Public Document Pack

Planning Policy & Built Heritage Working Party

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Friday, 15 April 2022

A meeting of the **Planning Policy & Built Heritage Working Party** of North Norfolk District Council will be held in the **remotely via Zoom** on **Monday, 25 April 2022** 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 the committee clerk 24 hours in advance of the meeting and arrive at least 15 minutes before the start of the meeting. This is to allow time for the Committee Chair to rearrange the order of items on the agenda for the convenience of members of the public. Further information on the procedure for public speaking can be obtained from Democratic Services, Tel: 01263 516108, Email: Lauren.Gregory@north-norfolk.gov.uk.

Anyone attending this meeting may take photographs, film or audio-record the proceedings and report on the meeting. Anyone wishing to do so must inform the Chairman. If you are a member of the public and you wish to speak on an item on the agenda, please be aware that you may be filmed or photographed.

Please note that Committee members will be given priority to speak during the debate of agenda items

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

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

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 6th December 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 - 12

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

8. GLAVEN VALLEY VILLAGES CONSERVATION AREA APPRAISALS & MANAGEMENT PLANS 2022 Pages 13 - 768

Summary: This report seeks approval to adopt the draft Brinton, Edgefield, Hunworth, Sharrington, Stody and Thornage Conservation Area Appraisals along with the associated Management Proposals contained therein.

Recommendations:

1. **That Working Party recommend to Cabinet to adopt the six Glaven Valley Village 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	

9. NUTRIENT NEUTRALITY

Pages 769 - 776

Summary: Natural England has published new advice in relation to the legal requirements of the Habitat Regulations to protect watercourses which are designated as Special Areas of Conservation (SACs) from excessive nutrient enrichment.

This protection is expected to be achieved by planning applications and Local Plans demonstrating that developments achieve 'Nutrient Neutrality'. This report explains Nutrient Neutrality and how it might impact on the submission of the North Norfolk Local Plan for Independent Examination.

Recommendations: **That members note the potential implications of Nutrient Neutrality on the timeline for preparation and submission of the Local Plan.**

Cabinet Member(s)	Ward(s) affected
Cllr J Toye	All Wards

Contact Officer, telephone number and email:

Mark Ashwell, Planning Policy Manager, 01263 516325
Mark.ashwell@north-norfolk.gov.uk

10. LOCAL PLAN - VERBAL UPDATE

11. 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."

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

13. 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, 6 December 2021 at the remotely via Zoom at 10.00 am

Committee Members Present:

Mr A Brown (Chairman)
Mr N Dixon
Ms V Gay
Mr R Kershaw
Mr J Toye
Mrs P Grove-Jones (Vice-Chairman)
Mr P Fisher
Mr P Heinrich
Mr G Mancini-Boyle

Officers in Attendance:

Planning Policy Manager (PPM), Planning Policy Team Leader (PPTL) and Democratic Services and Governance Officer - Scrutiny (DSGOS)

36 APOLOGIES FOR ABSENCE

Apologies were received from Cllr J Punchard and Cllr N Pearce, with Cllr W Fredericks attending as a substitute.

37 PUBLIC QUESTIONS

The Chairman reminded Members that an email had been circulated from the B1346 Awareness Group, and suggested that discussion of the matter be deferred to item 8 on site allocations.

38 MINUTES

Minutes of the meeting held on 11th October 2021 were approved as a correct record and signed by the Chairman.

39 ITEMS OF URGENT BUSINESS

None received.

40 DECLARATIONS OF INTEREST

None declared.

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

None to report.

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

None.

43 NORTH WALSHAM WEST CONSULTATION & ENGAGEMENT

The PPM introduced the report and informed Members that their decision on North Walsham may influence the following site allocations. He added that approval of all reports would result in publication of the Plan for Regulation 19 consultation, that would allow final comments on the soundness of the Plan. It was hoped that only minor modifications would be required at this stage, that could be approved by the Inspector without having to withdraw the Plan. On North Walsham, the PPM stated that the town would be critical to the success of the Plan, as it would host a significant portion of the growth required to meet the Council's housing target, with limited alternate options available. He added that without a development brief, it was important that Members were comfortable with the content of the site allocation policy to progress the Plan without causing further delay. The PPM noted that a summary of consultation responses had been included for consideration, with only a small number of issues unresolved. These related to the necessity for a rail bridge at Bradfield Road, where various options were being considered, offsite highways considerations relating to the potential for increased traffic flow, and the potential for increased home working in the future. It was suggested that a mixed use site would promote self-containment within the town, which in addition to a traffic impact assessment, may help to alleviate future traffic concerns.

Questions and Discussion

i. Cllr V Gay stated that it was unfortunate that the development brief would not be ready for the Regulation 19 consultation, as this had been the original understanding. She noted that it was her understanding that approval of a brief would still be required before development could proceed, and asked for clarification on this process. The PPM replied that without a design brief in place no development could proceed and applications would be refused. Cllr V Gay referred to the Bradfield Road bridge and suggested that any inadequate infrastructure would not be used. She added that she also expected any future traffic impact assessments to take movement within the town into account, as well as service routes. The PPM confirmed that a comprehensive assessment of all traffic routes would have to be considered as part of any proposal. In response to a question on consultation comments, it was noted that many issues raised had already been addressed, though it would be helpful for the Policy to include the agreed vision statement. Cllr V Gay stated that she was pleased to see that green infrastructure considerations were now a key concern for a majority of stakeholders, which had been addressed within the Policy.

ii. Cllr J Toye raised concerns that other forms of transport besides cars were not being given adequate consideration within the Policy, and suggested that greater emphasis should be given to public transport options. The PPM stated whilst the transport impact assessment would outline the impact of development, there was also an expectation for detailed travel plans to be developed that would encourage walking and increased use of public transport. He added that further development and growth may also provide opportunities for additional services in the town, that would negate the need for further travel.

iii. Cllr P Heinrich stated that the Policy was comprehensive and addressed many of the concerns raised by residents and the town council, then asked whether there was a timescale for completion of the development brief. The PPM replied that whilst the Communities Fund bid had failed, a site promoter had now been found that would undertake much of the technical work, leaving the Council to focus on the development brief and design code. He

added that external support would be sought to bring these forward within six to eight months, though focus would be placed on getting the Plan out to consultation first. It was noted that the recent loss of a Team Member would have an impact, though he had left the Team in a good position. Cllr P Heinrich raised concerns about the willingness of developers to invest external roads, and suggested that without the necessary highways infrastructure, he did not believe the development could succeed and asked whether this could be guaranteed prior to development. The PPM replied that nothing had been identified that would prevent the necessary road from being developed, and whilst the funding mechanism was unknown at this stage, this was not unusual. It was confirmed that issues relating to sustainability, design and layout would be covered in the development brief, whilst the level of affordable housing would be set by a viability assessment which currently suggested 15%, though consultants had been asked to review this in the hope it may be higher.

iv. Cllr N Dixon reiterated concerns regarding the lack of a development brief but accepted the circumstances and that it would not be worthwhile delaying consultation. He added that lessons had been learnt from the development of the previous Plan in relation to site allocations in Fakenham, and suggested that deliverability should be a primary concern, with any additional efforts welcomed to ensure this deliverability. It was noted that whilst the potential for increased traffic flow was a concern, providing highways solutions may inhibit opportunities for creating a modal shift in resident's travel patterns. Cllr N Dixon suggested that the Council had to be proactive in promoting the positive opportunities for greater self-containment within the town, alongside existing efforts to ensure that the site was deliverable.

v. Cllr V Holliday referred to health infrastructure and sought assurances that health care provision would be in place prior to the development of residential properties. The PPM agreed that this was a serious concern and whilst dialogue with the Health Authority had improved, the Planning role was to provide opportunity and enable others to invest, so it could not ensure when and to what level investments were made.

vi. Cllr W Fredericks referred to the affordable housing target and suggested that 15% was too low as a starting point, whilst some developments in other parts of the District were as high as 30%. She asked whether it would be possible to consider targets of approximately 20-25%. The PPM replied that whilst he was sympathetic to the requests, the targets were not based solely on need, as they had to take into account the viability of each development. He added that viability often depended on property values, which would not be as high as in other parts of the District, thus making higher targets unviable, and creating potential for the Plan to be considered unsound. Cllr W Fredericks accepted the comments, but suggested that the 15% target should be set as a minimum, with the option of including an uplift clause. She added that it was also important to ensure that public transport remained viable for residents from surrounding villages to reach the town and continue into Norwich. The PPM agreed that it would be crucial that transport planning took this into account.

vii. The recommendations were proposed by Cllr P Heinrich and seconded by Cllr R Kershaw

RESOLVED

1. **To note the results of the public engagement on the emerging principles in the Development Brief, and;**

2. **That delegated authority is given to the Planning Policy Manager to progress with the Development Brief work following the Regulation 19 consultation.**

44 LOCAL PLAN SITE ALLOCATIONS

The PPM introduced the report and informed Members that they were required to agree the final wording of the Policy for each site allocation within the Plan. He added that the Plan would contain two sets of policies, one relating to general development management policies and the second relating specifically to site allocations. It was noted that various additions had been made to the site allocation policies specific to each site, with some minor changes expected to the North Walsham allocations as discussed. The PPM noted that a letter had been received which raised concerns on the possibility of a 'rat run' being created, as a result of the Cromer site allocation. He added that the site had been specifically designed to avoid creating a potential 'rat run' on the Roughton Road, and the Highways Authority had also insisted that access not be provided at this point to avoid this.

Questions and Discussion

i. Cllr N Dixon raised concerns regarding long-term maintenance and asked whether alternate options would be considered besides Council adoption, such as by developers or residents. The PPM replied that this would apply to site specific policies and the Open Space and Habitat Policy, which would only require the approval of a maintenance scheme that would not necessarily mean adoption by the Council, allowing greater flexibility. Cllr N Dixon asked a follow-up question on when maintenance schemes would be agreed during the development process. The PPM replied that it could be post-approval as a planning condition, or as an obligation as part of a S106 agreement. Cllr N Dixon reiterated his concerns and suggested that these arrangements ought to be in place in advance on any planning consent. The PPM replied that he would review the Policy to ensure that obligations were met and confirm this at a subsequent meeting.

ii. Cllr P Heinrich referred to the North Walsham Norwich Road site, and stated that a correction was required on the number of businesses. He added that the six meter landscape buffer had also generated concerns and suggested that it should be included as part of the major landscaping, and given that an application was likely it should be clear what was required. Th PPM replied that he was aware of a potential development proposal for the site, which had been amended to address the concerns raised. He added that he would seek to ensure that the points raised were clear within the Policy. Cllr P Heinrich sought assurance that the minimum 15% affordable housing target was also made clear in the Policy.

iii. Cllr J Toye stated that he endorsed comments made on ensuring that proper maintenance plans were in place for green open spaces. He added that in regards to the Cromer site allocation, policies were in place to address the concerns raised, in addition to the Highway Authority's own mitigation measures.

iv. Cllr P Fisher sought clarification on whether the Holkham Road Wells site was allocated sixty dwellings or fifty, as stated in the report. The PPM replied that when reviewing the Policy, the numbers were reduced slightly to ensure the site was deliverable, and the final number of dwellings on all sites would be determined as part of the planning application process.

v. Cllr V Holliday sought clarification on whether the Blakeney affordable housing targets would be 15% or higher, to which the PPM replied that a review had been commissioned and the expected target would be approximately 35%.

vi. Cllr T Adams asked in Cllr N Pearce's absence, whether a specific policy would be required for access onto the B1436 site, or whether this had been considered. The PPM replied that given the potential scale of development, it would be a minimum requirement for any developer to undertake a full traffic impact assessment. He added that he could also include additional wording within the Policy, for offsite highways impacts to be addressed.

vii. Cllr J Toye referred to affordable housing targets and stated that unfortunately larger developments often resulted in a reduced number of affordable homes, therefore consideration had to be given to finding other means of funding.

viii. The recommendations were proposed by Cllr P Grove-Jones and seconded by Cllr P Heinrich.

RESOLVED

1. **That Working Party agree the revised Site Allocation Policies for Regulation 19 Public Consultation.**

2. **To delegate minor amendments in the finalisation of the proposed submission version of the Plan to the Planning Policy Manager and Team Leader.**

45 DRAFT LOCAL PLAN - PRE-SUBMISSION VERSION AND CONSULTATION, COMMUNICATIONS & ENGAGEMENT PLAN

The PPM introduced the report and informed Members that the entirety of the policies within the Plan had now been agreed and it was time to move to the consultation stage early in the new year, subject to completion of the viability and habitat assessments. He added that the consultation was expected to begin from 10th January, and unlike previous rounds of consultation, any comments had to be made against a set of legal tests, which would help to determine the soundness of the Plan. It was noted that due to the committee cycle, the report had already been agreed by Cabinet, though it was important that Members were supportive of this decision.

Questions and Discussion

i. The Chairman noted that there was an active consultation on conservation area appraisals, and an overlap could be expected that may require consideration to avoid any responses being confused between the two.

ii. It was noted that the definitive start date of the Regulation 19 consultation

would only be known following completion of the viability and habitat regulation assessments. On this basis, it was suggested that the recommendation be amended to allow some flexibility on the start date of the consultation.

iii. Members asked to place on record their thanks for the work of officers in preparing the Plan for consultation. The PPM thanked Members for their assistance in the development of the Plan.

iv. The recommendations were proposed by Cllr J Toye and seconded by Cllr W Fredericks.

RESOLVED

1. **That the Working Party agree the Communications & Engagement Plan as the basis for conducting Regulation 19 public consultation on the Draft Local Plan and supporting documents with consultation commencing in January or as soon as possible thereafter.**

2. **That the Working Party delegate any further minor changes to the Plan arising from the Habitat Regulation and Viability Assessments to the Planning Policy Manager in consultation with the Chair of the Working Party.**

46 EXCLUSION OF PRESS AND PUBLIC

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

The meeting ended at 11.45 am.

_____
Chairman

Registering interests

Within 28 days of becoming a member or your re-election or re-appointment to office you must register with the Monitoring Officer the interests which fall within the categories set out in **Table 1** (**Disclosable Pecuniary Interests**) which are as described in "The Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012". You should also register details of your other personal interests which fall within the categories set out in **Table 2** (**Other Registerable Interests**).

"**Disclosable Pecuniary Interest"** means an interest of yourself, or of your partner if you are aware of your partner's interest, within the descriptions set out in Table 1 below.

"Partner" means a spouse or civil partner, or a person with whom you are living as husband or wife, or a person with whom you are living as if you are civil partners.

1. You must ensure that your register of interests is kept up-to-date and within 28 days of becoming aware of any new interest, or of any change to a registered interest, notify the Monitoring Officer.

2. A 'sensitive interest' is as an interest which, if disclosed, could lead to the councillor, or a person connected with the councillor, being subject to violence or intimidation.

3. Where you have a 'sensitive interest' you must notify the Monitoring Officer with the reasons why you believe it is a sensitive interest. If the Monitoring Officer agrees they will withhold the interest from the public register.

Non participation in case of disclosable pecuniary interest

4. Where a matter arises at a meeting which directly relates to one of your Disclosable Pecuniary Interests as set out in **Table 1**, you must disclose the interest, not participate in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation. If it is a 'sensitive interest', you do not have to disclose the nature of the interest, just that you have an interest. Dispensation may be granted in limited circumstances, to enable you to participate and vote on a matter in which you have a disclosable pecuniary interest.

