the south perimeter with a larger lawn. Trees within gardens appear sporadically along the main roads, smaller trees tend to be seen within front gardens and are often accompanied by hedge boundaries.

Hedgerows appear frequently throughout the village as boundary markers between fields and around private properties. Most of the hedges in the village are of native species and medium height allowing for privacy without detracting from attractive views of historic properties. Some properties of the village have coniferous hedge boundaries; however, these stretches of hedge are fairly small and are surrounded by native trees and often front gardens.



Mature trees bordering Thornage Common



Pleached trees outside 23 The Street

**KEY**

- Conservation Area Boundary
- Hedges
- Trees
- Open Green Spaces
- Water



4.4 ARCHITECTURE

4.4.1 Materials

Within Thornage, building materials are typical of the North Norfolk vernacular comprising predominantly cobble flints, red bricks and red and black glazed pantiles. A small number of houses in the village have been encased in render, such as the red painted. The Old Foundry House and Town Farmhouse. Moulded terracotta details also appear on some of the late nineteenth and early twentieth century buildings. Iron tie plates appear frequently in the village especially on historic farm buildings. Moulded red bricks are commonly used for chimneys and chimney pots are mostly of red terracotta. Thatch is a traditional material which is used on one cottage at the south end of The Street.

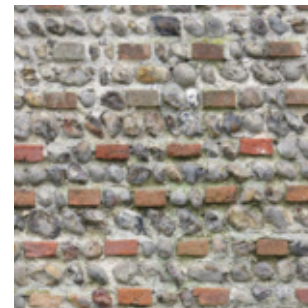
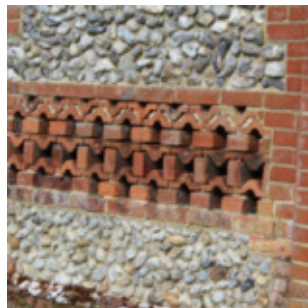
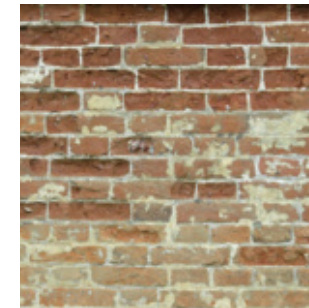
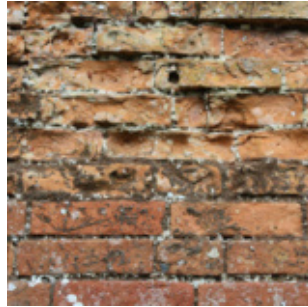
Cobble flints are the main walling materials for buildings and boundaries with red brick quoins around windows and doorways. However, there are some houses in the village purely built of red brick, a notable example being The Grange, a seventeenth century large house on Letheringsett Road. Farm buildings within the village are mostly of red brick and cobble flints and in some cases, such as the barn belonging to Town Farm, the buildings have attractive patterns such as hearts and diamonds created in brick on gable ends. The two dovecotes in Thornage are both built of brick from the seventeenth century.

Two rusticated gault brick gate piers with three cast iron panels on each are located beside The Old Foundry House on Holt Road and are unusual materials for a North Norfolk village. Another reminder of the iron foundry in the village are the iron casement windows of Flintwall Cottage and the former Black Boys public house.

Whilst cobble flint is an abundant material found throughout the village, the presence of knapped flints and galletting in flint on the Church of All Saints is unusual and reflects the building's high status in the medieval period. This is reinforced by the use of non-local stone for the window tracery and quoins on the building are in stone. Stone tracery windows are also found on Thornage Hall and these are historically significant survivals from the medieval grange belonging to the Bishops of Norwich.



Materials Palette



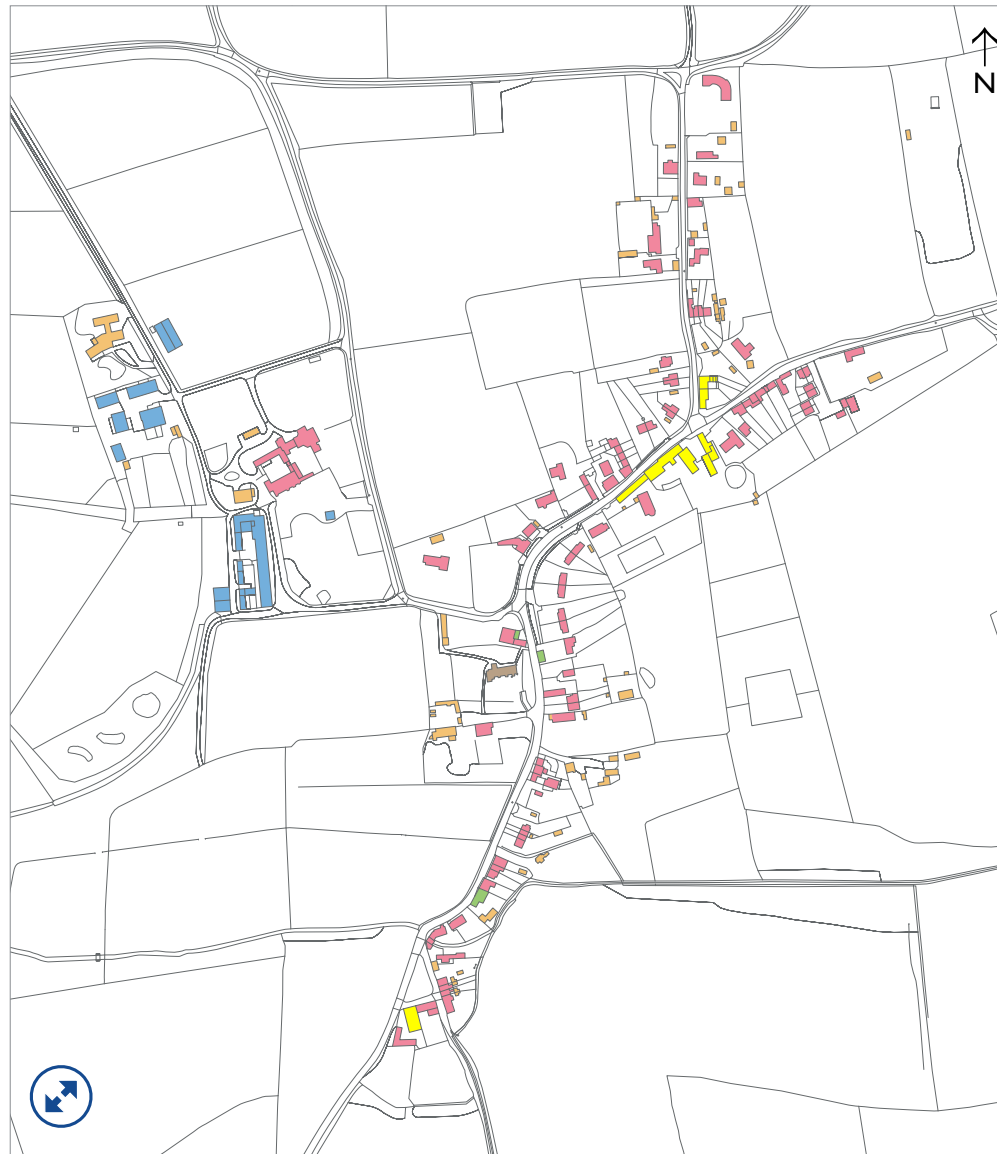


4.4.2 Building Types and Design

Most of the buildings within the Conservation Area are residential and were built for this purpose. Houses take the form of small cottages, medium sized houses, farmhouses, and large detached houses. Modern houses typically take the form of bungalows and medium sized houses. There are some conversions within the village; these are mostly farm buildings although on The Street there are two buildings that were residential buildings, served as a chapel and a shop in the nineteenth and early twentieth centuries and are now residential again.

The farmhouses are typically accompanied by a range of outbuildings and barns whilst the larger houses, such as Thornage Hall, The Old Rectory and The Grange, have historic outbuildings. The more recent infill houses generally have separate garages and a small number of other buildings have modern garages that have been built later. The mid-twentieth century semi-detached houses generally do not have substantial outbuildings.

The buildings broadly divide into those of a vernacular design with usually pitched roofs and gables and the buildings influenced by prevailing fashions, whether the polite, symmetrical Georgian frontages or the mid-twentieth century utilitarian semis. Some of these have hipped roofs. Chimneys are an important feature on residential buildings of all sizes.



KEY

- Conservation Area Boundary
- Place of Worship
- Residential
- Residential Conversion: Other
- Residential conversion: agricultural building
- Barn/Agricultural
- Garage/Outbuilding

Plan showing types of buildings in the Thornage Conservation Area © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.



Cottages and Small Houses

Cottages appear throughout the village and are one of the most common types of housing along Holt Road, The Street and Letheringsett Road. Cottages take the form of detached, semi-detached and terraced rows. They display a variety of materials including cobble flints with red bricks, purely red bricks, painted brick and rendered walling. The cottages are typically one and a half or two storeys though with generally quite low eaves heights.

Thornage has a large number of cottages in rows, which are mostly nineteenth century. They may have been for agricultural or industrial workers, such as Foundry Cottages, a row of four small dwellings west of The Street. The character of the rows varies depending on their date of construction. Providence Place, built in 1888, are of a harder red brick and pronounced lintels with each cottage having a typical Victorian terrace character. The arched lintels, softer brick and hipped roof lend Meadow Cottages a charming rural vernacular character. The fenestration of each cottage has been changed over time. Other rows of cottages have a more organic character. Rowan Cottage, Melbourne Cottage and Meadow View comprise two red brick cottages with terracotta detailing from 1900 and a third cottage that is rendered and appears to have been constructed

separately. Similarly, Owl Cottage, Kendal House and Mill Cottage comprise two cobble flint and brick cottages and one brick one whilst the incorporation of brick rubble into the flint of one of the four Key Cottages on Letheringsett Road suggests it may also have been a later addition.

There are a number of detached cottages in the village. Flintwall Cottage (previously two single cell dwellings) is of particular historic importance as the earliest surviving form of cottage built in the seventeenth century whilst most other houses from this period in the village are farmhouses or larger houses. It is two storeys with an attic lit by dormer windows. Bridge House Cottage is notable as the only thatched building in the village and it also incorporates brick initials and a date into the gable wall. On Letheringsett Road, Phoenix Cottage and Stone Cottage have unusual and attractive moulded brick details in their boundary walls and Stone Cottage incorporates patterns in brick onto the street facing gable.



Key Buildings

Rowan Cottage, Melbourne View and Meadow View

Evergreen Cottage on The Street



Stone Cottage



Detail from Providence Place

BETTER IMAGE TO COME
FOLLOWING NEXT SITE VISIT



Medium sized Houses:

Medium sized houses are similarly spread across the village with historic examples from the seventeenth century onwards. The houses are of a variety of materials: cobble flints, red bricks, render, thatch and flint with brick dressings. The northern end of The Street, an area of earlier settlement within the village, has a concentration of historic medium sized houses. On the west side of the road, Church House, Ambleside and The Old Foundry House amongst others, give the area a sense of grandeur and politeness to this small centre. Further south along The Street, Brookside House is an eighteenth century classically styled house that breaks the continuous rows of cottages and features five sash windows and a classical doorcase with square pilasters and a narrow canopy with reeded brackets.

Whilst some of the medium sized houses have a uniform style or have been given a polite front façade, others have a more vernacular character, such as Meadow Barn, or a conglomeration of buildings, such as Bridge House Cottage, both at the south end of the village.



Bridge House Cottage at the south end of The Street



Brookside House beside Meadow Barn



Church House seen from the graveyard



The Old Foundry House



Farmhouses

There are three farmhouses in Thornage and two of the three comprise seventeenth- and eighteenth-century buildings positioned alongside ranges of historic farm buildings (often converted to residential use). Town Farm at the north end of The Street is one of the oldest buildings in the village. It is a two storey building set back from the road and accompanied by a range of eighteenth century converted farm buildings. The White House at the far south end of The Street is contemporary with Town Farm. Whilst the house is largely screened from The Street by a boundary wall and vegetation, the dovecote and barn located north of the house are particularly attractive heritage assets located besides Thornage Common.

The Farmhouse halfway along The Street also has seventeenth century fabric. The associated farm buildings are not shown on the tithe map, which suggests that it lost its built context as a farmhouse nearly two hundred years ago.



Dovecote and barn adjoin The White House Farm



Farmhouse located 50m east of The Old Rectory



Large houses

There are three houses of a large scale and of importance within Thornage. Their scale, quality of materials and careful design indicate their position at the top of the village's architectural hierarchy.

Thornage Hall is the largest and most significant house historically in the village with medieval fabric and connections to the Bishops of Norwich and William Butts, physician to Henry VIII. The hall, which was formerly a Grange, is set on higher ground within the village accessed via a small road branching west of The Street which runs past the Church of All Saints. The building is formed of a rectangular plan of rendered flint with stone dressings and black glazed pantiles. Now two storeys, the medieval stone tracery windows that run through both storeys are particularly attractive historic features. The hall is set within a large park which in the medieval period would have been part of a deer park. The historic outbuildings which include a seventeenth century dovecote and long range barn and an eighteenth century cart shed signifies the high-status of the hall.

The Grange on Letheringsett Road is a seventeenth century red brick house of two storeys and a cellar. The house has a polite appearance with Flemish influence showing in the shaped gable ends and Flemish garden wall bond brickwork. Some of the historic farm buildings around it have been retained but others demolished and a modern house built close to the historic one.

The Old Rectory located on the west side of The Street is an eighteenth century three storey building set within a large garden with high walls and a long driveway. The building is largely screened from the road but is in the classical style with rusticated pilasters, a classical doorcase and rows of sash windows. The building also has a series of outbuildings including a red brick and timber long range building which can be seen from the south of the churchyard.



Thornage Hall



The Old Rectory viewed from The Street



Red brick outbuilding within the land of The Old Rectory



The Grange on Letheringsett Road



Modern houses

Thornage contains a number of modern houses within the Conservation Area. There are six pairs of semi-detached, mid-twentieth century houses, which are simple designs of red brick with red pantile roofs, either pitched or hipped. It is likely the houses originally had Crittal windows and the replacement with uPVC windows has had a detrimental impact on their character.

Another type of modern building in Thornage is a generic later twentieth century bungalow in red brick with brown modern pantiles that is not typical of the local vernacular. Alton House has a universal form but has incorporated cobble flint and red brick as a nod to the local vernacular. Phoenix Cottage is a more successful example of modern interpretation of the traditional North Norfolk vernacular style with its low massing and brick chimneys as well as flint and brick walls. Almost as successful are the three pairs of Glaven View cottages at the east end of the village, the best of which has flint walls with red brick dressings including tumbling to the gables.

A large contemporary house has recently been built at the north end of Letheringsett Road. With a concave, ribbed sheet metal roof, timber cladding and large windows, it is a striking contrast to the traditional local buildings.



Dragon House on Letheringsett Road



Modern semi-detached cottages on The Holt Road



Medium sized modern house on Holt Road



Modern semi-detached houses on The Street



Residential Conversion: Agricultural Buildings

The main group of converted agricultural buildings are at the north end of the village on The Street where the farm buildings of Town Farm have been converted on both sides of the road. Built of flint and red brick, the buildings mostly lie on the street and have been sensitively converted to minimise the number and size of windows so the buildings retain their agricultural character. Where additional lighting has been required, conservation rooflights have been used. The same approach has been adopted where the agricultural buildings of White House Farm have been converted although glass pantiles have been used in the roof to further reduce the impact of the apertures.

Residential conversion: other

There are four residential conversions within the village of buildings which previously had unique functions.

The late eighteenth century, Black Boys Inn has a red brick front and cobble flint gable ends. The Inn was closed in 1969 and converted to residential use. The pub signs have been removed and there are no obvious indicators of its former use.

The small former chapel may have been built as an outbuilding or even a very small cottage but was used as a chapel in the nineteenth century until 1976 when it became a Mission Hall. It was converted by 1980 and has no external indicators of its use as a place of worship beyond its name of Chapel Cottage.

Adjacent to Brook House is a contrastingly more vernacular building with a large window that indicates it may have been used as a shop or workshop in the past. The characteristic window has been preserved in the conversion to residential use.

The nineteenth century shop front on the east elevation of Church House was used as a Post Office until the late-twentieth century. It has been absorbed back into the residential part of Church House. The shop has retained large display windows and two pilasters framing the doorway.



Converted nineteenth century shop front



Converted public house west of The Street



Chapel Cottage, formerly a Primitive Methodist Chapel



Church of All Saints

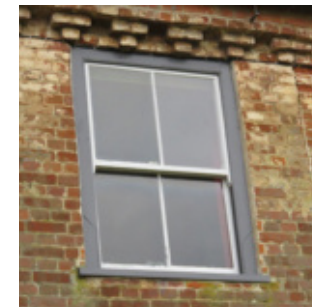
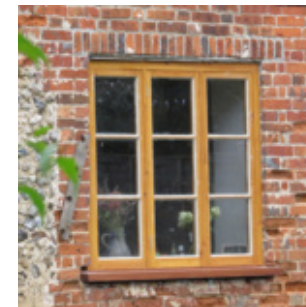
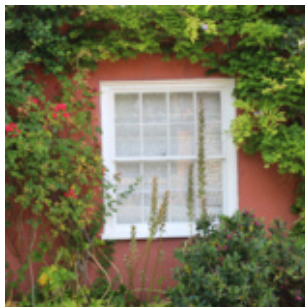
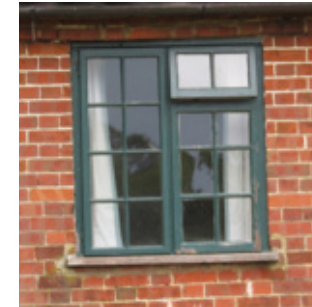
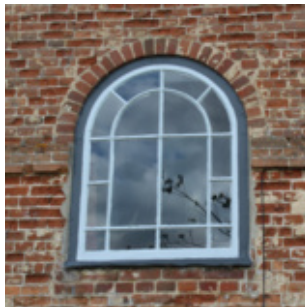
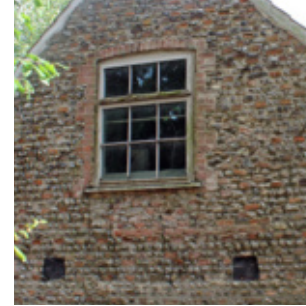
All Saints Church is located at the heart of the village and is set within a walled churchyard. The church has a simple character with relatively small north and south windows, including two Norman windows, whilst its square tower with crocketed pinnacles is elegant. The building has often been criticised for over-restoration in the late nineteenth century. Internally it is clear the building was once larger with a south aisle extending beyond the large arches. Built of knapped flint with stone dressings, it is a distinct contrast with other buildings in the village.



All Saints church



Doors and Windows Palette



**KEY**

— Conservation Area Boundary

★ Major Landmark

★ Minor Landmark

Landmark Buildings plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.

Section 5

Heritage Assets

This section provides details of those buildings or structures that are nationally designated, as well as information regarding buildings adopted on the Local List. It also gives details of archaeological potential within the conservation area.

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5.1 INTRODUCTION

The Thornage Conservation Area, a heritage asset in its own right, contains other individual heritage assets, including both designated and proposed non-designated buildings.

This section of the Character Area Appraisal outlines the heritage assets within the conservation area, and is accompanied by a detailed gazetteer in [Appendix C](#). This identifies the individual heritage assets and their special interest.

The audit has been carried out by means of visual examination from public thoroughfares. The principal intention is to identify these heritage assets, not to provide a fully comprehensive and detailed assessment of each individual building. It should not be assumed that the omission of any information is intended as an indication that a feature or building is not significant. A detailed assessment of significance specific to a building or site within the Conservation Area should be carried out prior to proposing any change.

Also included in this section are details of known archaeological finds in the Conservation Area. The potential presence of archaeology will be a factor in determining the appropriateness of development, as it is a heritage feature which warrants protection.

5.2 LISTED BUILDINGS

Listed Buildings are designated under the *Planning (Listed Buildings and Conservation Areas) Act 1990* for their special architectural or historic interest. Listing gives them protection as alterations, additions or demolitions are controlled by listed building consent, which is required by local planning authorities when change is proposed. Listing ranges from Grade I (the highest level of protection) through to II* and II.

There are 17 listed buildings in the Conservation Area. These include the medieval church and Thornage Hall, both Grade II* listed. Other buildings are all Grade II listed and include houses, cottages and barns mainly from the seventeenth to eighteenth centuries.

Outbuildings associated with Listed Buildings are likely to be within their 'curtilage'. That is, a building or structure which is associated with a Listed Building and has been since before July 1948. This could be, for example, a wall attached to a Listed Building or a barn within a farmyard where the farmhouse is listed. In case of curtilage listing, the curtilage listed structure has the same level of protection as the main Listed Building and will be subject to the same Listed Building Consent procedures.

The location of Listed Buildings is shown on [page 72](#) and listed in detail in the heritage asset audit at [Appendix C](#).

5.3 LOCALLY LISTED BUILDINGS

A Locally Listed Building is one that has been identified as having a degree of significance meriting consideration in planning decisions, but which are not formally designated.³⁸ The maintenance of a Local List allows a community and local planning authority to identify heritage assets that are valued as distinctive elements of the local historic environment and provide clarity on what makes them significant. This in turn helps to ensure that strategic local planning can adequately manage their conservation.

Historic England gives advice regarding the assessment criteria for Locally Listed Buildings in Local Heritage Listing (2016). Locally Listed Buildings usually have qualities such as being a landmark building, being designed by a named architect, being associated with an historic event or being associated with a designed landscape, having aesthetic value, group value or communal value. NNDC also have their own adopted criteria for locally listed buildings, which include, age, rarity, landmark quality, group value, archaeological interest and social value. These criteria can be found on the planning pages of the Council's website.