5. Where you have a disclosable pecuniary interest on a matter to be considered or is being considered by you as a Cabinet member in exercise of your executive function, you must notify the Monitoring Officer of the interest and must not take any steps or further steps in the matter apart from arranging for someone else to deal with it

Disclosure of Other Registerable Interests

6. Where a matter arises at a meeting which ***directly relates*** to one of your Other Registerable Interests (as set out in **Table 2**), you must disclose the interest. You may speak on the matter only if members of the public are also allowed to speak at the meeting but otherwise must not take part in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation. If it is a 'sensitive interest', you do not have to disclose the nature of the interest.

Disclosure of Non-Registerable Interests

7. Where a matter arises at a meeting which ***directly relates*** to your financial interest or well-being (and is not a Disclosable Pecuniary Interest set out in Table 1) or a financial interest or well-being of a relative or close associate, you must disclose the interest. You may speak on the matter only if members of the public are also allowed to speak at the meeting. Otherwise you must not take part in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation. If it is a 'sensitive interest', you do not have to disclose the nature of the interest.

8. Where a matter arises at a meeting which ***affects*** –
    a. your own financial interest or well-being;
    b. a financial interest or well-being of a relative, close associate; or
    c. a body included in those you need to disclose under Other Registrable Interests as set out in **Table 2**

    you must disclose the interest. In order to determine whether you can remain in the meeting after disclosing your interest the following test should be applied

9. Where a matter ***affects*** your financial interest or well-being:
    a. to a greater extent than it affects the financial interests of the majority of inhabitants of the ward affected by the decision and;
    b. a reasonable member of the public knowing all the facts would believe that it would affect your view of the wider public interest

    You may speak on the matter only if members of the public are also allowed to speak at the meeting. Otherwise you must not take part in any discussion or vote on the matter and must not remain in the room unless you have been granted a dispensation.

    If it is a 'sensitive interest', you do not have to disclose the nature of the interest.

10. Where you have a personal interest in any business of your authority and you have made an executive decision in relation to that business, you must make sure that any written statement of that decision records the existence and nature of your interest.

Table 1: Disclosable Pecuniary Interests

This table sets out the explanation of Disclosable Pecuniary Interests as set out in the Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012.

Subject	Description
Employment, office, trade, profession or vocation	Any employment, office, trade, profession or vocation carried on for profit or gain. [Any unpaid directorship.]
Sponsorship	Any payment or provision of any other financial benefit (other than from the council) made to the councillor during the previous 12-month period for expenses incurred by him/her in carrying out his/her duties as a councillor, or towards his/her election expenses. This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992.
Contracts	Any contract made between the councillor or his/her spouse or civil partner or the person with whom the

	councillor is living as if they were spouses/civil partners (or a firm in which such person is a partner, or an incorporated body of which such person is a director* or a body that such person has a beneficial interest in the securities of*) and the council — (a) under which goods or services are to be provided or works are to be executed; and (b) which has not been fully discharged.
Land and Property	Any beneficial interest in land which is within the area of the council. 'Land' excludes an easement, servitude, interest or right in or over land which does not give the councillor or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/ civil partners (alone or jointly with another) a right to occupy or to receive income.
Licenses	Any licence (alone or jointly with others) to occupy land in the area of the council for a month or longer
Corporate tenancies	Any tenancy where (to the councillor's knowledge)— (a) the landlord is the council; and (b) the tenant is a body that the councillor, or his/her spouse or civil partner or the person with whom the councillor is living as if they were spouses/ civil partners is a partner of or a director* of or has a beneficial interest in the securities* of.
Securities	Any beneficial interest in securities* of a body where— (a) that body (to the councillor's knowledge) has a place of business or land in the area of the council; and (b) either— (i)) the total nominal value of the securities* exceeds £25,000 or one hundredth of the total issued share capital of that body; or (ii) if the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which the councillor, or his/ her spouse or civil partner or the person with whom the councillor is living as if they were

	spouses/civil partners has a beneficial interest exceeds one hundredth of the total issued share capital of that class.

* ‘director’ includes a member of the committee of management of an industrial and provident society.

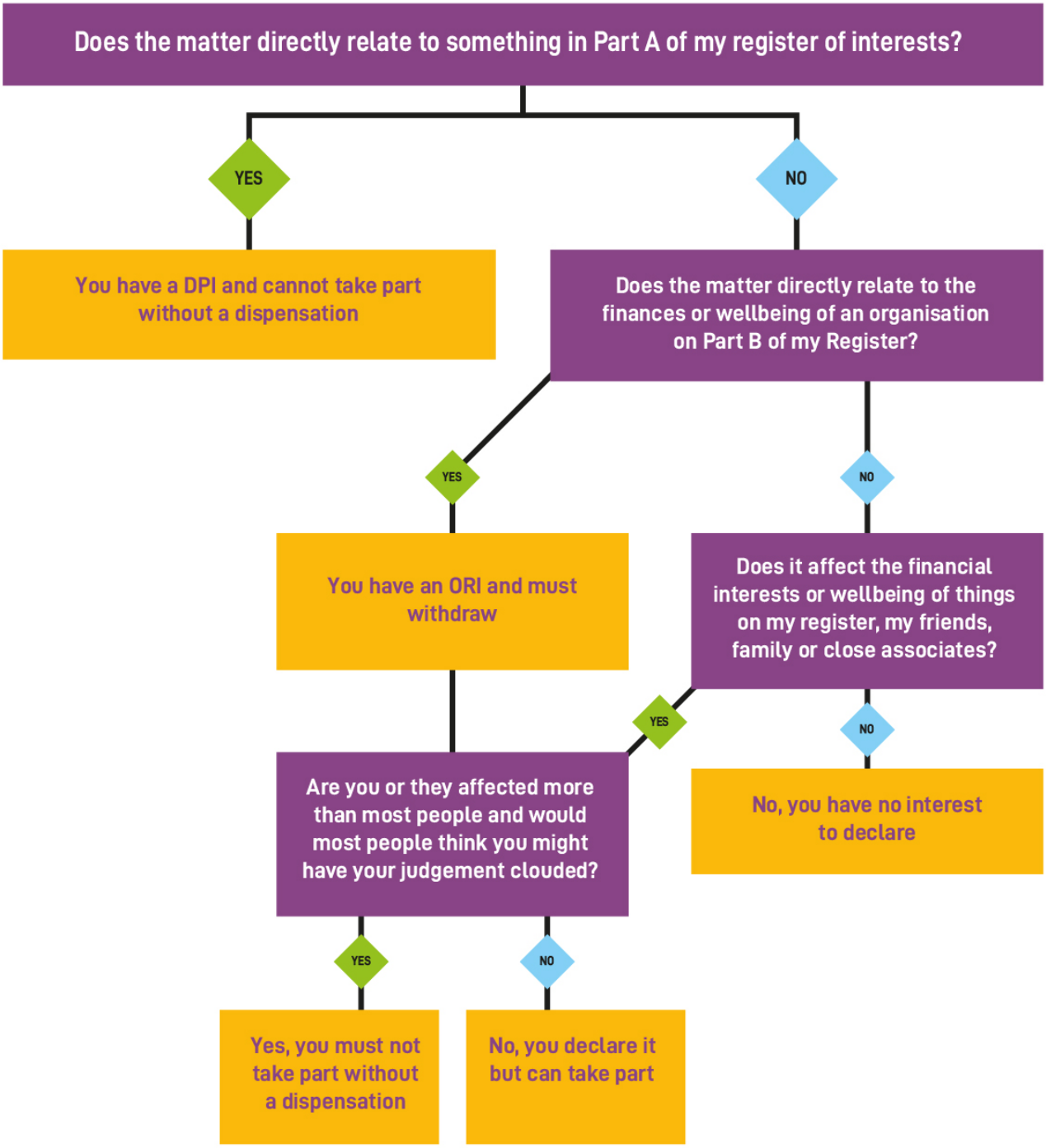
* ‘securities’ means shares, debentures, debenture stock, loan stock, bonds, units of a collective investment scheme within the meaning of the Financial Services and Markets Act 2000 and other securities of any description, other than money deposited with a building society.

Table 2: Other Registrable Interests

You have a personal interest in any business of your authority where it relates to or is likely to affect:

a) any body of which you are in general control or management and to which you are nominated or appointed by your authority

b) any body
   (i) exercising functions of a public nature
   (ii) any body directed to charitable purposes or
   (iii) one of whose principal purposes includes the influence of public opinion or policy (including any political party or trade union)


Does the matter directly relate to something in Part A of my register of interests?
YES
NO
You have a DPI and cannot take part without a dispensation
Does the matter directly relate to the finances or wellbeing of an organisation on Part B of my Register?
YES
NO
You have an ORI and must withdraw
Does it affect the financial interests or wellbeing of things on my register, my friends, family or close associates?
YES
NO
Are you or they affected more than most people and would most people think you might have your judgement clouded?
No, you have no interest to declare
YES
NO
Yes, you must not take part without a dispensation
No, you declare it but can take part

Agenda Item No_____

GLAVEN VALLEY VILLAGES CONSERVATION AREA APPRAISALS & MANAGEMENT PLANS 2022

Summary: This report seeks approval to adopt the draft Brinton, Edgefield, Hunworth, Sharrington, Stody and Thornage Conservation Area Appraisals along with the associated Management Proposals contained therein.

Recommendations:

1. **That Working Party recommend to Cabinet to adopt the six Glaven Valley Village 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 17 May 2021, Working Party approved the Draft Glaven Valley Village Conservation Area Appraisals (CAA's) for public consultation purposes. A nine week period of consultation was undertaken from 22 November 2021 to 21 January 2022. As a result of the representations received from members of the public and interested bodies; the six 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 nine week period of public consultation was undertaken from 22 November 2022 – 21 January 2022 and included:

- 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.
- Councils own social media campaign.
- Posters distributed locally.
- Exhibitions within each local church for the duration of the consultation.
- Leaflets delivered by residents locally where requested.
- Public meetings in Hunworth and Sharrington on 15th December.

4.2 A total of 32 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 six 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 content as well as photographs.

5. Management Proposals Overview

5.1 Brinton – Boundary Review

5.1.2 The major boundary 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 area inbetween the two already falls into the Glaven Valley Conservation Area, which will not change, and so whilst Brinton and Thornage will be separated, the land between will still benefit from Conservation Area designation. 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, and therefore still carries weight for the purposes of the NPPF. The only dwelling outside the Conservation Area, Meadow Cottage, is modern and should remain outside the Conservation Area.

5.2 Brinton – Local Listings

5.2.1 Three structures within the Brinton CA are proposed for local listing:

- Brinton Hall Walled Garden
- Brinton Hall and churchyard estate fence
- Home Farm Barn

5.3 Edgefield – Boundary Review

5.3.1 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.

5.4 Edgefield - Local Listings

5.4.1 Nine structures within the Edgefield CA are proposed for local listing:

- 5 and 6 Holt Road
- 7 and 8 Holt Road
- The Lodge
- The Old Smithy
- The Old Post Office
- The former Baptist Chapel
- Manor Farm House

5.5 Hunworth – Boundary Review

5.5.1 In most cases the proposed 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 it has particular significance as on 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.

5.6 Hunworth – Local Listings

No buildings are proposed for local listing within Hunworth Conservation Area.

5.7 Sharrington – Boundary Review

5.7.1 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 the 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 sire 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 regularise the boundary to follow garden boundaries where currently the boundary cuts through properties.

5.8 Sharrington – Local Listings

5.8.1 Six structures within the Sharrington CA are proposed for local listing:

- The Chequers
- 16-17 The Street
- 18-19 The Street
- Chapel House (former Wesleyan Chapel)

5.9 Stody – Boundary Review

5.9.1 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. 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.

A proposed boundary was initially drawn to encompass the historic village core around the church, buildings along Brinton Road and important historic farm buildings to the north-west. This proposed boundary for a new conservation area was put forward for public consultation. The feedback from the consultation suggested a larger area should be included in the new village conservation area. The boundary has therefore been revised to incorporate Hunworth Road, which similarly is currently within the Glaven Valley Conservation Area.

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.

5.10 Stody – Local Listings

5.10.1 One structure within the Stody CA is proposed for local listing:

- Stody Hall

5.11 Thornage – Boundary Review

5.11.1 The major change is the separation of Brinton and Thornage into two 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 area inbetween the two already falls into the Glaven Valley Conservation Area, which will not change, and so whilst Brinton

and Thornage will be separated, the land between will still benefit from Conservation Area designation. In addition areas of open space have been excluded so that the focus of 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.

5.12 Thornage – Local Listings

5.12.1 Two structures within the Thornage CA are proposed for local listing:

- Outbuilding west of the Old Rectory
- Former public house (Holt Road/The Street)

6. Procedural Matters and Next Steps

6.1 Once adopted, the CAA's will be published on the Councils website and the relevent 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.

6.2 Following the adoption of the final six village conservation area appraisals and revised boundaries within the Glaven Valley, the Glaven Valley Conservation Area draft appraisal will be brought before the Working Party seeking approval to undertake the public consultation process that will underline the final stage of the Glaven Valley review programme.

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 six Glaven Valley Village 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.**

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Draft Glaven Valley Conservation Area Appraisal's - Consultation Responses

(consultation period 22 November- 21 January 2022)

Total Written Representations: **32**

PARISH/TOWN COUNCILS	
Summary of Comments / Issues Raised (including page / paragraph number where indicated)	**Council Response and Action / Recommendation**
Brinton (ref: PC01)	
• The PC is pleased the draft appraisal recognises the unique qualities of both the villages of Brinton & Sharrington. • A request that the boundary on the Eastern side of the map be clearly outlined • Stonewall Cottage is mentioned on pages 58 and 59. The correct name of the cottage is Stonewall Cottage as having 'particularly attractive sash windows and Gothick style glazing bars on the front door'. This text should relate to Daubeney Cottage instead, two houses further along The Street. • We believe there is some confusion between properties, Brook House and the Villa. The photograph on page 26 is of Brook House and not the Villa as stated	○ **Noted. No additional action recommended.** ○ **Agree.** This has been marked in the final version. ○ **Noted.** This has been amended in the text. ○ **Noted.** Text has been amended.
Edgefield (ref: PC02)	
No comments received during the consultation period.	
Stody with Hunworth (ref: PC03)	
Major Concerns: • That we are required to accept/agree with recommendations in both documents, without knowing what will be in the forthcoming Glaven Valley Conservation Draft Appraisal. • The recommendations in Sections 8 for both Stody and Hunworth CAs seem to the PC, too prescriptive, and certainly many of them are quite expensive, which would adversely affect those on lower incomes, thereby accelerating the 'gentrification' of both Hunworth and Stody. • The recommendations causing concern are for example: - Replacement of doors and windows with wood rather than uPVC or metal. - Cast iron not plastic gutter - Screening of cars and wheelie bins	○ **Clarification.** In large part, the majority of the Conservation Areas in question currently fall into both their own Conservation Area designation, as well as the larger Glaven Valley Conservation Area. Therefore, generally speaking many of the boundary changes proposed remove parts of the current boundaries from the village conservation areas, but they remain in the Glaven Valley, therefore, they lose none of their Conservation Area status or protection, they merely no longer fall into both designations unnecessarily. With regard to the contents of the appraisals, much of the content of the village appraisals will apply equally to the Glaven Valley Conservation Area, the main difference will be that the Glaven Valley covers a much wider area and is made up of much more landscape and

- Hard standing surfaces
- Undesirable conservatories
- Use of lime mortar rather than cement
- Like for like repairs
- TV aerials & satellite dishes
- More discreet, narrower road marking (already our white road markings are often covered in mud, so more discrete ones would be ineffective)

- It is not clear is these recommendations will be advisory or mandatory? Although in an ideal world many of the recommendations are desirable, if they become mandatory then Stody with Hunworth PC is very worried that many of the recommendations in Sections 8 could be an unreasonable burden to homeowners and landlords. Also not clear how such guidelines could be implemented.

General Points:

- Stody with Hunworth PC understands that the original 1975 Conservation Area have been lost, and so clear replacements need to be drawn up, with an eye to the next few decades. Much has changed in the 40 years plus since the mid-1970s, but we believe strongly that the guidelines for the Glaven Valley CA have served our two village and the landscape around them, very well.
- Both Appraisals contain photographs of "undesirable" features on houses, walls, roofs etc. Some residents feel very uncomfortable and upset that they have been, as it were – named and shamed, and placed on a "Naughty List", without their consent! Surely, we all know what a satellite dish, plastic guttering and a uPVC window look like? The PC feels that in this instance, NNDC has adopted an improper and unprofessional approach.
- The two Appraisals focus strongly on the buildings in Hunworth and Stody, especially their heritage elements. It seems strange in the present times that there is very little comment on environmental aspects, particularly the current drive to go green, reduce carbon footprint and improve properties so as to gain better EPC ratings?
- There is also a lack of discussion about the benefits of our current mixed communities in both villages, which are evidence of the variety of properties therein.
- NNDC failed to adequately inform residents in all six villages of the "Consultation Process" for their Draft Appraisals. The Thornage and

isolated dwellings as opposed to concentrated settlements. **No additional action recommended.**

- **Noted/Clarification.** All of the recommendations made within the appraisals are advisory, following nationally recognised best practice as set by various conservation bodies including government advisors Historic England. Historic England produce wide reaching guidance on all aspects of conservation best practice. The recommendations made are intended to present the ideal approach to conservation area management, however, NNDC recognise that best practice will not always be possible, for a variety of reasons. Despite that, as the appraisals are working documents it is important that an ideal baseline is set, each individual situation will dictate how closely this can be followed, and as the recommendations are advisory it is ultimately up to the individual how best to follow the guidance. Although it is important to note that the conservation area designation does bring with it some restrictions on permitted development, demolition, and tree works, advice should be sought from NNDC planning department if in any doubt. **No additional action recommended.**
- **Noted.** It is the case with the vast majority of North Norfolk's conservation areas that the only documentation surviving is the original boundary line drawn, with no rationale left to explain the decisions made at the time. Whilst broadly speaking the designations have successfully served their purpose during that time, it is a statutory requirement for local authorities to review their conservation areas from time to time, part of which involves publishing appraisals to better understand their significance and to aid their long term management. **No additional action recommended.**
- **Noted/Clarification.** 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 '*Conservation Area Appraisal, Designation and Management':* "The appraisal is the vehicle for understanding both the significance of an area and the effect of those impacts bearing negatively on its significance." The appraisals are about providing a balanced assessment of an area, both good and bad. The aim is not to name and shame, rather it is to raise awareness in a measured way. Ignoring negative features would not bring about positive change to the

Edgefield residents agreed that their consultation process had been conducted somewhat under the radar, so no similar well-attended meeting had taken place in Edgefield. There was no attempt to inform residents of the Consultation Process through parish magazines or village websites.

- At the 15 December afternoon Consultation Session, the NNDC officers Chris Young, Head of Conservation, and Alana Hogarth from the Planning & Development Department, were accompanied by Rowenna Wood from consultants PURCELL. Their original plan was to be there to answer resident's queries about any of Conservation Area Appraisals for the six villages. However, CY was persuaded to address the assembled gathering, explaining the raison d'etre for the Appraisals and some key aspects of the recommendations therein. This was very useful. Cllr Andrew Brown also delivered an informative precis of the Appraisals. CY, AH, RW and AB then answered many questions from residents & parish councillors. We felt this was a much more satisfactory "public consultation", than individuals posing questions to an officer in front of their own village's display board. There were too many attendees to have made that work.
- In answer to a question, CY admitted that the appraisal for each village is costing c. £15,000. He also revealed that there are 81 Conservation Areas within NNDC's boundaries. The six villages in this particular consultation process are the final six within the existing Glaven Valley Conservation Area - Blakeney, Holt, Hempstead, Letheringsett etc have already been done. Each of our two documents run to around 100 pages. Much of the text makes for very interesting reading and it is commendable in its scope. There is a good deal of "cut & paste" ie repeated sections. We note, this Appraisal process is not a national process but one initiated by NNDC.

New Stody Village CA:

- Hitherto, Stody village has been part of the wider Glaven Valley Conservation Area, whereas apparently Hunworth Village Conservation Area has existed as a separate entity since conservation areas were first introduced in 1975. NNDC proposes to create a new Stody Village Conservation Area (see map on p.79) centered on Stody Church and Stody Hall and extending up along Brinton Road as far as the turn up to the Thornage Electricity Sub Station.

conservation, which would be in contradiction of our statutory requirements. **However, some images have been removed from both Stody and Hunworth drafts and some text has been re-worded in the Stody draft.**

- **Noted/Clarification.** The remit of the conservation area designation and the subsequent appraisal process is by nature focused largely on the built environment as this is what the designation is intended to protect. The appraisals do discuss the wider environment and setting as far as it contributes to the immediate area, however it is beyond the remit of the appraisal process to engage in detailed discussion of environmental measures more broadly. Despite this, an additional passage has been added into each appraisal providing further detail on where care of heritage assets intersects with sustainability, pointing to a wealth of Historic England guidance. **No additional action recommended.**
- **Noted/Clarification.** A variety of methods were employed in order to notify as many people as reasonably possible, whilst also recognising that to reach every single resident affected would be a task beyond the resources available to NNDC. There is never an intention to act 'under the radar' as it were, but the process does to some degree rely on word of mouth in addition to the proactive measures taken. However, the feedback on the process is noted, and will inform our approach to future consultation processes. Outreach carried out included:
  - Each Parish Council affected, as well as the Local Member and the local church wardens were informed of the consultation process prior to it starting.
  - 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.
  - Councils own social media campaign.
  - Posters distributed locally.
  - Exhibitions within each local church for the duration of the consultation.
  - Leaflets delivered by residents locally where requested.
- **Noted/Clarification**. The public consultation events were intended to be drop-in sessions, across two hours in each location, in an effort to avoid too many people congregating at one time in light of the situation with COVID 19. It was felt that it would be irresponsible to encourage a large mass of

• It is proposed that Stody Hall, previously not listed, is given a Grade 2 local listing. This is fine by us, however oddly, this new Stody Village Conservation Area excludes the houses clustered near to Letterbox House. There are 9 houses in this patch, including Grade 2 Vale House and Grade 2 Nos. 5 & 6 Hunworth Road, Stody - they all appear to remain in the general GVCA?	people, many of which may be more vulnerable, to gather in one space at the same time. All the information that was published advertising the events made it clear that the sessions would be drop-in style, however, in Hunworth over 30 people arrived at the village hall at the same time, making it impossible to follow efficient social distancing or to continue with initial plan and required an adjustment that had not been anticipated.
Hunworth Village Conservation Area: • (Nobody on our PC was aware that there has been a Hunworth Village Conservation Area for over 40 years, it has never been cited!). It is proposed that Grade 2* Hunworth Mill will be removed from the HVCA, and placed into the GVCA because of the Mill's industrial importance. Have the other remaining mills on the Glaven eg. Thornage, Letheringsett, Glandford and Hempstead been treated in the same way?	○ **Noted/Clarification.** It was said that the Conservation Area Appraisals cost c.£90K but this covers 11 village CAAs and part of the GVCAA also, as well the time of the consultants to take part in consultation activities. ○ **Noted/Clarification.** Stody Hall has been proposed for Local Listing, but it is important to note there are no grade distinctions within the Local List. **The boundary has been re-drawn following consultation to include the houses clustered near Letterbox House.**
• In addition to Hunworth Mill, five other open areas also designated for exclusion from HVCA are shown in orange on a new boundaries map on p. 94. These several areas of land, are to be removed from GVCA and incorporated within HVCA. The existing HVCA is shown in map on p. 81. On the p.94 map, the five new inclusion areas are shown in blue. It seems bizarre to the PC that the Dutch Barn Yard next to the Hunworth Bell, still very much a working agricultural area (Blue Area C on p.94 map), is to be removed from GVCA and incorporated into HVCA? The PC is against this. Our view on this is supported by Cllr Andrew Brown.	○ **Clarification.** The other mills were either already outside the village conservation area or have been moved out as part of the review. ○ **Agreed.** The boundary has been amended to exclude the Dutch Barn Yard from the Hunworth CA and it remains in the GVCA.
• The PC also favours that the row of six Coronation Cottages remain in the GVCA. They are good examples of interwar farm workers houses, and they do not seem obvious candidates to join the Hunworth Village Conservation area	○ **Clarification.** Coronation Cottages may be farm workers cottages but they clearly read as part of the village and make much more sense to be part of the village CA than the Glaven Valley CA. **No additional action recommended.**
• Castle Hill Fort – are the recommendations regarding this Scheduled Ancient Monument (p.92), advisory or mandatory? At present, the ring fort is preserved through <u>lack</u> of public access. There is no footpath, and never has been.	○ **Clarification.** The recommendations regarding Castle Hill Fort are advisory rather than mandatory, however, reference to the footpath has been removed.
Corrections: • General points – road names incorrect eg. Edgefield Road NOT Ramsgate St. PINKNEY LANE, not PINKLEY Lane. BRISTON RD, not HUNWORTH ROAD (going towards Stody Lodge). STODY RD, not	○ **Agreed**. All points have been amended in the text.

HUNWORTH RD (by church) NB. Tributaries to River Glaven NOT named, especially in the STODY doc. Hunworth	
• p.13. Col.1. paras 1 & 2. Much of this needs to be re-written in my view, e.g.: 'Hunworth sits in the Glaven Valley, bounded to the east by the end of the Holt/Cromer ridge, a topographical feature formed as the Ice Age glaciers retreated. Hunworth's location beside the River Glaven is crucial to its layout over the centuries. Two tributaries join the Glaven within the village: the Burgh Beck stream reaches the river just north of Hunworth Hall barns, and the larger Gunthorpe Stream flows in under the road further north by Beck Farm, forming the boundary between the parishes of Hunworth and Thornage. The name Hunworth means "Huna's enclosure", it is the only Hunworth in the UK.'	○ **Noted**. Some of this information has been included in the text.
• CUT from "the significance to……. also evident." The River Glaven provided the opportunity…….at its peak. CUT Hunworth exists because…..to reflected in its name.	○ **Agree.** Text has been amended accordingly.
• 'The Castle was constructed in its location because its elevated position over a sharp bend in the Glaven, gave it a defensible position'.	○ **Agree.** Text has been amended accordingly.
• p.13.Col.2 the Old Rectory, a mid-nineteenth century. (It was built in 1849)	○ **Agree.** Text has been amended accordingly.
• p. 16 Col.3. At end of para. Add on - This building was originally a house, then became a Granary.	○ **Agree.** Text has been amended accordingly.
• p.17. C1. The present Hunworth Hall was built by Edmund Britiffe in the late 1690s. ……was probably demolished (Edmund Britiffe d. 1771, son of the builder, was Paymaster to the King. Both father and son Edmund Britiffe are buried in Hunworth church).	○ **Agree.** Text has been amended accordingly.
• p.17. C1. Lower down but is recognisable for the River Glaven running almost parallel to its east.	○ **Agree.** Text has been amended accordingly.
• p.22. C1 half way down with six detached brick Estate houses built in 1937 along	○ **Agree.** Text has been amended accordingly.
• p.23.C2-3 In 1965 the Stody Estate put Hunworth Hall, its adjacent barns and Hunworth Mill up for auction, together with several acres of land. Mr Jim Crawley from Blakeney bought the Hall then and the barns a few years later. Dr.James Elliott purchased the Mill in 1966, with the machinery intact. Savills sold the Mill at auction in 1974, and the Mill house was renovated in 1977. David Abbott bought the Mill from the Keating family in 1986, and the property was sold to the	○ **Agree.** Text has been amended accordingly.

present owners in 2002...and entrance hall. The adjoining barn was renovated for use as part of the venue in the 1990s. • p.24 MAP Church Barn, opposite Hunworth Church was built in the 1906-58 period, so should be shown as GREEN • p.43.C1 The Green consists of four wide…… • p.52.C3 Shaped gable of Hunworth Hall from Stody Road. • p.57.C2 bottom para. In the barn complex north of Hunworth Hall, five buildings remain…. • p.64.C2 bottom para. Line 4. Edmund Britiffe • p.76.C3 REMOVE public footpath x 2 • p.84.C2. REMOVE " " and mention of Interpretation!! • p.87.C2. para 2. Who determines what is urban or suburban?? • Last para. Can NNDC enforce that the ring fort be better preserved & interpreted? • p.105. Village Green PHOTO IS WRONG WAY ROUND (aka photo of Stody Church on p.89 of STODY doc.) • p.107. C3. Are there remains of buildings within the Ring Fort ?? Stody • p.7 C1 penultimate line. landscape together with the Briningham and Burgh Beck tributaries to the River Glaven, contribute……. • p.13.C1. line 5. Two tributaries to the River Glaven which cut through the village from east to west. These are flanked by quite steep hilly terrain. Surely fishing was the main industry of North Norfolk?? NOT water milling? • p.13.C2. para 2. line 3. the streams which cut through…… • p.16.C1 Stody is included in a 1726 estate plan of Edmund Britiffe's former land and buildings, which had passed to his brother Robert around 1717. In that year Robert's daughter Judith married John Hobart, 1st Earl of Buckinghamshire and owner of Blickling Hall and estate. (The plan also shows outlying lands at Holt, Thornage and Briningham.) Robert Britiffe was a very successful barrister, Recorder	○ **Agree.** Text has been amended accordingly. ○ **Agree.** Text has been amended accordingly. ○ **Agree.** Text has been amended accordingly. ○ **Agree.** Text has been amended accordingly. ○ **Agree.** Text has been amended accordingly. ○ **Clarification**. There is no mention of a public footpath here. The suggestion of interpretation on the street is considered a reasonable suggestion given its interest and importance to the area. **No additional action recommended.** ○ **Noted/Clarification.** Not permitting urban/suburban incursions to preserve the rural character is sensible. Ideally homeowners would self-regulate for minor elements and NNDC where planning permission is required. **No additional action recommended.** ○ **Clarification**. Historic England administers scheduled monuments, not NNDC. The interpretation is expressed as desirable and is up to the owners or local residents. The CAA is meant to be a document that provides guidance for all, rather than act as a rule book for the Council to enforce. ○ **Noted.** Text amended accordingly. ○ **Clarification**. According to the scheduling there may be remains of buildings below ground. ○ **Noted**. Text amended accordingly. ○ **Noted**. The text has been revised. ○ **Noted**. Text has been amended though not to this exact wording.