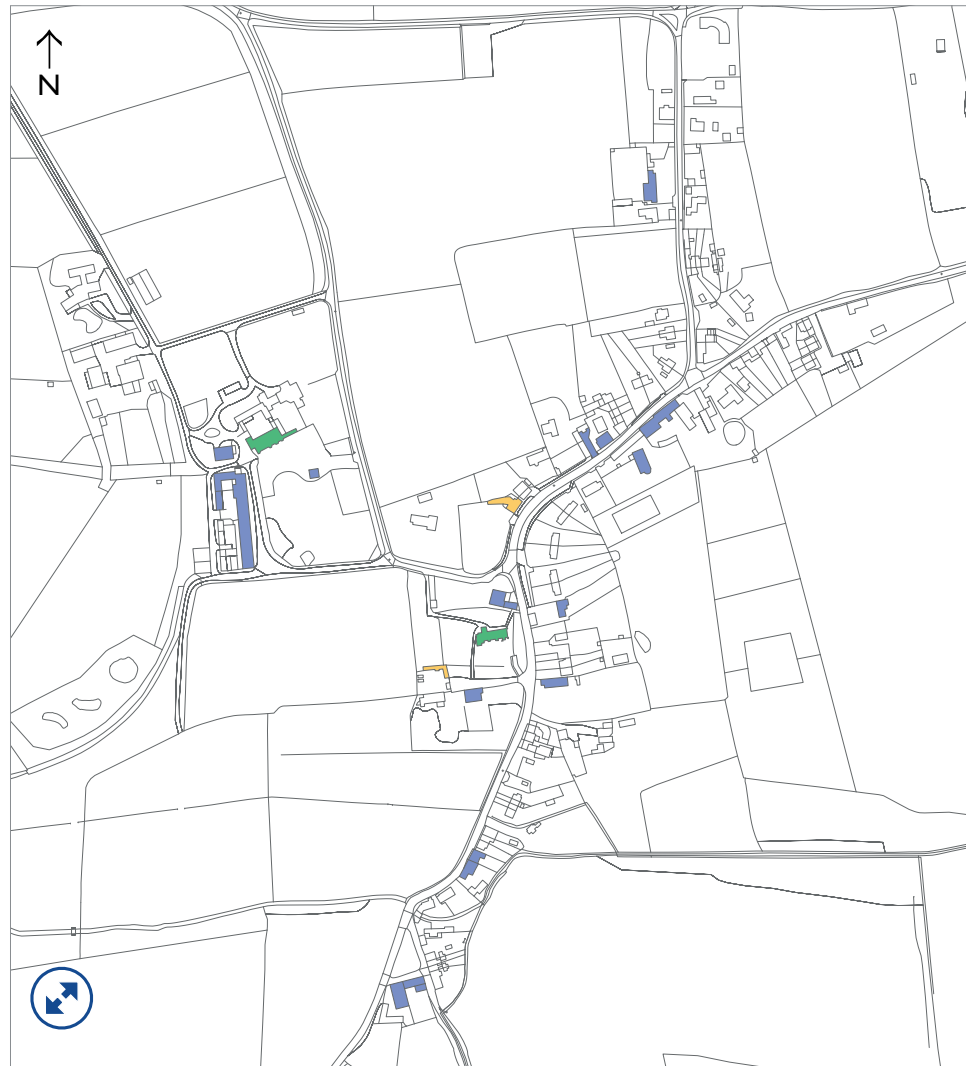


The designation does not affect a property's permitted development rights. However, when planning applications for changes outside of these permitted rights are submitted to NNDC this designation will be a material consideration in the planning process, to ensure that the special interest of the buildings and their setting within the Conservation Area is preserved.

Buildings within Thornage have been examined against these criteria and those which are proposed in this Appraisal for inclusion on the Local List are identified in the Street-by-Street Assessment at [Section 6](#) and in the audit of heritage assets in [Appendix C](#).

5.4 HERITAGE ASSETS PLAN

The following plan highlights the spread of non-designated heritage assets and Listed Buildings within the Conservation Area. This accompanies the gazetteer in [Appendix C](#). Omission of a specific feature should not lead to the presumption that such a feature is insignificant, and proposed alterations within the Conservation Area should be subject to individual assessment of significance.



KEY

- Conservation Area Boundary
- Grade I
- Grade II*
- Grade II
- Proposed Local Listing

Note: The buildings indicated are approximate only. Additional structures attached to listed buildings, such as boundary walls and outbuildings, may also be curtilage listed.

Heritage Assets Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.



5.5 ARCHAEOLOGY SUMMARY

The details in this section have been summarised from the Parish Summary on the Norfolk Heritage Environment Record.³⁹

The parish of Thornage is located between Hunworth to the west and Brinton to the east. The name of the village comes from Old English for ‘pasture where thorns grow.’

The earliest evidence for human activity in the area comes in the form of a prehistoric pit containing pot boilers and worked flints from an excavation in 1996 (NHER 6490). The Neolithic Period is also represented in Brinton by four axeheads (NHER 28670, 31985 and 31986). A Neolithic plano-convex knife (NHER 6490) and a scraper (NHER 31496) were also found from this period. Bronze Age activity is evidenced in the form of an Early bronze Age spiral headed pin (NHER 22866) and a concentration of Late Bronze Age flint tools (NHER 32285).

There are no recorded Roman monuments in Thornage, however, a number of Roman finds have been unearthed including comprise coins (NHER 6491, 6492 and 17319), pottery sherds (NHER 31184 and 33563), and a mirror fragment (NHER 36998).

A number of Anglo-Saxon objects have been found in Thornage. Finds include pottery sherds and a strap fitting from the Middle to Late Saxon period (NHER 17319). Metal detecting has also recovered a Late Saxon box mount and a bead or censer attachment (NHER 36998). Additionally, it is likely that the west tower of All Saints church contains long-and-short Anglo-Saxon masonry (NHER 3172).

The medieval period is represented by Thornage Hall, a former grange belonging to the Bishops of Norwich (NHER 3173). The building, which was constructed by Bishop Goldwell in 1482 contains reused stone fragments from the twelfth and thirteenth centuries and was further altered in the seventeenth century. Medieval object recovered from the parish include pottery sherds (NHER 6493, 18288 and 31184), coins (NHER 31596), a harness pendant (NHER 17319) and a vessel fragment (NHER 36998).

A number of post medieval buildings survive in Thornage, this includes Town Farmhouse and barn (NHER 22428), a seventeenth century building including a large original fireplace (NHER 22428). Thornage has significant industrial heritage assets including a three-storey late eighteenth/ early nineteenth century water mill (NHER 6527) and gate piers from the nineteenth century former Thornage Brass and Iron Foundry Co site (NHER 23499).

Section 6

Street-by-Street Assessment

This section identifies the key features, both positive and negative, which define the character of each street in Thornage.

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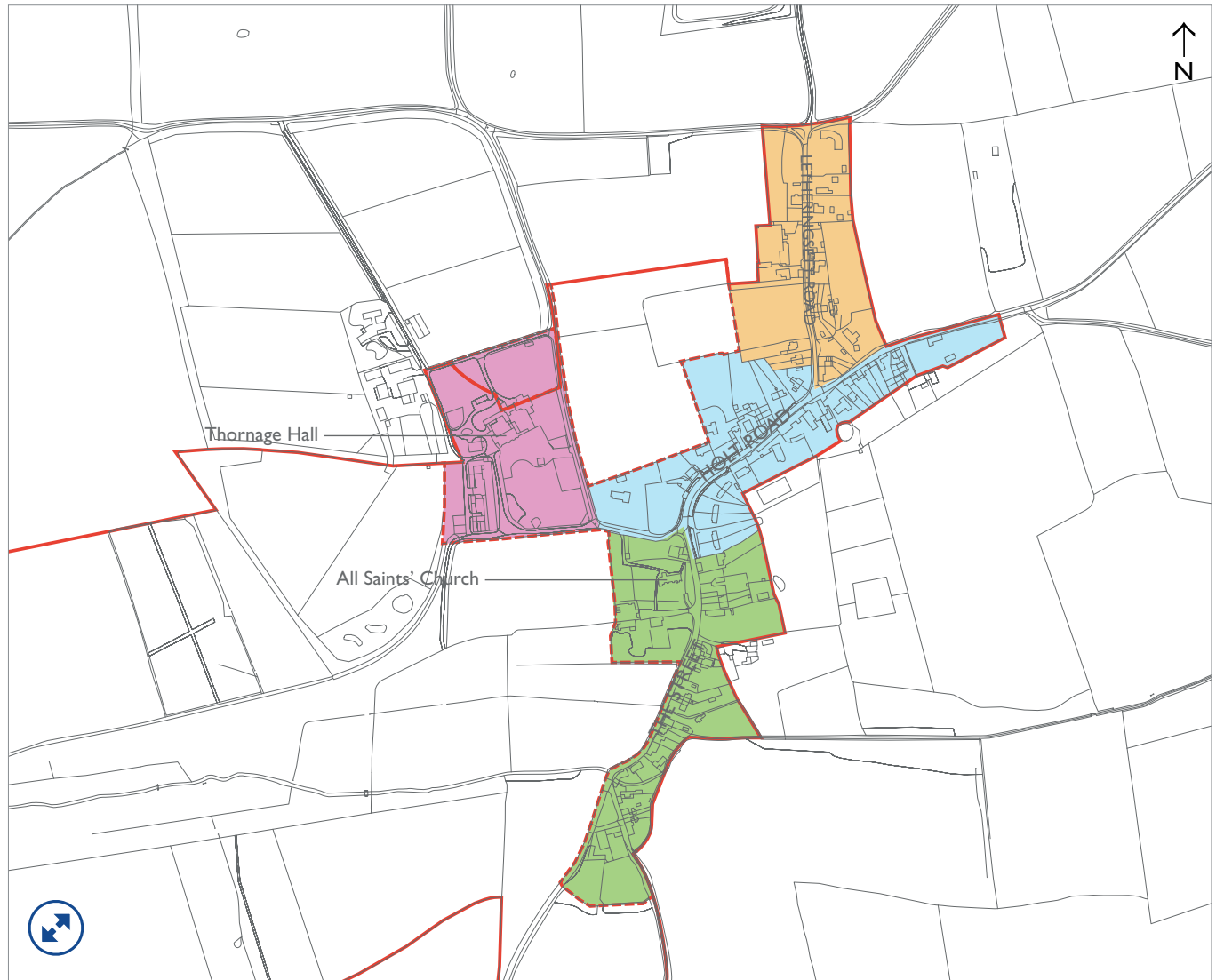
- [1 The Street](#)
- [2 Thornage Hall](#)
- [3 Holt Road/The Street](#)
- [4 Letheringsett Road](#)

6 Street-by-Street Assessment

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Each of Thornage's streets and open spaces have different characteristics. This assessment, prepared on an approximately street by street basis, provides more details on the issues, opportunities for enhancement and recommendations specific to different areas of the Conservation Area. More details on the Listed and proposed Locally Listed Buildings can be found in the Audit of Heritage Assets in [Appendix C](#).

Note, the building names given in the Listed Buildings sections are those given in their listing entries. These names and uses may have changed since the entry was written. Please refer to the [Heritage Assets Plan in Section 5](#) for listed building locations and to the Audit of Heritage Assets in [Appendix C](#) for further details.



KEY

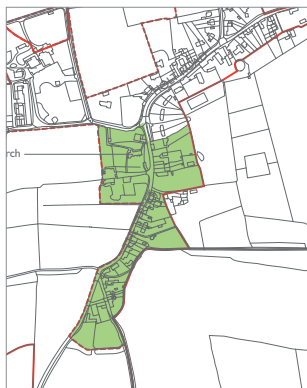
- Conservation Area Boundary
- - - Proposed New Conservation Area
- The Green
- The Street (North of The Green)
- The Street (South of The Green)
- Stody Road

Street by Street Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.



1. THE STREET

Encompassing much of the sinuous, sloping main thoroughfare, The Street varies in character from buildings on both sides of the road in the north giving way to meadow and then common on one side to the south.



Defining Features

- Variety of buildings, mostly historic and of traditional materials.
- Cluster of substantial and landmark buildings (the Church, Rectory and Church House) near the northern end.
- Rows of cottages parallel to the road.
- Attractive group of medium sized houses on the bend in the road near the south end.
- Former farms at each end.
- Past specialised use buildings (public house, shops, chapel).
- Materials palette includes red bricks, flints, red and black clay pantiles, thatch, render, stone, and knapped flints.
- Open meadow and hedge-bounded common (outside the Conservation Area) create a sense of openness and enable views to Thornage Hall.
- Large stretches of flint and brick wall as boundary treatments for properties.

Key Issues

- Busy through road with large volumes of traffic passing close to, and sometimes damaging, historic structures.
- Large stretches of timber board fence.
- Vehicles parked along the road.
- Presence of uPVC windows and doors on some historic houses.
- Television aerials and satellite dishes clutter the rooflines and upper parts of historic buildings in the area.
- Bins left at the front of properties or visible from the road.
- Prominent wall mounted cables on historic buildings.
- Vegetation growth to boundary walls.
- Overgrown vegetation in parts of the churchyard.
- Modern light fitting on church is incongruous.
- Metal utility panels located on the ground at Thornage Common are inappropriate in the green space.
- Blue recycling bins.



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1. THE STREET (CONT'D)

Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- Repairs to historic fabric caused by vehicular damage should be repaired at the earliest opportunity to minimise further damage.
- Cars should be kept on private driveways and hidden from view where possible.
- When uPVC windows/doors are at the end of their lives and require replacement, this should be done with painted timber.
- Alternative ways of receiving media, such as underground cables, should be considered and aerials and satellites dishes should be hidden from street view where possible.
- Where it is essential to mount cables on walls, the diameter of these should be minimised and the colour selected to minimise its visual impact. The shortest compliant route should be used.

- Bins should be placed behind properties and hidden from view.
- Churchyard would benefit from maintenance of vegetation especially to the north which is inaccessible on foot.
- Carefully remove greenery from boundary walls. Where growth is well established, particular care
- Consider a replacement light fitting that is subtle and more in character with the church.

Listed Buildings

Grade II*

- Church of All Saints

Grade II

- The White House
- Barn with Dovecot attached to the west side of White House
- Brook House
- The Old Rectory
- House 50m east of Old Rectory
- Chapel Cottage
- Church House

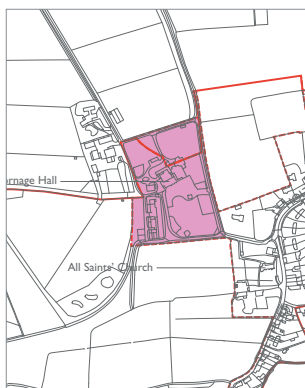
Proposed Locally Listed Buildings

N/A



2. THORNAGE HALL

The late medieval manor house and its associated barns and outbuildings, which are prominently located on high land



Defining Features

- Thornage Hall is a regionally rare example of a late medieval house with fine stonework reflecting its status as the property of the medieval bishops of Norwich.
- Dovecote from 1728 stands east of Thornage Hall with a distinctive square plan and hipped roof. Prominent in short and long distance views.
- Converted eighteenth century cart shed stands west of the house.
- Long range of barns from seventeenth century with eighteenth century additions with cow shed, grain storage and silos.
- Attractive view from the south of the Hall downwards onto the Street where cottages can be seen lining the road.

Key Issues

- Unattractive plastic 'Parking' sign on the long barn range jars with the character of the building.
- Large timber barn door damaged on barn range.
- Vehicles parked in front of barn range detract from the heritage asset.
- Vegetation on the cobble flint and red brick wall and on the dovecote.



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2. THORNAGE HALL (CONT'D)

Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- Parking sign would benefit from subtler colouring or removal.
- Condition and conservation of barn door would benefit from repairs.

Page 1299 Consideration should be given to the creation of a concealed area of parking that does not detract from the principal facades and views of the listed buildings.

- Carefully remove greenery from the wall and dovecote. An historic building conservation specialist may be required to ensure structural stability and appropriate repair techniques and materials are used.

Listed Buildings

Grade II*

Thornage Hall

Grade II

- Lofted cartshed at Thornage Hall c20m west of Thornage Hall
- Barn at Thornage Hall Farm c60m south west of Thornage Hall
- Dovecote, c30m south east of Thornage Hall

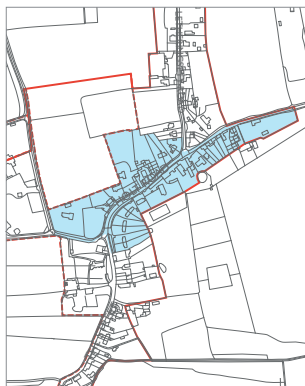
Proposed Locally Listed Buildings

N/A



3. HOLT ROAD/THE STREET (EAST)

A relatively dense built environment with twentieth and twenty first century infill houses and small developments amidst historic buildings.



Defining Features

- A variety of buildings including converted farm buildings, houses, cottages and a farmhouse.
- Buildings largely set against the edge of the road or within small front gardens creating dynamic views and channelling views along the contours of the road.
- Small centre along the south-east section of the road where an attractive village sign, notice board and bench are located.
- Nineteenth century gate piers (Grade II) relating to the brass and iron castings foundry.
- Twentieth century semi-detached houses set back from the road south of the area.
- Materials palette includes weatherboarding, flints, red brick, gaunt bricks, red and black clay pantiles.
- Large farm complex (now converted) in the middle of the area (Town Farm).

Key Issues

- Busy through road with large volumes of traffic passing close to historic structures. Associated road signage.
- Modern plastic posts to discourage parking on the grass verges are incongruous to the historic character of the area.
- Bins left at the front of properties and are visible from the road.
- Vehicles parked along the road or within the frame of properties detracting from their historic value.
- Presence of uPVC windows and doors on some historic houses.
- Television aerials and satellite dishes clutter the rooflines and upper parts of historic buildings in the area.
- Condition of the village sign and base.

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3. HOLT ROAD/THE STREET (EAST) (CONT'D)

Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- Smaller scale traffic and road signs would help retain the traditional character of the area.
- Bins should be placed behind properties and hidden from view.

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Cars should be kept on private driveways and hidden from view where possible.

When uPVC windows/doors are at the end of their lives and require replacement, this should be done with painted timber.

- Alternative ways of receiving reception such as underground cables should be considered and aerials and satellites dishes should be hidden from street view where possible.
- Repairs to the village sign and base should be undertaken.

Listed Buildings

Grade II

- Town Farm House
- Flintwall Cottage
- Old Foundry House and attached gate pier
- Gatepier c5m to right of Old Foundry House

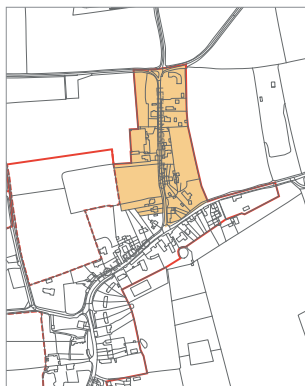
Proposed Locally Listed Buildings

N/A



4. LETHERINGSETT ROAD

A straight lane with a variety of historic and modern buildings, of which The Grange is the most significant.



Defining Features

- Mostly straight road with properties generally set on or close to the street.
- Variety of sizes, dates and styles of historic buildings ranging from a converted barn to the refined architecture of The Grange.
- Attractive decorative brickwork and terracotta mouldings.
- Long stretches of historic flint and red brick wall along the road.
- Large converted barn at the south end of Letheringsett Road.
- The Grange is an attractive seventeenth century red brick house with rows of sash window and shaped gables.
- Row of four cottage known as Key Buildings are set sideways to the street and provide an attractive view when seen from the south.

Key Issues

- Television aerials, satellite dishes and solar panels clutter the rooflines and upper parts of historic buildings in the area.
- Presence of uPVC windows and on some historic houses.
- Bins left at the front of properties and are visible from the road.
- Vehicles parked along the road.
- Small rendered garage with corrugated metal sheet roof incongruous to character of the area.
- Vegetation growth to historic walls.



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4. LETHERINGSETT ROAD (CONT'D)

Recommendations and Opportunities for Enhancement

Note that these issues are ones specific to this area. The general recommendations within the Management Plan also apply.

- Alternative ways of receiving media, such as underground cables, should be considered and aerials and satellites dishes should be hidden from street view where possible.
- When uPVC windows/doors are at the end of their lives and require replacement, this should be done with painted timber.
- Bins should be placed behind properties and hidden from view.
- Cars should be kept on private driveways and hidden from view where possible.
- Consider screening the garage with vegetation and removing or upgrading when the opportunity arises.
- Carefully remove greenery from the wall. An historic building conservation specialist may be required to ensure structural stability and appropriate repair techniques and materials are used.

Listed Buildings

Grade II

Thornage Grange

Proposed Locally Listed Buildings

N/A

Section 7

Vulnerabilities and Opportunities

This section describes the threats which face the significance of the conservation area and identifies any opportunities to remove or enhance these threats.

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7 Vulnerabilities and Opportunities

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7.1 CONDITION

Generally, the condition of the conservation area is fair with reasonably well-maintained buildings, gardens and boundaries. It is important for buildings and structures individually and for the conservation area as a whole for built fabric to be maintained to a high standard. This maintains their aesthetic qualities, the integrity of the built fabric and prevents loss of historic fabric.

Generally across the conservation area many historic boundary walls have condition issues, including delaminating brickwork, flint walls that require repointing, over-pointed flint walls, inappropriate cementitious repointing, cracks in walls, leaning walls, vegetation growth on walls and makeshift terminations of walls where walls have been partially removed. These issues arise from a variety of reasons including spray from passing vehicles where the walls are adjacent to the road, ground movement as a result of tree growth and high humidity environments caused by overhanging trees and shrubs as well as general poor maintenance and ill-advised change. The walls, gatepiers and steps of the churchyard are in need of repairs.



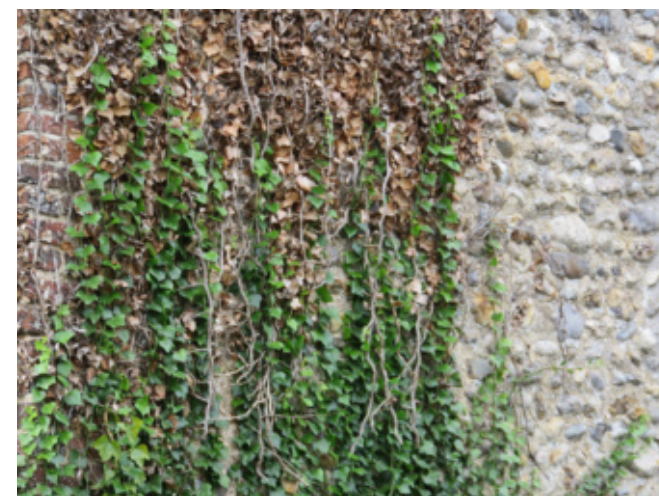
Brick delamination



Damp and staining in a gable end fronting the main road



Cracks and cementitious repairs to a building



Ivy growth causes damages to historic fabric, as can its removal if not undertaken carefully

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Inadequate termination to the wall with cement render; also ivy growth



Damage to a wall compounded by cementitious pointing

Some of the issues around pointing and brick delamination also apply to some buildings in the village. Other condition issues include peeling paint on joinery, such as windows, rotting timber such as the bases of door architraves, and vegetation growth on roofs. Proximity to the road also causes damage to the buildings if vehicles strike the building or part of it.

The village sign has peeling paint that is revealing the timber beneath, which increases the risk of the timber rotting. The brick base to the sign also has delaminating bricks.



Leaning boundary wall



Boundary wall brick decay resulting from proximity to the road



Vegetation growth causing damage to the brick and flint boundary wall



Vegetation growth to a boundary wall near overhanging trees



Cracked boundary wall due to tree growth



Damage to the capping of the gate pier to the churchyard



Cracking cementitious screed to steps



Tombs in the churchyard are in very poor condition



Broken gutters cause water to soak the walls, which leads to deterioration of the fabric



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Missing drainpipe and evidence of building being struck by a vehicle on the main road



Example of external timber joinery requiring repainting



Rotting base to doorcase



7.2 NEGATIVE FEATURES, MATERIALS AND TECHNIQUES

The overwhelming majority of buildings and structures in the village contribute positively or are neutral to the Conservation Area. However, there are a few elements which detract from its character and which could be improved or avoided in future.