for Norwich and King's Lynn and acted as a legal advisor to both Sir Robert Walpole and the Marquis Townshend at Raynham Hall. He served as a Whig MP for Norwich for nearly twenty years. • p.21. C1 para 2. Some of the Stody Estate……not affected. Stody Hall however, was sold • p.54 C3. Does a "locally listed building" have the same protection as one listed by EH in the 1980s?? • p.56. C2. CUT from "Castle Hill Ringwork – Norman." • p.59. C3 Two streams run east-west through the village, and the bridges over these streams have white rails in an appropriate vernacular style. • p.73.The CONSERVATION PHILOSOPHY is too draconian! • p.89. The photo is the WRONG way round – cf. p.105 in the HUNWORTH doc. which is also reversed. • p.90. Stody Hall box. Remove sentence starting, North elevation…..to original entrance. (no dormers or projecting range).	○ **Noted**. Text amended. ○ **Clarification**. A locally listed building does not benefit from the same protection as a statutorily listed building. Nor does it bring with it any additional planning controls, it is merely a means of highlighting historic buildings that contribute positively to the character and appearance of the conservation area. ○ **Clarification**. The archaeology typically covers a particularly area (1sq km) and the ringwork at Hunworth is a major feature within that area. This is the character area appraisal so refers to a specific part of the CA, not the whole CA. ○ **Noted**. Text has been amended. ○ **Noted**. Text amended.
Sharrington (ref: PC04)	
• Recognise the importance of the natural landscape setting as being a fundamental part of the character of the village, and the views across our fields both in and out are an important contributor to the setting of the Conservation Area. The PC would like to see further areas of field into the Conservation Area. • Firstly, the field which lies between Ash Yard and Upper Hall Lane is one of those fields which is an important contributor to the village setting and we would like to see an extension of the Conservation Area boundaries to include 'A' (map page 99) rather than exclude this area. In fact we would suggest that the existing boundary between Ash Yard and Upper Hall Lane should be moved northwards to include the second of the 2 ponds in the field and the northern part of Upper Hall Lane and the whole of the avenue of trees on Hall Lane which form an important part of the approach to the village • Secondly, the field situated in the Street (East-West) opposite the cluster of late 19thC estate cottages is also an important contributor to the village setting and, in particular, this cluster of attractive and historic estate cottages which help define the form and character of this part of Sharrington. The field impacts on the views into and out of the village and as such we would like to see this field incorporated into the	○ **Noted/Clarification.** The fields are an important contributor to the setting of the village but they are not part of the village and therefore should not be included in the designation of the village conservation area. **No additional action recommended.**

Conservation Area. The view of the estate cottages through this field forms an important approach to the village. • Thirdly, the appraisal suggests extension of the conservation area to include gardens behind properties on the Bale Road as well as areas fronting the Bale Road (E on the map page 99). It would make sense to regularise this boundary by running this extension further along the Bale Road to include an additional area of the field which borders the Bale Road and the garden and boundary of the property known as Valley View. The views into and out of the Conservation Area from this point in the village are an important asset to the village and provide a strong landscape context. The field provides long views to the south and south-west over open countryside towards Thornage and the Glaven Valley.	
• Acknowledging the changes which are suggested to regularise the boundaries to follow garden boundaries (page 97 of the report), we have been asked why this principle has not been applied to the properties on The Street (North-South). Amending the boundary to regularise and included the accompanying plots/gardens would provide important historical context.	○ **Noted**. If this refers to the gardens of Farm Cottage, Sharrington Barn and Hazel Nuts, these have been incorporated.
• The appraisal has included in the local listing numbers 16 and 17 The Street. These are semi-detached 19thC brick and flint estate cottages. There are several pairs of these cottages in the village. On this area of The Street, semi-detached cottages 18 and 19 sit adjacent to numbers 16 and 17. All 4 cottages sit prominently on the skyline and this cluster are important contributors to the approach and setting of the village Conservation Area. We therefore feel that the integrity of all 4 cottages should be acknowledged by locally listing.	○ **Noted**. The intention was to select the best example for local listing, however, on the feedback of the PC this has been amended.
• There is no mention in the appraisal of Michael's House, Bale Road, which is situated on the corner of Bale Road and the road which leads down to Brinton. Parts of the main house date from the seventeen hundreds and possibly earlier. The house has been unoccupied for years and whilst modernisation would need to take place to make it habitable, the property is unique, unspoilt and of historic and visual importance within the village. Further details regarding house attached separately.	○ **Noted**. No name for the property was found previously and it has limited visibility from the road but we were aware of a historic house in this location. The additional info included was a sales brochure and did not include anything that could really be incorporated into the appraisal. **No additional action recommended.**
• The council agrees with the statements regarding the importance of boundary treatments to properties and this was highlighted a few years ago by the sudden removal of a large number of mature trees at Broadacres, New Road, which had an adverse impact on the Conservation Area. This property and the adjacent bungalow were	

adjacent to and just outside the original conservation area boundary. The new boundary plans propose to remove the adjacent properties, Whimbrel and Hogpenny which were in the original Conservation Area but retain their boundary demarcation in the Conservation Area. As the importance of boundaries and their proximity to the Conservation Area is recognised, we would like to request that the boundaries of all 4 properties on New Road be considered for inclusion in the Conservation Area because of their importance, proximity and effect on the Conservation Area. • Page 41 Rovale not Royale. Page 47 speed restriction signs seen in the village. Where are these as we are not aware of any? Page 53 'like Brinton Hall' should this read 'Sharrington Hall'? Page 55- Stiles Farmhouse- divided to create multi occupancy, this is not the case.	○ **Noted/Clarification**. The retention of the boundaries of Whimbrel and Hogpenny was a compromise – they are already in the CA. To include boundaries of two properties that have always been outside the CA and are not in the historic locations of property boundaries seems to stretch the function of the CA. The buildings and their boundaries are part of the setting of the CA. But the argument that they are part of the approach to the CA is recognised. **No additional action recommended.** ○ **Noted**. All amended.
Thornage (ref: PC06)	
• Although it has taken some time to emerge into the public domain for consultation the draft Thornage Conservation Area Appraisal and Management Plan [1]("TCAA") appears to be a historically well-researched and thorough piece of work. This should be commended. It even bears out village residents' concerns about the effects of speeding traffic. • Nonetheless, there remains a significant contextual shortcoming which also, currently, poses a challenge within this latest consultation exercise; for NNDC has chosen to consult upon individual settlement CAAs and yet has not published, even in draft, the overall Glaven Valley Conservation Area Appraisal & Management Plan ("GVCA/GVCAA") into which the Thornage Conservation Area ("CA") and its neighbouring village CAs are to sit nor how the GVCAA will then inter-act with the village CAAs. Current "intel" is that it will not be until Spring 2022 that the consultation draft GVCAA will be published but not what will then happen thereafter. • Further, the publication of the consultation Regulation 19 Draft Local Plan ("DLP") in the final week of consultation on this round of CAAs	○ **Noted/Clarification**. All of the conservation areas, with the exception of Sharrington, that have most recently been consulted on fall into the Glaven Valley Conservation Area, in addition to having their own separate designation. The only new conservation area proposed is that at Stody, as it remains the only settlement within the Glaven Valley that does not have its own designation, and its character is notably different to the wide rolling landscape of the Glaven Valley, meaning it would be difficult to define its significance without separating the two. The decision was taken early in the review programme to complete and finalise the village boundaries before publishing any proposals for the wider Glaven Valley so that it could take into account any changes made to the villages after they had been through the consultation process. For the areas around the villages that also fall into

adds an additional level of complexity and uncertainty, given that DLP policy ENV7 is intended to give effect to all the CAA including the TCAA[2]. This includes, as policy ENV 7(8), the development management implication of the TCAA: '8. Development proposals will conserve and where opportunities arise, enhance the character and appearance of Conservation Areas, where account will be taken of any relevant Conservation Area Character Appraisal and Management Plans in determining proposals'

- Surely, until the outcome of the consultation GVCAA is known it would be premature to adopt, in final form, any of the applicable village CAAs for the purposes of implementing DLP policy ENV7? This is because of their complementary but differing focuses.
- Accordingly, we suggest that where (a) "consulted" CAAs have already been adopted and (b) "consulting CAAs" are to be adopted ahead of the DLP's formal statutory submission/examination then, in the case of category (a) they should be the subject of applicable revision/supplement and then re-adopted, and, in the case of category (b) , into which the TCAA would fall, it is formally recognised that the TCAA constitutes an interim document and will be the subject of further revision/supplement before final adoption following the GVCAA consultation exercise.
- As a re-consultation exercise this could be sensibly and economically undertaken at the same time as the GVCAA consultation exercise this Spring. Indeed, at its most distilled, the question could be asked: "*Are there any amendments or additions to the current Conservation Area Appraisal for your village [link] that you would wish to see take place, and, if so what?"*
- This current strategic shortcoming is highlighted, for example, by the way in which the issue of setting would be addressed.
- In Section 2 (p13) of the TCAA the following summary is provided: '*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*

the Glaven Valley CA, any removals from the boundary will automatically still be included in the Glaven Valley and therefore no level of protection will be lost, for example the piece of land between Brinton and Thornage. It is however, best practice to remove large areas of field from settlement conservation areas, and in Thornage the area immediately surrounding Thornage Hall will actually see an addition to the boundary. The areas around Thornage that are already outside the boundary of the conservation area but not in the Glaven Valley CA will still form part of the setting to the conservation area, as they do now, which in itself gives the area a degree of weight with regard to the planning process, this will not change following the adoption of the draft appraisal.

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 4.2 (at pp.34-45) provides greater detail, though, unhelpfully the text mixes views into with those within the Thornage CA. It also currently lacks the level of detail to support this aspect of the Conservation Philosophy of the proposed Management Plan (@ p.99): '*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*'.
- However, until the draft GVCAA is published the reader cannot know which of these setting aspects have enhanced statutory protection because they fall within the GVCA boundaries and which are/would be only DLP policy protected because they lie without and are only a material planning consideration. This is highlighted by how, for example, the north-western side of the village would be treated[3] where there is, currently, no overlap between the Thornage CA and the GVCA boundaries around Thornage Hall.
- It follows that this uncertainty needs to be the subject of clarification, and, where appropriate additional text in the finally adopted TCAA as well as express consideration, hopefully, within the draft GVCAA before it is published for consultation, and, certainly before that document is finally adopted.
- Policy ENV7(8) of the DLP now makes clear that a CAA Management Plan will have adopted development plan status for the purposes of future planning application determinations. However, there is the potential for confusion and inconsistency as well as a lack of appreciation of what can or should be achieved or regulated in the "real world" when reference, in the case of Thornage, is made to the TCAA
- Fundamentally, this turns on the issue of permitted development rights of unlisted properties. By way of context, Section 7.2 sets out an

extensive list of vulnerabilities with p.90 setting out a list of examples of "modern accretions to buildings" which negatively affect appearances and other examples. We would add that these fail to appreciate the realities of modern living as well as income differentials of villagers. Section 8.3 then sets out an extensive list of recommendations. These include unsightly solar panels and satellite dishes; but the text fails to acknowledge that the locations may be the only places where aspect or signal can be achieved. While these are currently "recommendations" we are concerned about their future outworking, given that the foregoing enjoy permitted development status on unlisted properties. • We further note that page 102 (central block of text) proposes no Article 4 Directions for individual properties nor makes mention of any Article 4 Direction covering certain types of permitted development at the present time. While such an approach to Article 4 Directions may be justified, it is seemingly based simply on the views of Purcell, the authors. On its face, without say limitations on certain types of permitted development right, it will only be where a householder is obliged to submit a planning application where these recommendations could be applied, which could lead to inconsistency and unfairness. • Accordingly, we would suggest that this aspect warrants careful re-consideration by NNDC and articulation as to what it wants, as the local planning authority, to achieve in terms of ongoing village conservation area management within the Glaven Valley, how it needs to be addressed on a village by village basis, and, in what form? In turn, we would suggest that even some minor textual changes would be beneficial, for example to identify what is advisory rather than mandatory, and, would be pleased to work with NNDC officers on the final version of the TCAA.	○ **Noted/Clarification**. As discussed above, the recommendations made are advisory in nature and follow nationally set best practice in conservation area management. NNDC recognise that it will not always be possible to meet the ideal requirement, which is why when a planning application comes forward each case is considered on its own merits and often if best practice is not achievable we will look to mitigate harm where possible through alternative options. None of the appraisals recommend any further curtailing of permitted development rights, beyond those that already accompany a conservation area designation, through the use of an Article 4(2) direction, this would only be a consideration if the condition of the conservation area were to significantly deteriorate.
• Because of the timing of the TCAA's consultation in the period preceding the extended holiday period Christmas and New Year 2021, and, the holding of two public meetings only on 15th December 2021 the Parish Council remains concerned that there has been an insufficient level of public engagement. We would add that this is despite Parish Council members hand delivering to all households an	○ **Noted/Clarification**. The decision was taken to begin the consultation in December rather than delay further and wait until after the Christmas season. Usually we would only run the public consultation for the standard 6 weeks, but in this case to account for the Christmas period and to allow further consideration of the proposals whilst many people would have time off, the consultation period was extended to 9 weeks. All outreach undertaken to advertise the consultation period is detailed above.

urgent newsletter and a NNDC generated leaflet (when finally available the day before the public meetings) as quickly as possible. • Accordingly, for the reasons explained above, there needs to be another opportunity to understand and comment upon how the village CAAs will inter-act with the GVCAA as well as the content of that latter document. Therefore, we would commend to officers the need to announce, with a longer lead time, the consultation on the Draft Appraisal and Management Plan for the GVCA, and, to publicise and hold of NNDC staffed public meetings on more dates. In that way, better outcomes are more likely to be achieved. • Finally, we would welcome the opportunity to maintain a dialogue with NNDC officers as well as with and through Cllr Andrew Brown, our NNDC ward councilor, both as to how to improve consultation processes as well as the content of the final version of the TCAA, and, the GVCAA.	○ **Noted/Clarification**. The feedback we have received regarding the consultation process will be taken into consideration and will influence the manner in which the consultation is carried out for the Glaven Valley Conservation Area.

OTHER BODIES	
Summary of Comments / Issues Raised (including page / paragraph number where indicated)	**Council Response and Action / Recommendation**
Trustees of Sharrington Village Hall (ref: OB01)	
• The trustees of Sharrington village hall are agreeable to its inclusion into the Conservation area in principle. As the remaining village amenity this would seem sensible, although we do still have our church. • The concerns we raised during the verbal consultation remain, on the selling of the plot, if the hall had to close. You admitted getting planning permission to change usage would be complicated and we have taken the view that as trustees we would not want to allow the hall to fall into disuse. We hope that the hall will continue to be the focus of village activities but provision of a new roof remains a long term goal due to its age and construction. We would be looking to the North Norfolk District Council to assist on advice for any grants for the roof replacement.	