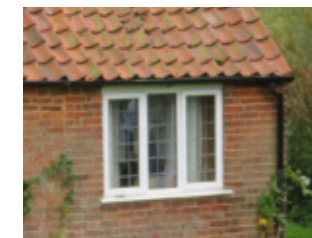
The greatest threat to the character area is the intrusion of modern elements that are out of keeping with the Conservation Area, in particular the introduction of inappropriate uPVC windows, doors or conservatories. Changes to traditional fenestration causes the loss of historic fabric, can alter the appearance and aesthetic value of a building and can also affect the historic fabric of the remainder of the building by changing its breathability.

It is preferable to repair damaged windows and to undertake regular maintenance to ensure their enduring longevity. Well executed like-for-like replacement windows (i.e. same size and proportions of elements constructed using the same materials and finishes as

the existing) maintain the aesthetic, though not the evidential value, of the historic windows. It can also be possible with some windows to incorporate slimline double-glazing to traditional style timber windows without affecting the appearance substantially. However, these need to be well maintained to avoid the loss of adhered glazing bars. uPVC windows should not be used in historic buildings in a Conservation Area and are undesirable on modern buildings within the Conservation Area. uPVC conservatories are also likely to be inappropriate, particularly where they are visible from the public highway.

The rendering of buildings which were traditionally exposed brick is not appropriate as this also traps moisture and reduces the breathability of buildings. Traditional lime mortar should be used for renders to historic buildings if they are deemed appropriate. The painting of brickwork is not normally good conservation practice, as plastic paints also reduce breathability. Breathable traditional paints are therefore preferable to modern plastic paints.

Inappropriate uPVC Windows/Doors/Conservatories





The cumulative impact of changes can result in a severe loss of historic character, which reduces the visual interest of individual buildings and the Conservation Area as a whole. Other modern accretions to buildings which negatively affect their appearance and that of the Conservation Area as a whole include:

- uPVC rainwater goods (gutters and downpipes) and ventilation pipes
- modern garage doors
- satellite dishes
- solar panels
- television aerials
- letterboxes attached to walls or gates
- vents
- cables
- security alarms
- inappropriate light fittings
- plastic plant pots.

Wheelie bins are supplied by the Council for rubbish and recycling but these are bulky items that can detract from the character of the Conservation Area. Bins should be stored out of sight, rather than where they can be seen from the road or footpath.

Boundary markers are important to the character of the Conservation Area with traditional boundary markers such as brick and flint walls and hedges contributing positively. Very open access points or removal of boundary markers erodes the character of the Conservation Area.

The location of many of the dwellings on the main through road means that the demarcation of boundaries is important for safety. Some boundary markers may have been selected to minimise noise and maximise privacy but large areas of timber board fencing, especially between concrete posts, or leylandii hedges are not in keeping and detract from the character of the Conservation Area. Similarly breezeblock is not an appropriate material to be visible in a wall.

Poor surfacing of the road or driveways negatively impacts the character of the area.



Closing bar that has come unstuck on a slimline double glazed replacement window



Television aerials and associated supports and cabling detract from the appearance of historic buildings and can cause damage to the historic fabric.



Satellite dish



Example of prominent solar panels



Prominent cables and inappropriate light fittings



Letterbox



Plastic plant pots



Timber board fencing



Example of a breezeblock wall



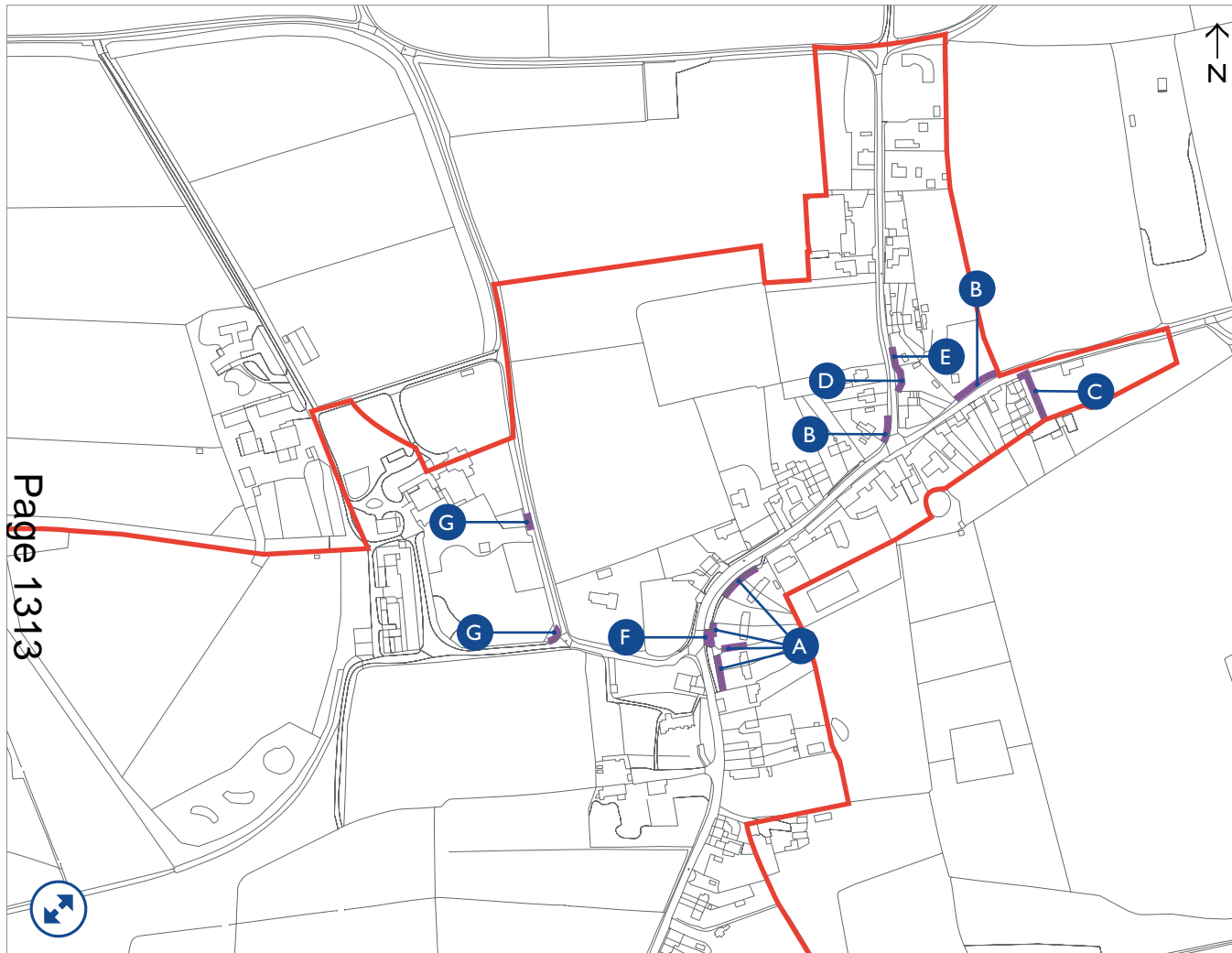
Leylandii hedge



Very open access point, large no parking signs and poor road surfacing all detract from the character of the Conservation Area



Poor surfacing to a large access splay

**KEY**

— Conservation Area Boundary

— Negative feature

A Prominent timber board fencing

B Leylandii hedge

C Wide opening with prominent timber fencing between concrete posts

D Wide open access with poor surfacing and prominent white signs

E Informal open access

F Poor surfacing

G Informal signage



7.3 PRESSURES FROM DEVELOPMENT

As pressure for housing increases there is a risk of the spreading of the settlement edges of Thornage into the landscape of the Glaven Valley. The meadow and common between Brinton and Thornage, which is an important contributor to the setting of the Conservation Area and views from it, and the surrounding fields, especially to the south-west, are an important part of the character of the Conservation Area which should not be eroded by excess development.

While some housing will be required, this should be weighed against need and carefully planned to be located as sensitively as possible, with minimal or no negative impact on heritage values. Developments of multiple houses are unlikely to be appropriate in Thornage. New individual houses should remain relatively small in order to reduce or eliminate their impact in the surrounding Conservation Area and landscape.

Harsh edges to settlements should be avoided. Screening with existing and new hedgerows, trees and woodland could assist with reducing visibility. However, this should not be used as the sole justification for development as other factors, such as the impact from subdivision of historically open space or the

contextual relationship of a development to its setting, are relevant. Development should therefore respect existing scales, densities, materiality and the local vernacular. It should also respect historic property and field boundaries.

Planning legislation allows for buildings of high design quality to be constructed in historically sensitive areas, which enables the continuing evolution of a place whilst ensuring the quality of the environment. Provided the design is of high quality and construction, the materials and style of the new building does not necessarily have to match those of the existing buildings in the area.

However, there is a risk that the construction of too many buildings of contrasting design and materials could erode the character of the Conservation Area and it is important that the collective impact of the growing numbers of such buildings is taken into account each time one is proposed. Wherever possible, applicants should be encouraged to make use of sympathetic traditional materials, scale and massing so that new buildings sit harmoniously within the streetscape and the wider Conservation Area. Consideration should also be given to the impact of large areas of glazing in a design of otherwise traditional materials as these can create detrimental blank spaces in views.

7.4 RURAL CHARACTER AND SUBURBANISATION

Thornage's rural character is one of the things that make it so special. With a gradual growth in houses on the edges of settlements, the desire of owners to improve their properties and the conversion of once functional agricultural buildings into residential use, there is a risk of suburbanisation or over restoration of buildings and public realm or surfacing treatments. Elements such as hard surfacing, for example kerbs, bricks or concrete as opposed to gravel, formal gates, loss of grass verges, coniferous hedging, high or hard fences and larger parking areas could erode the informal, rural feel of the area. External lighting and light pollution at night is also a threat, as part of the night time character of the area is one of darkness, with the ability to see the stars. Excessive signage should be avoided and traditional signage, such as timber finger posts as opposed to modern metal road signs, should be encouraged. Road markings are generally quite minimal and this should remain the case.



7.5 SECOND HOME OWNERS AND HOLIDAY COTTAGES

Thornage's location in North Norfolk means that it could be a popular choice for second home owners and for investors creating holiday cottages, though pressure is not likely to be as great as in coastal villages such as Blakeney and Cley-next-the-Sea. Whilst holiday cottages do generate some local jobs and revenue, second homes generally do not. The effects of high numbers of both types of properties on local communities are well documented nationally and could involve a hollowing out of the community, especially in the winter; a distorted population that undermines local services; and local people priced out of the village they grew up in. Traffic levels will also increase with increased tourism demands.

The popularity of the North Norfolk coast and the inland villages and landscape with tourists will create demand for new facilities and infrastructure. There could be pressure for an increase in size and number of camp and caravan sites, which could cause visual harm to the setting of historic buildings and landscape.

7.6 DARK SKIES AND LIGHT POLLUTION

North Norfolk is one of the best places in the country to view the sky at night. There are also no streetlights in Thornage, which retains this characteristic of its atmosphere and setting. There is a potential risk from increasing use of bright external lighting which could reduce the ability to see the night sky and impact on the tranquillity and rural feel of the area. Avoiding excessive external lighting would help to preserve the special character of Thornage at night.

7.7 AGRICULTURAL USES

Agriculture is a key industry in the local area. However, there are no working farms in Thornage village. The fields to the north of the village have an agricultural use and seem to be used for storage, which potentially detracts from the setting of the village.