Sharrington Parochial Church Council (ref: OB02)	
• In general we welcome the report and have no major concerns about many of the forward recommendations, though we offer comments on some of the detail. We do however wish to register our disappointment that the place and role of the Church in the continued health of the 'area of special architectural or historic interest' is understated in the report.	
• The report does recognise (p.61) that the church is an 'important communal building' but the challenges facing the church in fulfilling this role have been ignored or misunderstood. At its simplest we feel that there is an underlying assumption that the church will be there whatever, when in fact, the maintenance of the church at its current standard requires considerable ongoing efforts from local volunteers.	○ **Noted/Clarification.** P61 is in the building types section – it is purely descriptive and not the place for a discussion of challenges. However, new text added to section 7: *7.6 Communal Buildings* *Sharrington is fortunate in having two functioning communal buildings: the church and the village hall. Both are run by small groups of local residents and face considerable challenges in gaining sufficient income and other funding to maintain and operate the buildings. Whilst special funding may be available for certain projects relating to the conservation and upkeep of the buildings, the process of applying for funds can be arduous and put further strain on the small team running the building. It is important to balance the benefits of maintaining these communal facilities for the benefit of local residents and ensuring the aesthetic value of the listed church and the conservation area are maintained in the long term.*
• The closure of the Church as a place of worship would have a profoundly negative impact on aspirations for conservation.	
• The PCC believes that this legacy should not be regarded as a burden but as an opportunity to maintain the place of the Church in a village. In terms of what is 'desirable to preserve or enhance' (p.7 of the report), the church is central to the fabric and texture of the community and valued by many- irrespective of their religious beliefs. People want the church to continue.	
• Although the churchgoing population has declined, it should be noted that All Saints Church is a vibrant organization.	
• In the churchyard there is a single bench with a WW1 dedication installed in 2018, we are therefore puzzled by the description in the report, (p.47), of benches (plural) with 'dedication messages to a deceased member of the community or a patron'. We suspect that these phantom benches are located in an entirely different churchyard.	○ **Noted**. Text has been amended.
• It was significant that in 2010 the then Archbishop of Canterbury, The Most Rev, and Rt. Hon. Rowan Williams made a visit to All Saints Sharrington and chose to make it the occasion to make a major statement on the role of the Church in the rural community. This visit would be considered by many as at least as important a 'memorable event' as a visit by two cast members of the Archers.	○ **Noted**. Text amended to include this.
• Since the churchyard has been identified in the report (p.49) as an 'attractive green space' with 'a private and quiet character that forms a reflective space', a comment on the costs involved may assist. Care of the churchyard to current standards requires an outlay of some	○ **Noted/Clarification**. The report seeks to make no assumptions, but does not focus on any one particular building or area in any great detail as the

£800 a year. Here we are most grateful to the Parish Council who over recent years have made a donation to this expenditure. It is against this financial background that the PCC wish to draw attention to the vulnerable position of the Church and the challenges involved in maintain its community role. We feel that the report assumes the Church will be there whatever, when in fact the maintenance of the church requires considerable efforts from local volunteers.	significance of the conservation area is derived from a multitude of different elements. It would not be appropriate to discuss the financial struggles of a particular institution without giving the same attention to others, which would be beyond both the resource and the remit of the appraisal process.
• We must stress that any works of Church buildings and their curtilages are governed by Faculty Rules, the Church of England's own planning system, and not by the local authority.	○ **Noted**. Text has been amended (although it can be more complicated than this).
• P.16 3.2, P.52 4.4.1- The report recognises the central importance to the village, of the attractive exterior of the Church and the need to maintain visibility from different directions. It does not however comment on the value of the heritage of the interior: this may have been outside the scope of the report. However, the PCC feel that it is important, in our submission, to register an accurate record and this is included as an appendix.	○ **Noted/Clarification**. The interior of the church possesses a great degree of significance, however, the conservation area appraisal does not focus on the interior of any building within the designation. Further details regarding the significance of the Church can be found elsewhere, including its listing details from Historic England.
• P.50 4.3.5, P.96 8.3.4- We welcome the comments and approach set out on trees and vegetation. Here it should be emphasized that all work on these trees is subject to the Church of England Faculty system as well as the requisite consent from the local authority tree officer.	○ **Noted**. Text amended
• P.70/71BALE ROAD- At this stage we would simply like to record that the PCC is currently in discussion with UK Power Networks on some aspects of the cables immediately outside the Church.	
• P.70/71 BALE ROAD, P.96 8.3.5- there is a particularly prominent warning sign that a burglar alarm is in place; it is there to act as a clear deterrent to lead theft and we were encouraged to position it there by the police and our insurers. We will discuss the best way of producing alternative signage, while retaining the deterrent effect.	
• P.70/71 BALE ROAD- the churchyard does contain many old gravestones and the ravages of time are evident on a number of these. However, regular checks are made to ensure none are safety hazards, and most of the oldest gravestones are located in the wildlife area. Moving them should never be taken lightly and only be considered if strictly necessary. We do not consider this to be the case.	○ **Noted**. Text amended
• P.70/71- it is worth recording here that, for many years, the Church bins have been kept in a special concealed area out of view at the rear of the Church and brought out to the road only on collection days. We	○ **Noted**. The comments made regarding waste bins are made more broadly about the village rather than highlighting any individual building.

would note that we are puzzled by the comment, and wonder whether the Purcell consultant made their visit on collection day.	

BRINTON (Public)	
Summary of Comments / Issues Raised (including page / paragraph number where indicated)	**Council Response and Action / Recommendation**
Anonymous (ref: B01)	
• The draft report on Brinton is a very detailed document and we look forward to seeing the finalized copy being produced, please pass on our thanks to the team who produced it. • Stone Wall Cottage is mentioned in report on pages 58 & 59 which is actually named Stonewall Cottage and should be corrected. • On page 58 para 3 the report notes Stonewall Cottage as having 'particularly attractive sash windows and Gothick style glazing bars on the front door'. Stonewall Cottage does not have these features and we believe this text should relate Daubeney Cottage two houses further along The Street. This is reinforced by the photographs on page 59 and the photo titles 'Stone Wall Cottage' which is in fact Daubeney Cottage. The actual Stonewall Cottage is shown on the lower left side photo titled 'cobble flint and red brick cottage lining The Street and we would be grateful if the above details could be amended.	○ **Noted.** Amended ○ **Noted.** Amended
Anonymous (ref: B02)	
• Wholly in agreement and favour of the plan, but with some additional comments. • Important to retain the character of the village and save it from further inappropriate development- enough damage done already.	○ **Noted**.
Anonymous (ref: B03)	
○ Increasing damage to the built and natural environment due to traffic, including volume, width and weight of vehicles. Difficulties of people being to appreciate the areas as no safe walking routes through many of the areas. District and parish councils must ensure the national and county council highways and public utility providers must work to maintain and improve the conservation areas. Brinton, Thornage and Sharrington are all	○ **Noted.** Whilst valid concerns, they are beyond the remit of the conservation area appraisal to address in any meaningful way.

being eroded by the traffic, including the cross country routes to the coast and frequent closure of the B1110 at Thornage. ○ It is not clear what partners will ensure the plans are followed. ○ NNDC needs to do more to advise the owners of listed buildings and parish councils in non-conservation areas to maintain their properties and area, in line with these good practice recommendations. There are many good photographs of good and poor practice in these documents which should be produced in a leaflet for public use.	

EDGEFIELD (PUBLIC)	
Summary of Comments / Issues Raised (including page / paragraph number where indicated)	**Council Response and Action / Recommendation**
Anonymous (ref: E01)	
○ Paper is poorly put together, recommendations for the way forward are unclear. Cannot believe there is a picture of a rubbish bin featured on one page, looks like a paper submitted for a GCSE exam. I hope this did not cost a lot of tax payer's money, perhaps you could clarify how much it cost. Very disappointed, not worth the paper.	○ **Noted**. Please see earlier discussion of costs above.
Anonymous (ref: E02)	
○ It is a quiet, rural, agricultural village with wide-sweeping views over open agricultural land. Wildlife/birdlife and natural habitats within the countryside are of great importance. Therefore, important to preserve the biodiversity of the immediate area. ○ Traditional Norfolk banks and verges fronting properties are important characteristic, and hedges and walls enhance the visual amenity. ○ Increased traffic using Sands Loke, has caused noise disturbance and detracts from the usual quietness of neighbourhood. ○ Signage/furniture detracts from the natural surroundings, and parked vehicles on agricultural land detracts from visual amenity ○ Increased noise/pollution in a normally extremely quiet neighbourhood ○ Concerned that Sands Loke and neighbouring fields are no longer included in the Conservation Area, even though the Loke and field plots are shown on the 1886 map. Feel they should remain in Conservation Area	○ **Noted**. ○ **Noted**. The buildings are all modern in appearance and there is a general principle of removing fields from the CAs. There is nothing to alter that principle here.

○ Agree with the need to protect and preserve the heritage and feel of the village for the present local community and for generations to come ○ Concerned about the negative impact the dog activity is having on the natural surroundings and amenity of local residents living close by and the loss of wildlife/habitat in the area, as well as noise/disturbance as a result of dog activity.	

HUNWORTH (PUBLIC)	
Summary of Comments / Issues Raised (including page / paragraph number where indicated)	**Council Response and Action / Recommendation**
Anonymous (ref: H01)	
• The Hunworth CA has virtually no affordable or social housing, lacks public transport links. • There is a need for assistance in finding mechanisms to make older properties more energy efficient. • There is limited access to walking routes/footpaths in the immediate area. • It is my understanding that the draft conservation area appraisal is intended to be a reference document or aid for planning officers when looking at planning applications for an area with which they might not be familiar. If so it might be better to have a more technical approach and as such could benefit editing to remove content which is more suited to an estate agent introducing prospective buyers to the village. • As it is a draft that I have seen I am sure this will already be in hand but there are a number of phrases and passages which have been 'copied and pasted' between sections, this is obvious and for me as the reader undermines the integrity and credibility of the content. • I and others in the village feel that the level of 'tidying' proposed/aspired to was not reflective of life in a living community (cars parked out of sight, televisions aerials to be hidden, wheelie bins to be hidden) and was not really likely to be of much relevance to planning officers. • Additionally Councillor Brown present at the consultation meeting and the PC discussion confirmed when asked that energy efficiency and conservation considerations would be considered as equal in importance to the 'heritage' aesthetic elements discussed in the appraisal document and it is hoped this will be firmly established for consideration in any future proposals from villagers to improve the energy efficiency of older properties. • I am not quite sure what message the front cover image conveys but I would hope that it would be possible to find an image [without a Porsche sports car] which conveys better the image of the tranquil rural haven the document attempts to portray. **Intro 1.3** • The increasing volume of very heavy farm vehicles on roads and lanes is having a major impact – part of any appraisal should look into the sympathetic management of the ever increasing size of the tractors,	○ **Noted/Clarification**. The final documents are intended to provide guidance to a wide range of interested parties, not just planning officers, the language employed therefore, needs to be clear and understandable to those without any great prior knowledge in order for it to be a useful working document. ○ **Noted**. Reviewed and updated ○ **Noted/Clarification**. The document is multi-functional and is intended in many ways to demonstrate best practice rather than set mandatory requirements across the board. ○ **Noted**. Image cropped to remove cars on either side

machinery and trailers and the speeds at which they move around both the lanes and within the village. • It is one thing to be prescriptive on the 'built environment' but there is little point in discussing conservation or preservation if the fabric of the rural area in which these buildings sit continues to be eroded without check or consideration. **Page 13, section 2** • Perhaps the stone in the windows and other sections was imported, but the knapped flint a non-local building material? **Page 22, section 3** • It might be worth noting that in 1940 when it was considered a possible Nazi invasion force could choose the North Norfolk Coast as a possible site, batteries of artillery guns were stationed inland to fire on any landing enemy forces and provide protection to those defending the area. One such battery was positioned on Hunworth Common until after the Battle of Britain and it was thought unlikely the Nazis would follow through their plans. **Page 28, section 4.2.1** • The river is hidden from view over most of its length other than at fords or bridged crossings due to private ownership of the land through which the river flows. **Page 29, section 4.2.2** • There are similar open central greens in Briston, Edgefield, Swanton Novers and Cley, Blakeney and Wiveton. **Page 33, view 09** • This view is to and around, not through Hunworth Common. It is in part a metalled road and a Boat, Old Holt Road or Common Lane according to NNDC. • Image 09 shows modern house, discomfort that the isolated position of the house is highlighted in a public forum, so would be grateful if the image could be removed. **Page 44, section 4.3.5** • Could you confirm that there is a walking route? Currently the understanding in the village is that Castle Hill which is owned by Stody Estate is not accessible to the public. Also mentioned on page 76, section 6. **Page 44, section 4.3.5** • Are you able to provide the mapping/documentation that shows trees extending across to line Hunworth Road as being on Hunworth common?	○ **Noted**. See above discussion on remits of the conservation area appraisal. ○ **Noted**. Updated wording to clarify. ○ **Noted**. This has been added on p23. ○ **Noted**. Added section 4.2.1, para. 2 ○ **Noted**. Reference to it being unusually wide compared to other villages has been removed, also removed reference p13. ○ **Noted**. Updated to 'View along Common Lane' also for view 19. ○ **Noted**. The image has been updated for one which is along the track but does not show the house ○ **Noted**. Reference to a walking route on p44 has already been removed. Deleted on p76. ○ **Noted**. Reference to Hunworth Road already updated to Holt Road, no further action necessary.

Page 46, section 4.3.6 • It isn't actually a weir it is simply a log lying across the stream and the river at the ford makes that sound whether it is there or not- also mentioned on Page 75, section 6.5**.** For the most part the river is either within woodland or people's gardens/fields and does the river itself and its sound not indicate its presence? Currently the woodland and trees which line much of the river bank are in a state of neglect with fallen and overhanging trees, not a rural feel simple neglect.	○ **Noted**. Reference to weir removed. Wording amended regarding row of trees indicating the presence of water to also include the sound of the river. Reference to Weir removed on p75.
Page 48, section 4.3.1 • Corrugated iron sheeting patented in 1828 is a light, effective and most practical covering for roofs and shelters whether permanent or temporary- does being around for close on 200 years not give it a little bit of context?	○ **Noted**. Added reference to it having been used for the last two centuries as a practical roof material but that today it contrasts with the pantiles on the rest of the buildings, so have left the reference to its use being limited in the CA.
Page 50, section 4.4.2 • [on the unsympathetic use of uPVC] there is no mention of environmental impact as a reason not have uPVC over wood. Cost can be more than 4x to have wood units. When questioned Cllr Brown confirmed that environmental impact took equal precedent with heritage/aesthetics so it would be better to have a house double glazed in uPVC than to have it remain single glazed and environmentally inefficient simply because the owner could not afford the higher cost of wooden windows.	○ **Noted**. See above for discussion on where sustainability and heritage intersect.
Page 66, section 6 • The map courtesy of OS and NNDC indicates that Hunworth Common extends from the conservation area northern boundary to Common Lane/Old Holt Road and south to the river. Is this correct? Also link to point on area of Hunworth Common at para 4.3.5.	○ **Noted**. The assessment area name has been changed to Hunworth Common and Blickling House. This is assuming Hunworth Common is the land to the north of the track (Common Lane).
Page 67, section 6.7 • Is the indication here that people living in rural area do not need to use or should not own cars?	○ **Noted**. See above discussion of best practice ideals. What is the change required here?
Page 69, section 6.2 King Street • [Presence of wires, telegraph poles and aerials clutter rural image of street] as for point 6.1, this is not a period movie set, it is a living village.	
Page 70, section 6.2 King Street • [Alternative methods for receiving telephone reception such as underground cables would help] as for 6.1. it would be interesting to hear the view of planning officers on the value they would place on this as a proposal, how it might be funded and the likelihood of it happening and if they felt it viable and worthwhile then by all means include it.	

Page 72, section 6.3 • Bins can be heavy and the older or less able residents need to be able to get them to the collection point easily. **Page 75, section 6.5** • Same comment about map on page 66. **Page 75, section 6.5** • If you check with NNDC you will find this 'windy stretch' is Common Lane/Old Holt Road. **Page 79, section 7.2** • Cast iron guttering/downpipe is available but 10x the cost of plastic. Almost all modern houses use plastic/PVC 'rainware'. For many in the Valley aerial/satellite dishes are the only way to get a TV signal. In some areas even that does not work and we are reliant on snail speed internet feed. TV aerials, satellite dishes and solar panels need to be in a particular face or side of a building for obvious reasons. The question to the planners is should alternative energy sources solar panels not be installed or rendered useless because they face the wrong way because they might cause offence to an occasional passer-by? **Page 79, section 7.2** • [regarding wheelie bins being an unfortunate feature] I feel this is a little precious and does not really justify featuring in the appraisal. The majority of bins in the UK are council issued and are not an urban vs. rural issue, they are the efficient way of simplifying waste collection. **Page 82, section 7.3 – pressure from development** • [regards spread of development into GV] is this a bad thing? The risk will be that it will only be high value dwellings which will not help support lower income families. • [re. planning legislation] this is contradictory, on the one hand 'high design quality' among the mention of 'vernacular' and 'contextual relationship' swiftly followed by a statement which intimates one can build anything as long as it is of 'high quality design' and does not necessarily need to match existing buildings. • One doesn't have to travel too far to see some pretty extreme examples of what one presumes must be considered 'high design quality' that definitely fit the 'do not necessarily need to match existing buildings' and the new structures certainly do not sit 'harmoniously within the streetscape' but somehow they are there? I struggle to grasp how this is so when on the other hand there seems to be huge concern exercised over whether a traditionally tiles roof on a flint house has visible solar panels on it.	○ **Noted**. Reference to Common Lane/Old Holt Road added. ○ **Noted**. See above discussion for expansion on where sustainability and heritage intersect.

Page 82, section 7.4 • Hunworth is simple a pretty village surrounded by farmland- truly rural character is a thing of the past. If a village has rural character it comes from being originally and intimately connected to the land, those that live there having a close relationship with place, either through working on, having an understanding of, or sympathetic relationship with the surrounding land. • In agreement with the impact of light pollution on night skies. **Page 83, section 7.5** • [increased traffic levels] the link to holiday properties/traffic increases is tenuous as if a house if occupied by full-time resident there would still be traffic, occasional visitors staying in that same house if it were a holiday let are not likely to result in an increase. In fact it might be less especially if the full time family has more than one vehicle. **Page 84, section 7.8** • [Increased rainfall/gutters and drainpipes] what does this really mean? Most of the nations will have guttering, down pipe, waste water and soakaways calculated according to proven guidance and building regulations. Is this a new phenomenon that we should be aware of? **Page 87, section 8.2** • What quite does the 'rural character of the village should be preserved' mean, what point in history would you like to go back to? **Page 87, section 8.2** • [front gardens should not be lost to driveways] there is a bit of a conflict between this and the statement on p.68, para 6.1. **Page 87, section 8.2** • [the agricultural land and woodland surrounding the village will be preserved] what does this mean? Preserved by whom and under what guidelines/direction? The area around Hunworth in farmed on an industrial scale, there are very few small farms just estates- often they will employ contractors who come for short spells. • It is my understanding that the government do offer incentive to landowners to put conservation measures in place and worthy projects may well be in progress but unlike the village there is no way of knowing what is or isn't being done in the way of preservation. • Is there to be a similar appraisal of the natural/non-built environment and will the public be involved? **Page 88, section 8.3.1** • I struggle to imagine why any property owner (or at least owner occupier) would not maintain their property where finances permit- it is the latter	○ **Noted/Clarification.** The pressures of the historic environment from climate change is well documented. A further note has been added about increased intensity of storms in the future. ○ **Noted/Clarification**. As a rural village, it would be undesirable to see an influx of typically urban or suburban features become commonplace, and damage the existing rural character. However, 'new' has been before 'driveways'. ○ **Noted**. This has been changed from 'preserved' to 'retained'.

point that is a key constraint for some. (Same for preserving historic windows/doors)	
Anonymous (ref: H02)	
○ There is a comment in the draft about the lack of publications on the history of Hunworth. I have been studying the history of Hunworth in the early modern period for the last 15 years. I find much to comment on with many examples of is-interpretation or mis-understanding, mistakes and questionable assumptions which reflect the reliance of the writers of this draft on secondary resources.	○ **Noted**. The reference to lack of publications on p15 para 3 has been deleted. In the preparation of Conservation Areas extensive research into primary documentation would take a lot of time and be more detail than is usually required. Secondary sources are often therefore relied on.
○ On page 17, the building of Hunworth Hall is incorrectly attributed to Edmund Britiffe [1700-1770] the son of Edmund Britiffe [1669-1726] who was responsible for the Hall. The survey map of the Estate drawn up by James Corbridge for Robert Britiffe in 1726 only record the land and property held and of interest to the Britiffe family. It is therefore an incomplete record of the village, which was more extensive as evidenced from the research in the tax and probate records.	○ **Noted**. Birth/death dates of Edmund Britiffe added. Added that the map is incomplete but that it is representative of the area at the time.
○ On page 18, I can find no record of the chapel built by the Rev Giles Say of Guestwick in any source currently available from the Norfolk Record Office. There is, however, evidence from the Britliffe papers of a land grant to the Quakers for a barn/meeting place in Hunworth at the beginning of the 17thC. Also on page 18 an incorrect reference to the estate passing into the Blickling ownership in the early 18thC through marriage: in fact it was sold by Edmund Britliffe [1700-1770] to Lord Hobart for the sum of £10356 – 10s- 2 ½ p in March 1738/9.	○ **Noted**. This reference is from Bartram, Len, *Hunworth and Stody*, 1999. Reference added. Note on Quaker meeting house added. Amended reference to sale of land.
○ Further examples: page 11 'Hunworth exists because it was located at the confluence of two rivers, as reflected in its name'. Hunworth is located on a single river, the Glaven into which flows two becks: Stody Beck and Thornage Beck.	○ **Noted/Clarification**. The River Glaven Conservation Group (https://www.riverglaven.co.uk/index.php/about-the-river-glaven/) call these Stody Beck and Thornage Beck so a note has been added to p26 para 3. NB – the Parish Council stated: *Two tributaries join the Glaven within the village: the Burgh Beck stream reaches the river just north of Hunworth Hall barns, and the larger Gunthorpe Stream flows in under the road further north by Beck Farm, forming the boundary between the parishes of Hunworth and Thornage.*
○ On page 15, Hunworth is described in the Domesday Book as having 11 households. The Domesday Book did not record households but land held from the King and his fiefs.	○ **Noted**. Reference to households has been removed.
○ On page 15 'the ownership by the monarch may have given King Street its name': all roads were ultimately owned by the King and there is a long tradition of calling major roads: King Street or Regia Via.	
○ On page 16, the Church of St Lawrence is described as being rebuilt in the 15th C. a more accurate description would refer to the extension of the	○ **Noted**. 'reconstructed' has been amended to 'extended'.

church with the addition of porch and south transept probably paid from the estate of Braunch family post Black Death. ○ However, I would prefer to comment on the more questionable assumptions which permeate this draft and reflect an outdated view of historical village development and the management of land and property through the manorial system. The first is the linking of Hunworth Hall with the Church: the assumption being that the Lord of the Manor's residence was located near to the church. Hunworth Hall was built in 1700, there is little evidence to suggest that there was a previous building on this site and certainly the Bacon family did not reside in Hunworth. Land in Hunworth, until consolidated by the Britiffe family in the early eighteenth century, was held by several manors. ○ Secondly, I would question the assumption that the Village Green dates back to the medieval period. There is no evidence to support this assumption in any of the documents I have read relating to Hunworth. Indeed, the configuration of the Green on a major crossroads would make it unsuitable for stock management. However, the Common is mentioned in the 1592 Field Books and would have been the chosen location for villagers to raise stock. The first reference to Village Green I have found is on the first OS Map of 1886 where it is positioned to the south west of the current Green. ○ On page 11 '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. [I'm not sure where Hunworth Heath is today. A lack of reference to the agricultural history of Hunworth is obvious in this draft. Whilst the 'uplands' were most probably heathland pre-Conquest, they were soon cultivated in the sheep/corn & fold systems of agriculture which were quite common in this area of England. ○ Despite my own commitment to the study of local history and my particular interest in the early modern period, I fail to see the relevance of much of the medieval and early modern period to the objectives of this document.	○ **Noted**. The reference to the hall has been deleted p15 para 3, also deleted reference to 'manor' house in significance statement p.13 para.4. ○ **Noted.** Deleted reference to the green p15 para 4. Clarified the Green on p18 paras 1 and 2 is what it is known as today, and p.19 para 1. ○ **Noted/Clarification**. Hunworth Heath is shown on OS maps today (e.g. via Magic) as a patch of woodland as a patch of woodland south of the village between Pinkney lane and Briston Road. This reference is on p13. Have removed the reference to 'open' (p13 and 15) as Hunworth Heath and Hunworth Common today seem to refer to woodland. Reference to Liddiard's article added to link to source material.
Anonymous (ref: H03)	
○ Key characteristics of the conservation area are the River Glaven with 2 fords, Kings Street, St Lawrence Church, Hall and Hall Farm, Village Green, Water Mill, the Valley topography, its position into 2 parts by the Briston Holt Road made possible by the construction of the brick bridge funded (so	

it is said) by a local doctor in Victorian times. The old Holt Road (running past 'The Firs') then becoming a byway. The intermittent development of frontage, leaving green spaces between. No pavements, no streetlights. ○ Some call the village 'millionaires graveyard'. The inclusion of Coronation Cottages is long overdue. Restoration of roadside verges and banks by the 'white van epidemic' providing rapid delivery. Better if were all delivered by the postman in a daily visit. ○ Agricultural vehicles which are wider than the roadway width in many places, government legislation about vehicle width permitted does not seem to engage reality. ○ A bus shelter on both sides of the road would be welcome, but is not easy to achieve without spoiling the Green. ○ If the cost of this exercise as stated in the meeting (was this the cost of consultants only or did it include NNDC staff time?) it is very considerable and perhaps would have been better put to researching climate change options. ○ The overwhelming issue of climate change which dictates surely all that you may wish to preserve/enhance in Hunworth. We have an obligation to make our homes better insulated and more efficiently heated. This may not mean that timber windows are necessarily the best long term solution to existing or new homes in the village. ○ The sensitive recognition of key/valuable features in and around the village is in some ways quite pretty and 'wordsworthian'. It underscores how privileged we are to live in this part of Gods creation.	○ **Noted**. Whilst a valid concern regarding vehicle width legislation, it would be beyond the remit of the conservation area appraisal to make any recommendations this. ○ **Noted**. See above discussion on heritage and sustainability.
Anonymous (ref: H04)	
○ Key characteristics of the Conservation Area include variety of building style and age, no street lighting, limited use of street furniture, variety of native tree and hedge species, open views and spaces in village including the Green, River Glaven and adjoining meadows. ○ A move away from traditional materials and styles has a high negative impact on CA when side elevations and frontage can be seen from public highways or neighbors houses. Inappropriate infilling is also a concern, as is the replacement of trees and hedges with non-native species, and removal of hedges for wooden strip fencing. ○ The increase in number, size, and speed of farm and delivery vehicles is concerning and damages verges. A 20mph speed limit in the village would help stop this and large vehicle restriction on Stody, King Street and Edgefield Road.	

○ Higher rainfall, higher water table, septic tanks and the river means the village is in need of mains sewerage system.	
Anonymous (ref: H05)	
○ As with many villages/towns in North Norfolk, we would like to see priority given to housing people/families from the immediate area and/or with family links. Hunworth and Stody are in danger of being part time villages with many second/holiday homes and are no longer working villages. ○ A speed limit is needed on the Brinton Road from the West End, Briston junction down into Stody up to the Old Chapel junction.	
Anonymous (ref: H06)	
○ I have seen this poorly written report and am glad that at least the parishioners will have the right to reply. ○ However, what really concerns me is a photograph of my property (Blickling House, Holt Road, Hunworth) taken from a position to the rear through the woods. We are concerned about the impact on security and would like to see the photo removed from the report.	○ **Noted**. This has been removed.
Anonymous (ref: H07)	
• There is no, nor has there ever been, a public footpath up Castle Hill Medieval ringwork. The site is already within our environmental stewardship scheme, under a heritage protection that doesn't allow footfall, in order to preserve the site. Please could we be told where the consultant read that it is a public footpath, so that we can get this corrected? And all references/ request for footpath and signage removed please. • p.79, please remove *"are undesirable on modern buildings"* (re uPVCs) and *"If deemed appropriate"* (re PV). We seriously worry how working, low income families will be able to afford to make their homes greener? Which is clearly an imperative for all and actually a legal requirement for landlords. We cannot see how we can make our own properties greener with the current drafting of the Cas. • p.90 – pls remove *"primary elevations"*. We would argue solar panels are a key and affordable method in meeting climate change and to be effective can only go on southern roofs which if happen to be primary and/or street elevations, shouldn't be banned? • p.82 – Unfortunately we seriously object to the current drafting of para 2. This is only looking at future development from a narrow heritage angle however for any village to survive, its economic, social and environmental prospects must also be considered. We worry that a narrow reading of the	○ **Noted**. This has been removed/amended. ○ **Noted**/**Clarification**. The conservation area designation has always had restrictions on permitted development, the wording of the appraisal only follows both this and the recommendations of Historic England when it comes to conservation best practice. Please above discussion on how the recommendations are made in light of best practice guidance.

current drafting precludes sensitive, small scale and much needed development. An alternative to the 2nd para could be: *"While housing will be required, this should be weighed against need and carefully planned to be located as sensitively as possible with minimal impact on heritage assets. Developments should take into account the characteristics of the immediate neighbouring houses and heritage and fit the available lot size."*	
• p. 87 – pls remove *"It should be the minimum necessary to meet the required demands for housing"*	○ **Noted**. This has been amended.
• *p.90* – Why shouldn't sensible open plots be very sensitively filled in? It's actually the only place sustainable housing can go to meet economic, social, environmental and heritage needs. We also believe it appropriate and in keeping with what is already in the village to allow some modern materials (because they are already there). Pls remove *"limited"* twice in far right hand paras.	○ **Noted/Clarification**. The current wording says 'open plots…should not be completely filled in…", rather than prohibiting all infill development it makes the recommendation that where it is necessary, it should be sensitive and proportionate. 'Limited' has been amended.
• We question why it is proposed to include Coronation Cottages, (6 more modern brick houses on King Street) within the Hunworth Conservation Area ("CA")? They are similar to many working family / low income homes in Edgefield that are not included in its Conservation area. They would hugely benefit from sensible PV solar panels, nor would timber windows be at all appropriate.	○ **Noted/Clarification**. The cottages clearly read as part of the village and are good examples of early twentieth century housing. We do not propose to alter this recommendation.
• We also question why it is proposed to include the working farm yard, Green Farm Yard, in the Hunworth CA? It is very much a working farm yard linked to the fields around it. Again we don't see other working farm yards, with modern agri-buildings, included within Village Conservation Areas?	○ **Noted/Clarification**. This area of farmyard is being excluded from not included within the Hunworth CA (but remains within the Glaven Valley CA)
• Pinkney Lane is spelt with a second "n"	○ **Noted**. Pinkley changed to Pinkney on p93
Anonymous (ref: H08)	
○ Report states that there is a public footpath to Castle Mound in Hunworth- is this correct? As I thought it is not accessible, I think access to it would be a good change.	○ **Noted**. This has been amended

SHARRINGTON (PUBLIC)	
Summary of Comments / Issues Raised (including page / paragraph number where indicated)	**Council Response and Action / Recommendation**
Anonymous (ref: S01)	
• I am disappointed in the inaccuracies in the report. Interviews rather than observation might have produced greater accuracy.	