7.8 RIVER LOCATION AND CLIMATE CHANGE

Historic buildings and environments may be affected by changing climatic conditions in the future. Increased storms could cause damage to buildings, while wet conditions promote decay and increase the risk of subsidence. Gutters and drainpipes may not be sufficient to cope with increased rainfall resulting in water ingress, damp and associated rot caused by water not being carried away from the built fabric.

In Thornage, the low-lying valley location and the position of the river so close to buildings could mean potential increased incidences of flooding. More intense rainfall alternating with periods of drought has implications for the river, the floodplain and water management,⁴⁰ both in ecological terms and as a threat to historic buildings. Those buildings on or next to the river, such as the mills, are more at risk than those set further away. Flooding can cause structural damage and a general increase in water levels causes problems with damp. Wet conditions promote decay and increase the risk of subsidence.

The need to respond to changing climatic conditions may also put pressure on the historic environment and individual buildings with the incorporation of renewable energy sources, increased insulation, the fitting of window shutters and other measures. Current planning legislation and heritage guidance allows for changes to historic buildings to facilitate environmental sustainability providing that they do not detract from the significance of the heritage asset.

Damage may also occur to below ground archaeology that has the potential to enhance understanding of the village's history and development. This may be as the result of flooding or drying out of the ground.

Section 8

Management Plan

This section sets out recommendations for the management and enhancement of the Conservation Area. It also includes details of a review of the boundary of the Conservation Area.

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8.1 INTRODUCTION

This management plan provides:

- An overarching **conservation philosophy** which sets out the guiding principles for the retention and enhancement of the character and appearance of the Thornage Conservation Area.
- **Recommendations** which give more detailed guidance for the protection of existing features of special interest and the parameters for future change to existing buildings or new development.

Once this Conservation Area Appraisal and Management Plan has been adopted by NNDC, the philosophy and recommendations in this section will become a material consideration in the council's determination of planning applications, Listed Building consents and appeals for proposed works within the Conservation Area.

Building owners and occupiers, landlords, consultants and developers should refer to these recommendations when planning change within the Conservation Area. Adherence to this guidance will ensure designs consider the special interest of Thornage from the outset and that change makes a positive impact on the Conservation Area.





8.2 CONSERVATION PHILOSOPHY

The overarching aim of the recommendations in this management plan is the preservation and enhancement of the character, appearance and special architectural interest of the Thornage Conservation Area.

- Nationally and locally designated buildings and associated structures and features should be preserved and enhanced.
- Fundamental to the character of Thornage is its well-maintained historic built environment. Regular maintenance is vital to achieving this as it prolongs the life of historic fabric. Timely repairs should be undertaken on a like-for-like basis.
- Where possible, detracting features should be removed where they already exist and the addition of detrimental features should be avoided.
- Sensitive reinstatement of features that have been lost or replaced with inappropriate alternatives will be encouraged where based on a sound understanding of the significance of the building and its historic development.
- The preservation and enhancement of the setting of individual heritage assets is important and will include maintaining historic outbuildings, subsidiary structures, boundary features and landscape features or reinstating them where there is evidence of their loss.
- The character of the Conservation Area will be preserved through the maintenance of a built environment in which the buildings are almost all of one or two storeys in height, are of small or medium scale, and use traditional local materials, namely brick, flint with brick dressings and clay pantiles. Pitched roofs, gables and chimneys are important elements of the varied roofscape of the village. There are historical exceptions to this scale, massing and materiality but they are, by definition, rarities and will not be regarded as precedent for new development.
- The village will be managed to maintain the existing pattern of development, with a linear development pattern along The Street, Holt Road and Letheringsett Road.
- The rural character of the village should be preserved: urban or suburban introductions will not be permitted and an overly manicured public realm will be avoided.
- Any new development, whether attached to an existing building or detached in its own plot, must be appropriate in terms of scale, massing, design and materials. It should be the minimum necessary to meet the required demands for housing. It will be of high quality in both its design and construction so that it is valued by current and future generations.

(continued overleaf)



- Landscaping associated with new development should be appropriate to the character of the Conservation Area and current public green spaces will be preserved. Existing trees and greenery within the Conservation Area should generally be preserved and there will be a presumption in favour of the retention of existing mature trees for all new developments. Front gardens should not be lost to driveways.
- New development will not negatively impact on views within or towards the Conservation Area and views of landmark buildings will be preserved.
- The needs of maintaining a safe highway through the village should be balanced against the preservation of the historic character of the Conservation Area.
- The setting of the village contributes considerably to its special interest and will be maintained. The meadow, agricultural land and planted woodland surrounding the village will be preserved.



8.3 RECOMMENDATIONS

8.3.1 Repairs, Materials and Techniques

There is a consistency to the materials palette used in Thornage that is a fundamental part of its character, which includes predominately flint, complemented by brick, render and pantiles. These traditional materials require repair and maintenance using traditional techniques, particularly the use of lime mortars and renders, in order that the breathability of the historic buildings is maintained and moisture does not become trapped within the fabric, leading to decay.

Regular maintenance ensures the appearance of the Conservation Area is preserved and is also of benefit as it ensures that small problems do not escalate into larger issues, which cause more damage to historic fabric and a greater cost to put right.

Recommendations

- Buildings and structures should be maintained in good condition.
- Repairs should be on a like-for-like basis wherever possible. That is, a repair that matches the historic element removed in terms of material, method of construction, finish and means of installation.
- Maintenance and repairs should be undertaken on a regular basis in order prevent problems with condition and to rectify any issues before they escalate.
- Reversibility, i.e. the ability to remove a modern repair or material without damaging the historic fabric, is an important consideration, as better alternatives may become available in the future.
- Historic materials should be reused for repair wherever possible, for example rebuilding a brick wall in poor condition using as many of the original bricks as possible.

8.3.2 Retention of Existing Features and Details

Architectural features and details and the design, materials and form of buildings, as outlined in [Section 4](#), make important contributions to the appearance of individual buildings and the streetscape as well as to the character of the Conservation Area overall. Loss or inappropriate replacement of such features and details causes the incremental diminishment of appearance and character.

Existing features and details may not be original to a building but may be later additions which are also historic. Such features and details still have aesthetic value and also illustrate the changes to the building and the Conservation Area over time. Some features and details may also record past uses of a building and so contribute to the evidential record of the village's history.



Recommendations

- Original and historic windows (including dormers, bay and oriels windows) and doors should be preserved and maintained through diligent repair.
- The appearance of windows and doors that are recent replacements made to match the original or historic designs should be retained.
- Shop fronts and display windows, whether in retail use or not, should be retained and preserved.
- Chimneys and chimney pots should be retained and preserved. Where rebuilding is necessary, the design and form of the existing chimney should be retained and historic materials reused where possible.
- Patterns of flint and/or brickwork in buildings and boundary walls will be preserved. If rebuilding is necessary, a record will be taken in advance of works starting and the wall rebuilt to match exactly.
- Inscription stones, plaques and decorative features will be retained and preserved in situ.
- Historic gates, railings and walls will be retained and preserved. Where new gates or railings have been made to match removed historic ones, the pattern, form and materials will be preserved in any future replacements.

8.3.3 Alterations, Extensions and Demolition

Thornage has evolved over centuries and its built fabric reflects both historic uses and prevailing fashions. It is not the purpose of designation to prevent future change, which is necessary for the enduring sustainability of the heritage asset. Instead, the purpose of designation is to ensure change is carried out in a manner that does not cause harm and also, where appropriate, enhances the heritage asset.

Loss of fabric (demolition) and additions of new fabric can cause harm to individual buildings, the streetscape and the Conservation Area more widely. Proposed change will be evaluated on a case by case basis as the small variations in location, past change and detailing between one existing building/site and another means that what is acceptable for one building/site may not be acceptable on another.

The impact of proposed changes on the heritage asset or assets affected should be undertaken through a formal Heritage Impact Assessment. This should consider the heritage asset or assets affected, their setting and key views. Any change in the Conservation Area or close to it (in its setting) will require assessment in terms of its impact on the Conservation Area as a heritage asset. Further assessment may be required in relation to an individual listed building or listed buildings near the subject of the proposed change.

What is a Heritage Impact Assessment?

Heritage Impact Assessment (HIA) is a process of identifying what is historically and architecturally important about a heritage asset, in order to be able to assess whether proposed changes will have a positive, negative or no impact on the heritage values of the place. Advice is usually given by a specialist heritage consultant and the resulting conclusions presented in a report, which should include:

- Identification and description of the proposals site and its setting;
- Identification of any designations, such as listing, which the site is subject to or which are within the setting of the site;
- Description of the history of the property;
- Identification of the 'significance' of the site, i.e. its historic and architectural interest;
- Assessment of the impact the proposals will have on the significance of the site, as well as recommendations for any changes to the scheme that will reduce any negative impacts that are identified.



Alterations to existing buildings should be carried out using materials that are of appropriate appearance and of a composition that will not cause harm to the existing fabric. For example, alterations should not be carried out using brick that is harder than the existing as it will cause the existing brick to deteriorate.

Buildings can be important records of their own development. There should not be a presumption that reversing historic changes will be acceptable as this can diminish the illustrative value of a building. However, not all past changes are beneficial to a building and the removal of negative features or reinstatement of lost features can enhance a building. Therefore, demolition or removal of buildings or features that detract from the Conservation Area may be beneficial. Whether or not the existing building contributes positively to the Conservation Area in terms of its appearance, if it contributes positively in terms of layout, demolition should only be permitted where rebuilding is proposed.

Alterations and extensions should be of a scale, design and quality that will enhance the Conservation Area. The addition of modern fittings also needs to be considered carefully as items such as satellite dishes and aerials can be visually detrimental to the Conservation Area. These should be located on rear elevations away from sight of the public highway. The addition of solar panels will require planning permission if they protrude 200mm above the roofline or are sited on a wall/roof adjacent to the highway.

Article 4 Directions can be placed on individual properties by local planning authorities to restrict certain permitted development rights. This can be a means of providing extra controls over the type and extent of development that is allowed. Given the existing controls that conservation area designation brings, plus the number of Listed Buildings and proposed Locally Listed Buildings within the Thornage Conservation Area, which themselves are subject to controls over development, no Article 4 Directions, which would control development to unlisted buildings, are deemed necessary in Thornage at this time.

Recommendations

- The heritage impact of proposed alterations, extensions and demolition will be assessed prior to approval of works.
- Proposed changes should preserve or enhance the character of the Conservation Area. This means that the changes should be respectful of the typical architectural and visual character of the Conservation Area.
- Extensions will be subsidiary to the existing buildings in their massing and design. The scale of extensions should be in keeping with the existing buildings. The use of traditional materials will be encouraged, though thoughtful and sensitive design with modern materials may be acceptable.

- Extensions will be of a high quality of design and construction.
- Negative features should be removed when the opportunity arises. Enhancement could be achieved through removing a features which is out-of-character with the characteristics of the area and replacement with something more in-keeping.
- Modern additions, such as (but not limited to) solar panels or satellites dishes, should not be located on primary elevations or street frontages.
- Any modern materials added to a building should be high quality and sympathetic.

8.3.4 New Development

New development may take the form of replacement buildings or construction on undeveloped plots. Any new development should respect the character of the immediate area of the Conservation Area in which it is proposed, in order to preserve the differentiation between areas within the Conservation Area and so preserve the diversity of the Conservation Area as a whole. New development should not compete with or overshadow existing buildings, particularly where the existing buildings are historic. This is so that the character-defining historic buildings remain preminent and their setting is not harmed.



The materiality of new development is important. High quality materials should be used to maintain the overall quality of the built environment and to ensure, from a sustainability point of view, that the building has durability. Traditional local materials are widely used in the Conservation Area and are a major contributor to its character, though with good design it may be possible to incorporate some limited modern materials.

Recommendations

- The heritage impact of proposed alterations, extensions and demolition will be assessed prior to approval of works.

New development should be of the same or a lesser scale and massing as the buildings around it.

Traditional local vernacular materials should be used, namely flint, red brick and clay pantiles. There may be scope for limited use of timber, timber weatherboarding, render, stone, slate and other traditional materials, though thoughtful and sensitive design with modern materials may be acceptable.

- The design of new development should be of a high quality that will be valued now and in the future. There is no presumption in favour of either traditional or contemporary design.
- The quality of construction should be high.
- Historic plot or field boundaries should be preserved when new development occurs.
- New development should have wheelie bin space/storage included. For existing buildings screening with planting, fences or walls would help to reduce their impact where it is feasible.

8.3.5 Streetscape, Public Realm and Green Landscape

The streetscapes within the Conservation Area are made up of many components and are vulnerable to incremental change that cumulatively affects the composition. When considering change to individual buildings or elements in the public realm, the impact on the streetscape should be assessed both in terms of the impact of the change and the impact in conjunction with other changes that are either proposed or have taken place. It may be acceptable for a change to be made once on a street but to repeat the change multiple times would diminish the character of the street.

Current public realm features within the Conservation Area are mainly in materials that are appropriate to the character of the area, such as timber benches. Ubiquitous road signs or bus stop signage should be kept to a minimum and more traditional forms of signage, such as finger posts, should be encouraged. Road markings should be kept to a minimum to preserve the rural character of the village whilst ensuring the safety of the main road.

Thornage is a rural village and its public realm should reflect this. Efforts should be concentrated on ensuring the long-term conservation of the built fabric, for example, through the removal of vegetation from flint walls to improve condition, rather than creating a pristine public realm. Grass verges, hedges and trees are all important elements of the character of the Conservation Area which should be preserved.

The green spaces within Thornage provide an important contrast with the built areas and should be preserved. They also contribute to the character of the Conservation Area.



Recommendations

- Proposed change will be considered in relation to the streetscape.
- Historic boundary walls should be preserved and regularly maintained.
- New development should have defined boundaries demarcated with boundary treatments that are in keeping with the character of the Conservation Area.
- The green spaces and grass verges within the Conservation Area will be preserved.
- Trees and hedging within the Conservation Area should be preserved.
- Excessive signage will be avoided.
- Traditional materials should be used for street furniture and signage.
- Traditional forms of signage will be encouraged.
- Road markings will be kept to a minimum and will use narrower format lines appropriate for Conservation Areas where they are necessary.

- Parking on the narrow roads will be discouraged, with any physical measures required being sympathetic to the character of the Conservation Area.

8.3.6 Setting and Views

The setting of Thornage contributes to its special interest. The physical setting encompasses agricultural fields, meadows and blocks of planted woodland. The meadows to the west are important in views and are crossed by a public footpath. The meadows should remain undeveloped both for aesthetic reasons and to minimise the risk of flooding in the village with the concomitant damage to the historic buildings that it would cause. The fields reflect the historic and current importance of agriculture to the Norfolk economy. The planted woodland blocks indicate management of the landscape as part of an estate.

The ability to appreciate heritage assets individually or collectively from key viewpoints contributes to their special interest. Vegetation, particularly hedges and trees, can affect views by hiding or revealing buildings and other features. Lighting has the potential to impact on the ability to appreciate the dark skies of the area.

Recommendations

- The setting of the Conservation Area will be protected from inappropriate development.
- New development on the edges of the Conservation Area, if deemed appropriate, will be screened with planting to preserve views from the surrounding Glaven Valley landscape.
- Key views within and into the Conservation Area will be preserved.
- Views of landmark buildings, particularly the church and the Hall, dovecote and barns of Thornage Hall, will be preserved.
- Excessive use of external lighting will be avoided.

8.3.7 Boundary Review

In accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990, the National Planning Policy Framework and Historic England best practice guidance, the boundary of a conservation area should be periodically reviewed and suitably revised in accordance with findings made during this exercise.

The need to review the boundary can be in response to a number of factors: unmanaged incremental changes which have, over time, diluted the character



of an area; the boundary may have been drawn too tightly originally; or the special interest of a feature may not have originally have been evident to the assessor. Although it is principally the built structures that are recognised in amending the boundary, their accompanying plots often provide an important historical context which should be incorporated together with the building(s).

The boundary has been reviewed and proposed changes are detailed below. The major change is the separation of Brinton and Thornage into two separate character areas. Although there are historical links between the two villages, their historic built environments have different characters and separating them allows for better understanding and management of both. In addition areas of open space have been excluded so that the focus on the Conservation Area is the historic built environment. As part of the rationalisation of the boundary areas of garden or grounds associated with properties in the Conservation Area have been included.

If, following public consultation, these amendments are approved, the appraisal document and maps will be updated in accordance with the boundary changes for the final adopted document.

Recommendations

Proposed boundary changes are outlined below.

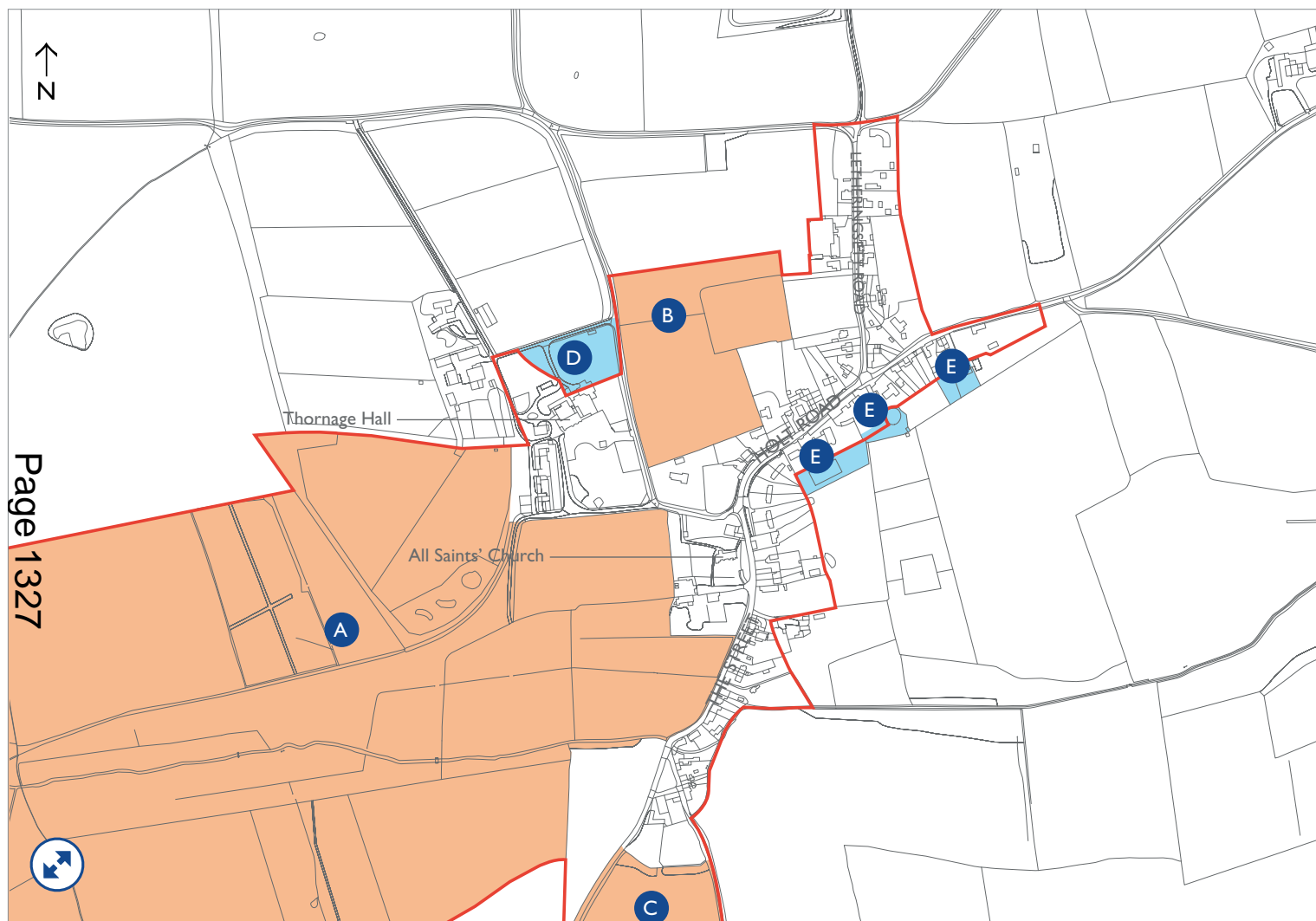
Exclude from the Conservation Area boundary:

- A Brinton and the meadow between Brinton and Thornage. The existing Conservation Area is to be split into two to allow the clearer definition of the special interest of each settlement and facilitate the future management of each.
- B Fields to the north of the village built environment. The existing boundary cuts through a field and it is proposed to redraw the boundary to align with the gardens and grounds of the built environment.
- C Field to the south of the village built environment. The existing boundary cuts through a field and it is proposed to redraw the boundary to align with the gardens and grounds of the built environment.

Include within the Conservation Area boundary:

- D North-east corner of Thornage Hall grounds. This is excluded along a seemingly arbitrary line at present.
- E Gardens south of Holt Road. The current boundary cuts through existing gardens so the boundary will be rationalised to include them.

*Anton village centre**Fields north of the Conservation Area**Meadows west of the village*

**KEY**

- Current Conservation Area Boundary
- Proposed Inclusion within Conservation Area Boundary
- Proposed Exclusion from Conservation Area Boundary

Boundary Review Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623. This plan is not to scale.

Section 9

Further Information

A summary of the significance, issues and opportunities within the conservation area, as well as details of next steps and contacts.

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The preservation and enhancement of the character, appearance and special architectural interest of the Thornage Conservation Area should be at the heart of changes made within the area. All its residents have the opportunity to contribute to the preservation and enhancement of the village and ensure that it is passed on to future generations.

RESEARCHING THE HISTORY OF A BUILDING OR SITE

Before proposing any change, it is important to understand the significance of a building or site. This will require research into historical development. Some useful places to start your search are detailed below.

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The National Heritage List for England, to find out whether your building is listed.

The Norfolk Heritage Centre at the Norfolk and Norwich Millennium Library.

- **The Blakeney Area Historical Society**, who run a History Centre containing documents on local history.
- **The Norfolk Records Office**. You can search their catalogue online before you visit or request research to be carried out on your behalf.

- **Norfolk Heritage Explorer**, the Heritage Environment Record for the county.
- **Holt Library**. Interlibrary loans mean that you can always borrow books from other libraries if necessary.
- **The National Archives**. These are located at Kew, London, but the catalogue can be searched online.
- **British Newspaper Archive Online**, which can often be a useful source of local history information.
- **National Library of Scotland**, which allows you to view numerous historic plans online.