• Page 21, Architectural Detail- the photograph is not of the Wesleyan chapel but the end of the barn at Sharrington Hall.	○ **Noted**. This has been amended.
• Page 24 has several inaccurate house ages, in one case its 130 years out.	
• Page 43/55 all of the 19th C residential estate buildings in the village have cobble flint walls as do the even earlier buildings in the village. So if it has this type of wall it is a pre-nineteenth century building. Hedges or fences are present as front boundaries on twentieth century builds/barn conversions with the exception of Stiles farmhouse and the cottages that include Well Cottage on The Street. This is undoubtedly due to the current cost of building a brick and flint wall.	○ **Noted**. This seems somewhat convoluted and also there are modern flint and brick walls e.g. the modern bungalows on New Street.
• Page 47 needs to include the timber bench outside the village hall and opposite the pond on the Ashyard Road.	○ **Noted**. This has been amended.
• Page 49 & 72 mention a 'small stream' which is an enlarged piece of ditch/small pond (opposite Sharrington Hall). There is another such area at Jubilee Corner with the same characteristics. The village has a series of drainage ditches which channel water away from the village and into the Glaven via Osier Carr field on the Thornage road. Often these ditches are dry but due to recent rainfall many have water at the present time.	○ **Noted**. This has been amended.
• Page 53 incorrectly states 'Brinton Hall' rather than Sharrington Hall.	○ **Noted**. This has been amended.
• Page 55 Stiles Farmhouse is not a multi-occupancy' dwelling and its frontage and footprint more or less as it appears in old photographs of the village.	○ **Noted**. This has been amended.
• Page 59 top right picture is not Lantern Barn but the Hayloft.	○ **Noted**. This has been amended.
• Page 74 lists bungalows under 'defining features' which are not present here. And under 'key issues' mentions 'non-native coniferous trees' I believe there are laurel here but not conifers.	○ **Noted**. This has been amended.
• Page 76 lists breeze blocks in this area under 'key issues' when the only visible ones in the while of the village are at Sharrington Hall (an infill in a window) and the garages at one property in Bale Road. It also lists converted farm builds as defining features which are not present.	○ **Noted**. This has been amended.
• It should also be noted that the 'classically styles porch with doric columns' on the front of The Chequers on Bale Road is an addition from the 1970/80s although described as 'an attractive Georgian porch' on page 56. The same feature was added to Church Farmhouse, opposite. (Photographic evidence is in the village hall of the original frontage).	○ **Noted**. This has been amended.
• All the estate cottages, owned by Sir Dymoke White, in the village are pebble flint and red brick. There are many more in the village than reported by Purcell. Date stones are found on all the properties which were extended, by the estate, in the 1950s.	○ **Noted**. This has been amended.

• What is significant is that numbers 16 & 17 The Street and numbers 18 & 19 have an untouched frontage and remain semi-detached. They were lived in and used as estate cottages within living memory of Sharrington residents. • It is due to the fact that the pair of estate cottages, 16 & 17 plus 18 & 19, are still original that both should be considered suitable for inclusion in the Norfolk locally listed heritage assets. • Possibly more controversial is the entry on the monkey puzzle tree located in the front garden of a house in The Street (East-West) as being 'inappropriate to the setting' (no comment has been made about another in the village conservation area). This species is now internationally protected due to being one of the most endangered trees in the world. I would prefer the reference to this tree be removed particularly as the other tree in the conservation area has not been targeted in the same way. • Will North Norfolk planning enforce these recommendations when deciding planning issues? Currently we have a plethora of inappropriate planning requests for doubling the size of 'historic' properties and using 'modern' materials that are not in keeping- timber walls and a metal roof being just one example. • How are the recommendations made to be enforced and monitored? • Where will the final document be published? • Will there be a summary page, on the Councils website, for Parish councils or local people to access outlining responsibilities when altering property in a conservation area? It may cut down on inappropriate changes being made to property.	○ **Noted**. However, there are lots of estate cottages – we have not plotted them out or sought to mention them all. This does not imply however, that they not contribute to the significance of the conservation area. Although both 16-17 and 18-19 are now included for local listing. ○ **Noted/Clarification**. It might be internationally protected but it does appear out of place in a rural UK village, as it is non-native. However, the text has been amended slightly to reflect its international status.
Anonymous (ref: S02)	
○ On page 56 there is an inaccuracy. Stiles Farmhouse in The Street has not been divided into 'multiple occupancy'. A check on council tax payments would have clarified this.	○ **Noted**. This has been amended.
Anonymous (ref: S03)	
○ On a brick pillar between the flint work of the wall forming the rear of the small barn behind this property are a set of initials and a date as shown on the accompanying photographs. The engraving is very beautifully done and probably with a semiprofessional eye as can be seen by the use of the 'tails' to the letters etc. the date of 1862 or 1867 would probably indicate the age of the barns to the rear. Due to weathering of the brickwork it is difficult to tell as to whether the date is 1862 or 1867. I would like to see them preserved and conserved as a record of the age of these barns. ○ There is a photograph of the front of The Old Barn shown on page 23 of the plans, however, the photograph is now out of date as two years ago the	○ **Noted**. Reference to date stone has been added into text. ○ **Noted**. It has not been possible to update all the photos – as most were taken in the late summer of 2020.

original window frame had to be replaced so you may wish to update the photo. ○ You are producing a lovely and interesting document and I look forward to reading the finalised result.	
Anonymous (ref: S04)	
○ Thank you for the comprehensive and interesting report on our village of Sharrington, I must congratulate you on producing such a splendid document which will add greatly to our understanding and appreciation of Sharrington. ○ Page 32- View 04, this is Lower Hall Lane and not Lower Hall Street. Page 33- View 07, this is Bale Road and not The Street. Page 33- View 08, the view is 'eastwards' and not 'westwards'. Page 59, the photo in the top right hand corner named Lantern Barn is in fact the Hayloft, Lantern Barn is at the other end of the barn conversions. ○ I would also like to take issue with the statement in Section 7, page 87 as follows: 'whilst holiday cottages do generate some local jobs and revenue, second homes generally do not'. For a start I think the local builders would disagree. Furthermore, owners of holiday cottages often live at a distance from the village and rarely play any part in village life while it is more likely that second home owners will want to become part of the village and can be generous in giving time ad support to village events and institutions such as the church and village hall. Many second home owners then become full-time residents and very much part of village life so I feel your statement is misleading in our village. Holiday makers, while supporting local hospitality and some retail outlets are more than likely to bring their own provisions for the week from outside the area or rely on large supermarkets. However, even as I write this we are finding that more outside investors are buying cottages in the village to extend and run them as holiday cottages so over time this will change the profile of Sharrington and not in a good way.	○ **Noted**. The text has been amended accordingly. ○ **Noted**. Text has been amended.
Anonymous (ref: S05)	
○ Page 8; I'm requesting a change to the boundary to follow the hedge line on my field as marked in the enclosed map. ○ Page 13, paragraph 5; I feel the draft is making Sharrington into a historic and interesting village on par with some of the beautiful villages we have in North Norfolk, but due to the spread of the village and the eclectic mix of housing designs in my opinion it is failing in this regard. ○ Page 13, paragraph 9; I feel that this is also not true, as the word vibrant implies a good mix of young and old, local working and retired inhabitants, which hasn't happened in Sharrington.	○ **Noted**. Amendment to boundary has been made.

○ Page 18, paragraph 5; at the house called 'The Chequers', the porch with the imitation Doric columns was added in the 1980s.	○ **Noted**. Amended
○ Page 38; the views 22, 3, and 24 are of small value as there are no vehicle stopping areas, and walkers very rarely use this route due to traffic speed and density. View 26 also has no safe stopping area without blocking other vehicles rights of way.	○ **Noted**. This may be the case, but they are nonetheless views from a public road.
○ View 25, as above, and to see a small area of the conservation area requires you to stand on private land. View 27 is of small value when trying to view the conservation area.	○ **Noted/Clarification**. All views were photographed from the public highway or public footpaths
○ Page 53, 4.4.2; why has there been a reference to a dwelling in a neighbouring village which is nothing like Sharrington and not in the conservation area being referred to?	○ **Noted**. This was an error and has been corrected.
○ Page 71; farmers are encouraged by the environment agency to let hedges grow bigger to improve the habitat for native birds. They also set time restraints for trimming of hedges. If the appraisal is recommending hedges should be cut regularly then the hedge to the south of The Chequers should be removed from the conservation area.	○ **Noted**. The frequency of cutting can be adapted to suit but the principle of maintaining hedges within the CA is a sound one.
○ Page 85; the appraisal doesn't seem to value the environment by encouraging the use of sustainable building materials in future building projects. Sustainable power sources also seem frowned upon contrary to global warming projections.	
○ Page 87- paragraph 7.5; re second homes, 'the grandest example in the village situated in a prominent position within the conservation area' is used as a second/holiday home, contrary to the ideals set out in the appraisal.	
○ Page 87- paragraph 7.7; are local people who earn their living in the village to be subjected to extra pressure on the structure of their business by the appraisal, outside of the normal planning laws?	
○ I feel the time and money spent on this appraisal would have been better spent on improving the drainage system in the village.	
Anonymous (ref: S06)	
○ Page 22, 3.6- the names of the actors from the Archers' cast are incorrect. The names should be Joy Davies and Leslie Bowmar. June Spencer and Patricia Greene, the top stars of The Archers spent two days here, celebrating the first refurbishment of the village hall, completed in 1988. We have recently completed the third refurbishment.	○ **Noted**. Text has been amended.
○ Page 59; the photograph in the top right hand corner is described as being of Lantern Barn. The photograph is of Hayloft, Lower Hall Lane.	○ **Noted**. Text amended.
○ The date of designation is incorrect, it is 1979 not 1977.	○ **Noted**. Date amended.
○ Your appraisal and recommendations are admirable, well done.	

Anonymous (ref: S07)	
○ We welcome the review and broadly support the various identification of issues and recommendations, specifically with regard to Lower Hall Lane and the proposed extension of the Conservation area boundary to include land to the rear of Daubeney Hall Farm within the boundary of the property.	
○ Since 2004 and for many years previously the 'Farmhouse' at Daubeney Hall Farm has been known as, (and the Post Office address likewise) Daubeney Hall Farm. The cottage has a separate postal address of Daubeney Cottage. The 'two storey stables' building to the South has also been known for many years preceding as 'The Granary'. It is accepted that this is the description in the Grade 2 listing is *Daubeney Hall Farmhouse & attached stable to South*. You appear to have adopted this description for the Appraisal.	○ **Noted**. Text Amended
○ On page 55 under *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.*	
○ Some years ago the 'Granary' or 'two-storey stable' was converted to a holiday let. It is unclear what the reference to 'a loft attached' means. In 2006/07 when planning and listed building consent was granted for comprehensive refurbishment of Daubeney Hall Farm, the Granary became a utility room and office annex to Daubeney Hall Farm and Daubeney Cottage.	○ **Noted**. Text Amended
○ Apart from the conversion of the old tractor shed to an office, the barn at the front has remained unchanged – one of the few remaining in the village and still used as a barn and workshop.	○ **Noted**. Text Amended
○ Attached are historical notes which were provided by the previous owners of the property. It refers to the barn in some detail and the 'stable and granary'.	
○ We support the proposed inclusion of 16-17 The Street- a pair of traditional estate cottages which although extended in the 1960s, which retain the essential symmetry and character of the pair. There are in fact three similar examples in the Street. The pair immediately to the South 18 & 19 The Street have similarly remained unchanged since similarly sympathetically extended in the 1960s.	
○ We propose that 18-19 The Street should also be included as they are similar to 16-16 and would qualify as per page 65 of the appraisal.it is	○ **Noted**. Text Amended

illogical to pick one pair of cottages when in fact both pairs combined contribute significantly to the conservation area.	
Anonymous (ref: S08)	
• The Report, [P.98], recommends extending the boundary of the Conservation Area to include the garden and orchard belonging to All Saints Cottage. We have no objection to this proposal; on the contrary it is welcome. • [P.54] incorrectly describes the property as one of a pair of '*semi-detached cottages in cobble flint which are positioned at the edge of the road, a typical position for cottages through the village"*. In fact, All Saints Cottage, Church Barn and Long Barn were agricultural buildings until the 1970s when they were converted to residential use. • [P.70] '*Prominent bins left on street in front view of properties".* Did the field worker visit the village on collection day? Our bins and those of our immediate neighbours (and the Church) are put out on the day of collection and returned to the garage once emptied. • [P.70] The windows of All Saints Cottage are timber not PVC. • [P.95] The satellite dish at All Saints Cottage is situated at the rear, out of sight of the road and visible only from our garden. The Sky engineer refused to remove a previous dish (visible from the churchyard) on health and safety grounds.	○ **Noted**. Text Amended ○ **Noted**. Site visits were made by the consultants on several occasions and the case was always the same. But it is possible the visits always occurred on bin day. ○ **Noted/Clarification**. It doesn't say that they are PVC, it says some of the buildings in the character area have UPVC windows. ○ **Noted/Clarification**. Again the satellite comment is general, not specific to any property.
Anonymous (ref: S09)	
• This Report gives much emphasis to setting and views, but totally ignores the one element that underpins the whole village – ie the problems caused by the high water table flooding sceptic tanks, on which most of Sharrington relies. Rather than spending an undisclosed sum of money on producing this Report, it would have been more beneficial to connect Sharrington to mains drainage. If the surface water does not drain away, even the most sophisticated private sewage works cannot operate legally. • Much is made in the Report of what is considered "suburban". This is a pejorative and subjective term which is not helpful, is used throughout in a disparaging tone, and denies personal preferences in house and garden style and design. Satellite dishes, wheelie bins and solar panels are all part of modern life. • The comments regarding UPVC are out of date – earlier versions may have been unsightly, but modern standards are high and many are hard to distinguish from wood. Surely the important fact is what something looks like, not what it is made from.	○ **Noted/Clarification**. The conservation area designation has no influence over local drainage issues, it would be beyond the remit of the appraisal to make any recommendations regarding this.