PLANNING ADVICE

If you need further advice on buildings in conservation areas, design guidance and planning permissions, visit the Heritage and Design pages of North Norfolk District Council's website, <https://www.norfolk.gov.uk/section/planning/heritage-design/> or contact the Planning Department: planning@north-norfolk.gov.uk

ADVICE ON CONSERVATION BEST PRACTICE

Historic England's website contains a range of advice and guidance, such as Conservation Principles: Policies and Guidance and guides on understanding heritage value, setting and views, to specific guides on types of repairs or types of buildings. This information can largely be found in the advice area of the website. <https://historicengland.org.uk/advice/>

FINDING A CONSERVATION ARCHITECT, CONSULTANT OR CONTRACTOR

When undertaking work to an historic building it is important to employ contractors who have worked with them before and understand what would be appropriate in terms of change. There are several organisations that maintain lists of experienced conservation and heritage professionals from architects and surveyors to leadworkers and roofers. The following are databases of consultants who have a proven track record of working with historic buildings:

- The Institute of Historic Building Conservation (IHBC), who have a database of accredited practitioners.
- Royal Institute for British Architects (RIBA) list of conservation architects.
- The Register of Architects Accredited in Building Conservation (AABC).



TRACKING OR COMMENTING ON PLANNING APPLICATIONS

If you or a neighbour submits a planning application, there will be a period when members of the public can comment on the application. This can be done electronically online via the Council's Planning website: <https://idoxpa.north-norfolk.gov.uk/onlineapplications/>

If you are planning works to your own property, it can be useful to check the planning applications that have been approved for similar works in the village to understand what might be acceptable.

It may also be useful to review the planning history for your own site to find out what changes may have been made to your property prior to your ownership. Note that the council only holds planning application records online for recent years. For older applications please contact the planning department (planning@north-norfolk.gov.uk) for details of how to access the documentation.

COMMUNITY ACTION

The Government recognises that local communities care about the places where they live and in light of this has developed neighbourhood plans as a tool for local communities to shape the future of their built environment. These are documents that are created by the local community to sit alongside the local Council's planning policies to provide planning policies that are specific to that area. It acts as guidance for anyone wanting to make change to that place and for those who are assessing proposals for change.

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ENDNOTES

- 01 Section 69 (1), *Planning (Listed Buildings & Conservation Areas) Act 1990*.
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Appendix B

Glossary of Terms

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Alteration

Work intended to change the function or appearance of a place (HE, Conservation Principles, 2008, 71).

Conservation Area

‘An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’, designated under what is now s69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (HE, Conservation Principles, 2008, 71).

Conservation

The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance (NPPF, 2018, 65).

The process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations (HE, Conservation Principles, 2008, 71).

Designated heritage asset

A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation (NPPF, 2018, 66).

Heritage asset

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing) (NPPF, 2018, 67).

Historic environment

All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora (NPPF, 2018, 67).

Preserve

To keep safe from harm (HE, Conservation Principles, 2008, 72).

Renewal

Comprehensive dismantling and replacement of an element of a place, in the case of structures normally reincorporating sound units (HE, Conservation Principles, 2008, 72).

Repair

Work beyond the scope of maintenance, to remedy defects caused by decay, damage or use, including minor adaptation to achieve a sustainable outcome, but not involving restoration or alteration (HE, Conservation Principles, 2008, 72).

Restoration

To return a place to a known earlier state, on the basis of compelling evidence, without conjecture (HE, Conservation Principles, 2008, 72).

Reversible

Capable of being reversed so that the previous state is restored (HE, Conservation Principles, 2008, 72).

Setting of a heritage asset

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (NPPF, 2018, 71). The surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape (HE, Conservation Principles, 2008, 72).

Significance (for heritage policy)

The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance (NPPF, 2018, 71). The sum of the cultural and natural heritage values of a place, often set out in a statement of significance (HE, Conservation Principles, 2008, 72).

Value

An aspect of worth or importance, here attached by people to qualities of places (HE, Conservation Principles, 2008, 72).

Appendix C

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Audit of Heritage Assets

Identification of all the designated and adopted locally listed heritage assets within the Conservation Area.

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THE STREET


Address / Building Name	The White House
Street-by-Street Area	The Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1304483
Brief History	c.1635, of two builds.
Brief Description	House. Red brick and flint, though once colourwaashed. Black glazed pantiles. Two storeys and attic. Main south front has sash windows. Asymmetric arrangement of windows to north.
	

Address / Building Name	Barn with Dovecot attached to west side of White House
Street-by-Street Area	The Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049156
Brief History	Seventeenth century, converted to house twentieth century.
Brief Description	Barn, now house. Coursed flint with brick dressings, pantile roof. Central large opening on east side, now with modern doors/window. Dove holes under eaves (some now blocked) on west side.
	


Address / Building Name	Brook House
Street-by-Street Area	The Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373821
Brief History	Late eighteenth century
Brief Description	House. Red brick with black glazed pantiles. Timber sash windows, timber panelled door window Classical doorcase. One and a half height extension to south in flint brick and red tile; a converted outbuilding.
	


Address / Building Name	House 50m east of Old Rectory
Street-by-Street Area	The Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1153061
Brief History	Seventeenth century with nineteenth century additions to right.
Brief Description	House. Two storeys. Brick and flint with red pantile roof. Zig-zag pattern in brick to west gable. Timber and iron casement windows. One on rear with Gothic head.
	


Address / Building Name	The Old Rectory
Street-by-Street Area	The Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1153037
Brief History	c.1800.
Brief Description	House, former Rectory. Three storeys. Red brick under slate roof. Sash windows. Off-centre doorway enclosed by late-twentieth century semi-glazed porch of no architectural significance.
	

Address / Building Name	Chapel Cottage 50m east of Church House
Street-by-Street Area	The Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049155
Brief History	Seventeenth century
Brief Description	House. Two storeys with attic. Flint with red brick dressings, pantiles. Late-nineteenth casements. Late-twentieth century porch.
	

THE STREET (CONT'D)

Address / Building Name	Church of All Saints
Street-by-Street Area	The Street
Status	Grade II*
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373820
Brief History	Eleventh century and later. Restored 1898.
Brief Description	Church. Flint with brick dressings and slate or red tile roofs. Square tower with corner pinnacles. North porch.
	


Address / Building Name	Farm building west of The Old Rectory
Street-by-Street Area	The Street
Status	Proposed local listing
List Entry Link	N/A
Brief History	Seventeenth to eighteenth century
Brief Description	Long range outbuilding west of the Old Rectory. Red brick with brick dentil cornice, steep red clay pantile roof with dormer window, timber lintels and varied openings including two sets of double timber board doors. Small window under a brick arch.
	

Address / Building Name	Church House
Street-by-Street Area	The Street
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1153048
Brief History	House and former shop. seventeenth century range to west, re-fronted late-eighteenth century. Early nineteenth century wings to east.
Brief Description	House to west, with shop front on east gable. West range, two storeys, red brick, pantile roof, sash windows, Classical doorcase. East wall and ranges flint with brick dressings. Shop front with central timber and glazed door and 3x4 timber framed windows either side, timber fascia above.
	


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THORNAGE HALL


Address / Building Name	Thornage Hall
Street-by-Street Area	Thornage Hall
Status	Grade II*
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1304519
Brief History	c.1482, altered seventeenth and nineteenth centuries. Former grange of the Bishops of Norwich. Built for Bishop Goldwell (1472-99).
Brief Description	Flint with stone dressings, black glazed pantile roof. Stepped buttresses. Two storeys. Large stone traceried windows and pointed arch stone doorway on south front.
	


Address / Building Name	Lofted cartshed at Thornage Hall Farm c20m west of Thornage Hall
Street-by-Street Area	Thornage Hall
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1304503
Brief History	Early eighteenth century.
Brief Description	Flint and brick, pantiles. Open front to south with 5 posts. Vertical weatherboarding to loft above.
<div>SEE LIST ENTRY FOR IMAGE</div>	

Address / Building Name	North Gate to the Churchyard
Street-by-Street Area	Thornage Hall
Status	Proposed local listing
List Entry Link	N/A
Brief History	August 1902
Brief Description	Gate comprising two brick gate piers, decorative iron gates and overthrow. Inscribed stone on north gate pier reads: ‘Erected by the Thornage parishioners in honour of the coronation of King Edward VII and Queen Alexandra 9th August 1902.
	


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THORNAGE HALL (CONT'D)


Address / Building Name	Barn at Thornage Hall Farm c60m south-west of Thornage Hall
Street-by-Street Area	Thornage Hall
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373819
Brief History	Seventeenth century with eighteenth century additions dates 1718 and 1727.
Brief Description	Long barn range, c80m. Brick and flint under continuous pantile roof. North gable has stone plaque inscribed JA/1715 for Jacob Astley. Several internal spaces, including cow shed with flint pebble floor, storage, modern grain silos, barns, one with part loose boxes with wooden troughs. Southern barn with stone plaque inscribed JA 1727.
	


Address / Building Name	Dovecote, c30m south-east of Thornage Hall
Street-by-Street Area	Thornage Hall
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049195
Brief History	1728.
Brief Description	Dovecote. Red brick. Square hipped roof in red and black glazed pantiles terminating in square wooden Glover. Moulded brick platbands and square wooden shuttered openings on each side. Stone plaque south side inscribed TA/1728. Small stone arched door to west. Internally 20 tiers of holes on all four sides.
	

HOLT ROAD

Address / Building Name	Town Farm House
Street-by-Street Area	Holt Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1153065
Brief History	Seventeenth century with nineteenth century additions.
Brief Description	House. Two storeys with attic. Rendered walls, pantile roof. Sash windows to ground floor and varied windows to first floor. Single storey nineteenth century extensions, including dairy to north-west.
	

Address / Building Name	Flintwall Cottage
Street-by-Street Area	Holt Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049153
Brief History	Seventeenth century, with eighteenth century and twentieth century alterations. Formerly two cottages, converted into one house.
Brief Description	House. Two storeys. Flint and red brick, pantile roof. Casement windows, some timber some iron. Roundel window to south elevation to street.
	


Address / Building Name	Gatepier, c5m to right of Old Foundry House
Street-by-Street Area	Holt Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049154
Brief History	Nineteenth century gatepier. There was an iron and brass foundry on the site in the nineteenth century, which would explain the unusual gatepiers.
Brief Description	Gatepier in rusticated gault brick, cast iron double cap, 3 front panels with cast iron plaques showing decorative figurework and Latin inscriptions, cast iron cap to plinth.
	

Address / Building Name	Old Foundry House and attached gate pier
Street-by-Street Area	Holt Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1153054
Brief History	Eighteenth century, with nineteenth century gatepier. There was an iron and brass foundry on the site in the nineteenth century, which would explain the unusual gatepiers.
Brief Description	House. Two storeys. Rendered and colourwashed. Red pantile roof. Sash windows, central panelled door. Gatepier in rusticated gault brick, cast iron double cap, 3 front panels with cast iron plaques showing decorative figurework, cast iron cap to plinth.
	


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HOLT ROAD (CONT'D)

Address / Building Name	Barns at Town Farm with attached stable range
Street-by-Street Area	Holt Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373822
Brief History	Eighteenth century
Brief Description	Range of two barns and stables along roadside. Flint and red brick with red pantile roof. North-east gable of diamond and heart patterns in brick.




Address / Building Name	Former public house
Street-by-Street Area	Holt Road
Status	Proposed locally listing
List Entry Link	N/A
Brief History	Late eighteenth century
Brief Description	Former public house facing sideways to the road. Red brick front elevation with cobble flint gables. Casement windows set in cast iron frames serving as a reminder to the iron and brass foundry.



LEATHERINGSETT ROAD

Address / Building Name	Thornage Grange
Street-by-Street Area	Letheringsett Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049152
Brief History	Late seventeenth century.
Brief Description	House. Two storeys. Red brick, red pantiles. 6 bays. Shaped gables. Timber sash windows. Off-centre timber panelled door.



Appendix D

Full Size Plans

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