• We feel that the restrictions necessary for listed buildings are being applied to a Conservation Area. Sharrington is not a "chocolate box" village and too many restrictions will not do any favours to a small community that would not be harmed by extra housing. Despite assurances in the Report, we feel that new builds are generally disliked, and not enough importance is placed on good design. • We also query why no permission was sought before land or buildings have had their status changed. This is discourteous at best. We do not believe including the Village Hall has any benefit. • We do not agree with the importance placed on views, which we consider to be an ever-changing aspect of our countryside. Is the Report suggesting that a homeowner should be prevented from planting trees in their own garden in case it interferes with some random person who looks in that direction from a mile away? • The recommendations in Section 8 are high-handed and authoritarian. Whist all who have chosen Sharrington as their home must appreciate rural buildings, it is worrying to learn that current buildings or features that detract from the Conservation Area could be demolished. • We consider this Report to be an inappropriate use of Council money. It is not long ago that an industrial development on Thornage Road, Sharrington was attempted; illegal use occurred, but NNDC failed to enforce restrictions time after time because the relevant departments were understaffed. Mains drainage should be the focus of NNDC.	○ **Noted**. The consultation process is the opportunity for residents to offer their views on the report and any changes proposed, the documents are all in draft form until they have been through the consultation process and have been recommended for adoption by Working Party to Cabinet. ○ **Noted**. See above discussion of the recommendations made. The appraisal does not dictate that buildings should be demolished, only that where the opportunity arises to make improvements these should be utilised.

STODY (PUBLIC)	
Summary of Comments / Issues Raised (including page / paragraph number where indicated)	**Council Response and Action / Recommendation**
Anonymous (ref: SD01)	
○ P.10 We ask why *"extent of permitted development should be restricted"*, instead would it not be fairer to read *"permitted development should adhere to the broad Conservation and Heritage characteristics of the area"* ○ Stody village has to date been developed/altered in a highly sensitive and sustainable way. To our knowledge there are no major heritage issues or concerns. This is widely recognised in the proposed doc. ○ p13 say *"Conversion of buildings from their original use have been sensitive and subtle throughout the village*". ○ p.64 states the condition of the area as *"very good"*. ○ p47 *"modern extensions respect the materials of the area."* ○ Therefore, other than simply for bureaucracy, we see no compelling reason why Stody suddenly needs its own, new Conservation Area? ○ Even if one is forced on Stody, the current CAA doc has missed completely the evolution at Stody Hall barns. They are already an active, commercial site with modern offices, warehousing and distribution. All of which have been developed highly sensitively, in close coordination with NNDC and in keeping / enhancing the local heritage. Therefore, similar to other modern, office and warehousing sites, this area should be not be included within any new Village CA.	○ **Noted/Clarification**. This is the agreed wording used in all the CAAs. It is general about CAs and not specific to Stody. ○ **Noted**. The Statement of Significance has been revised. ○ **Noted**. Please see earlier discussion against Stody PC comments for more on this. ○ **Noted**. The barns have been mentioned now as offices and warehousing. The reuse does not mean that they should be excluded from the CA but indicate sensitive adaptation.
Anonymous (ref: SD02)	
○ The area between Stody and Hunworth, Hunworth Road, properties around Barbers Lane do not appear to be included within the Conservation area where it has always been part of the Glaven Valley Conservation area before. Can you clarify why please?	○ **Noted**. This has been Included

THORNAGE (PUBLIC)	
Summary of Comments / Issues Raised (including page / paragraph number where indicated)	**Council Response and Action / Recommendation**
Anonymous (ref: T01)	
• I have read the Conservation Area Appraisal and Management Plan for Thornage with great interest, and find the detailed analysis of the built environment and the setting of Thornage to be commendable in its grasp and detail. • However I have the following comments on the recommendations set out in the Management Plan at Section 8: • Section 8.3.6 recognises the fact that the setting of Thornage contributes to its special interest. As a long-standing resident I do think that this point needs to be stressed. Thornage is an interesting and in some ways attractive village, but the character of the village is very dependent on its setting. • The recommendations at 8.3.6 state that "the setting of the conservation area will be protected from inappropriate development", but section 8.3.7 goes on to propose changes to the boundary of the conservation area. In particular, the proposed changes would exclude the following areas from the conservation area: A) The meadow between Brinton and Thornage. I would like to stress just how very important the meadows are to the setting and character of Thornage. B) The fields to the north of the village. This area important to the setting of Thornage Hall and the welcome inclusion of the north-east corner of the Thornage Hall grounds. It is also very important to residents as it forms the setting for perhaps the most popular short walk around the village taking in Letheringsett Road, the lane cutting across to the edge of the Thornage Hall grounds and the return to the village with views of Thornage Hall to the right. • I feel that these changes go against the spirit of the importance attached to the setting of Thornage in 8.3.6 and I do not find that the reasons given provide sufficient justification to make changes that in my opinion could threaten the setting of Thornage. • Moreover, I find it very difficult to understand why these changes are being proposed at the moment even though the NNDC has not yet published its proposals for the overall Glaven Valley Conservation Appraisal. This makes it impossible to understand what is to happen to the areas adjacent to the	○ **Noted**. Amended wording slightly ○ **Noted/Clarification**. There is a fundamental difference between a heritage asset and its setting. Bringing the setting into the designation makes it part of the heritage asset but the meadows and fields are clearly of a different character to the village and therefore do not form part of the village so should not be included in the designation. ○ See above.

Thornage Conservation Area boundaries, and this is particularly worrying in respect of the meadow between Brinton and Thornage. • I accordingly urge NNDC not to proceed with the proposed boundary changes A and B set out in Section 8.3.7.	
Anonymous (ref: T02)	
• The variety of types and sizes of dwellings along the ribbon development of the High Street and Letheringsett Road reflect the gradual evolution of Thornage, its residents and its industries - this variety should be maintained and appreciated. • Not all residents will have the capacity to achieve an 'ideal appearance' to their dwellings but I think most people do appreciate the special Glaven Valley qualities and historical significance - there should not be an emphasis on external maintenance • The discrete nature of the Glaven Valley villages is essential to their character - the agricultural countryside between them and along adjacent lanes, dark skies and tranquility should be preserved. • The through traffic on the B1110 and on Letheringsett Road is at the expense of residents - heavy lorries ignore warnings and pedestrians struggle to find somewhere to walk safely. • Letheringsett Road is a narrow, single track road whose verges are constantly damaged by both parked vehicles and those trying to pass them and each other. Traffic management is a key issue. • I think the initial report was blinkered and did not appreciate that real people with their varying needs, temperaments and abilities are the inhabitants. A village must be seen as a dynamic system both in terms of its buildings and its residents. • These villages need to be protected from commercialism: their unique and surprising characteristics are the result of centuries of interaction between the Glaven Valley geology and its inhabitants.	
Anonymous (ref: T03)	
• The key characteristics of the conservation area in its reduced state is the built environment. • Is the meadow area between Thornage and Brinton to be included in the Glaven Valley conservation area? • How do these ideas fit in with the Governments Green and totally unreliable agenda? • Since 1975 the village has gone from self-sufficient agricultural community to one which has a large percentage of holiday homes.	○ **Clarification**. Yes, see above against PC comments for further discussion. ○ **Clarification**. Text added into appraisal on sustainability

• The management proposals are probably too much aspiration and too much local authority involvement. Not all people can afford specialist building and old fashioned materials. Bear in mind that what you seek to protect evolved without planners or local government. The worst parts of the village are the later additions. • There is a plague of signs- Thornage Hall is the worst offender- plus even more road traffic additions. • Outside high level lights are very intrusive, Thornage Hall is lit like an out of town supermarket and has installed its own version of street lighting.	

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Note: The report has been written on the assumption of Brinton and Thornage being separated into two CAs.

Brinton

Conservation Area Appraisal and Management Plan

Third Draft: April 2022



NORTH NORFOLK DISTRICT COUNCIL

PURCELL

Contents

How to Use This Document 03
How to Use the Layered PDF in Appendix D 04
Frequently Asked Questions 05

1 Introduction 06
1.1 Brinton with Thornage Conservation Area 07
1.2 What is a Conservation Area? 07
1.3 The Purpose and Scope of the Conservation Area Appraisal and Management Plan 09
1.4 What Does Designation Mean for Me? 10
1.5 Pre-Application Advice 10
1.6 Who Have We Consulted While Preparing This Plan? 11
1.7 What Do These Terms Mean? 11

2 Summary of Special Interest 12

3 Historic Development 14
3.1 Introductory Summary 15
3.2 Early History 15
3.3 Medieval 15
3.4 Sixteenth and Seventeenth Centuries 17

(Continued)
3.5 Eighteenth Century 18
3.6 Nineteenth Century 21
3.7 Twentieth and Twenty-First Centuries 26

4 Character Assessment 29
4.1 Location and Topography 30
4.2 Setting and Views 32
4.3 Townscape, Spatial Analysis and Greenery 44
4.4 Architecture 55

5 Heritage Assets 70
5.1 Introduction 71
5.2 Listed Buildings 71
5.3 Locally Listed Buildings 71
5.4 Heritage Assets Plan 72
5.5 Archaeology Summary 74

6 Street-by-Street Assessment 75
1 The Green 77
2 The Street (South of the Green) 79
3 The Street (North of the Green) 81
4 Stody Road 83

7 Vulnerabilities and Opportunities 85
7.1 Condition 86
7.2 Negative Features, Materials and Techniques 88
7.3 Pressures From Development 93
7.4 Rural Character and Suburbanisation 94
7.5 Second Home Owners and Holiday Cottages 95
7.6 Dark Skies and Light Pollution 95
7.7 Agricultural Uses 95
7.8 River Location and Climate Change 96

8 Management Plan 97
8.1 Introduction 98
8.2 Conservation Philosophy 99
8.3 Recommendations 101

9 Further Information 109

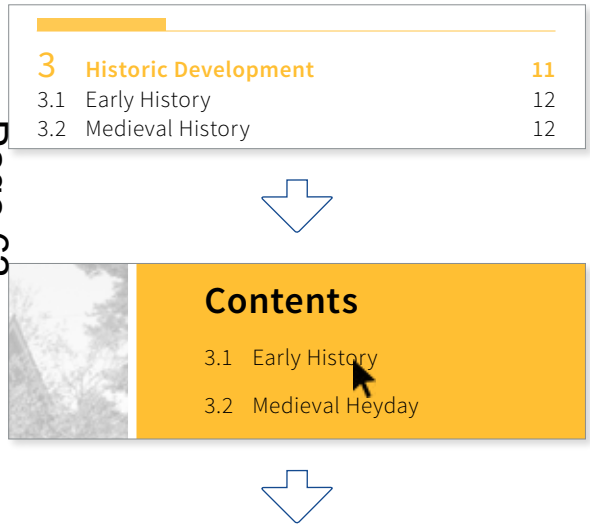
Appendices 112
A Endnotes and Bibliography 113
B Glossary of Terms 116
C Audit of Heritage Assets 118
D Full Size Plans 124

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.

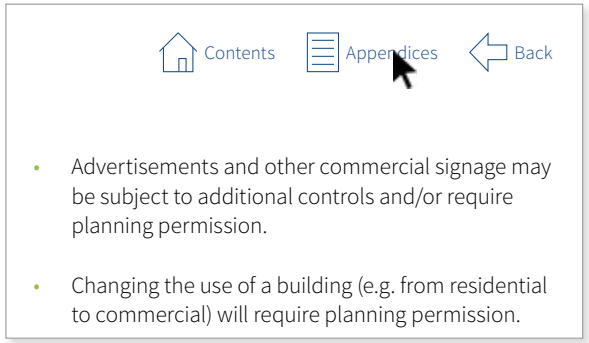


Navigation

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.



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

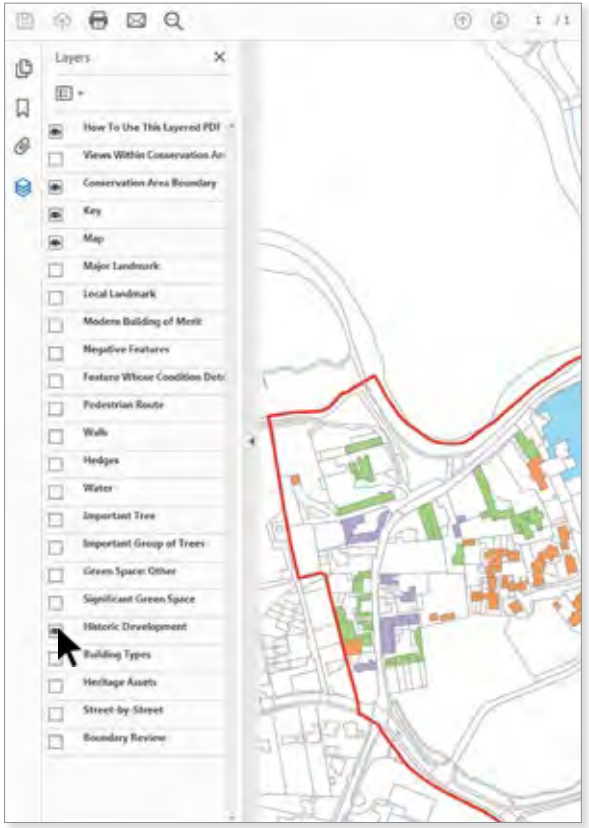
Click on the layers icon to open the layers panel. This will bring up options for the different mapping elements that are available to view.



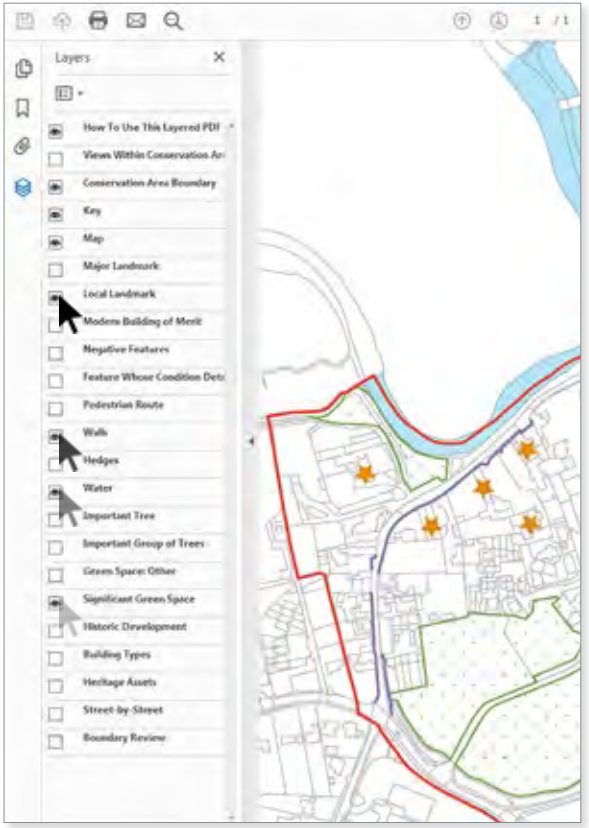
Viewing Different Layers

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

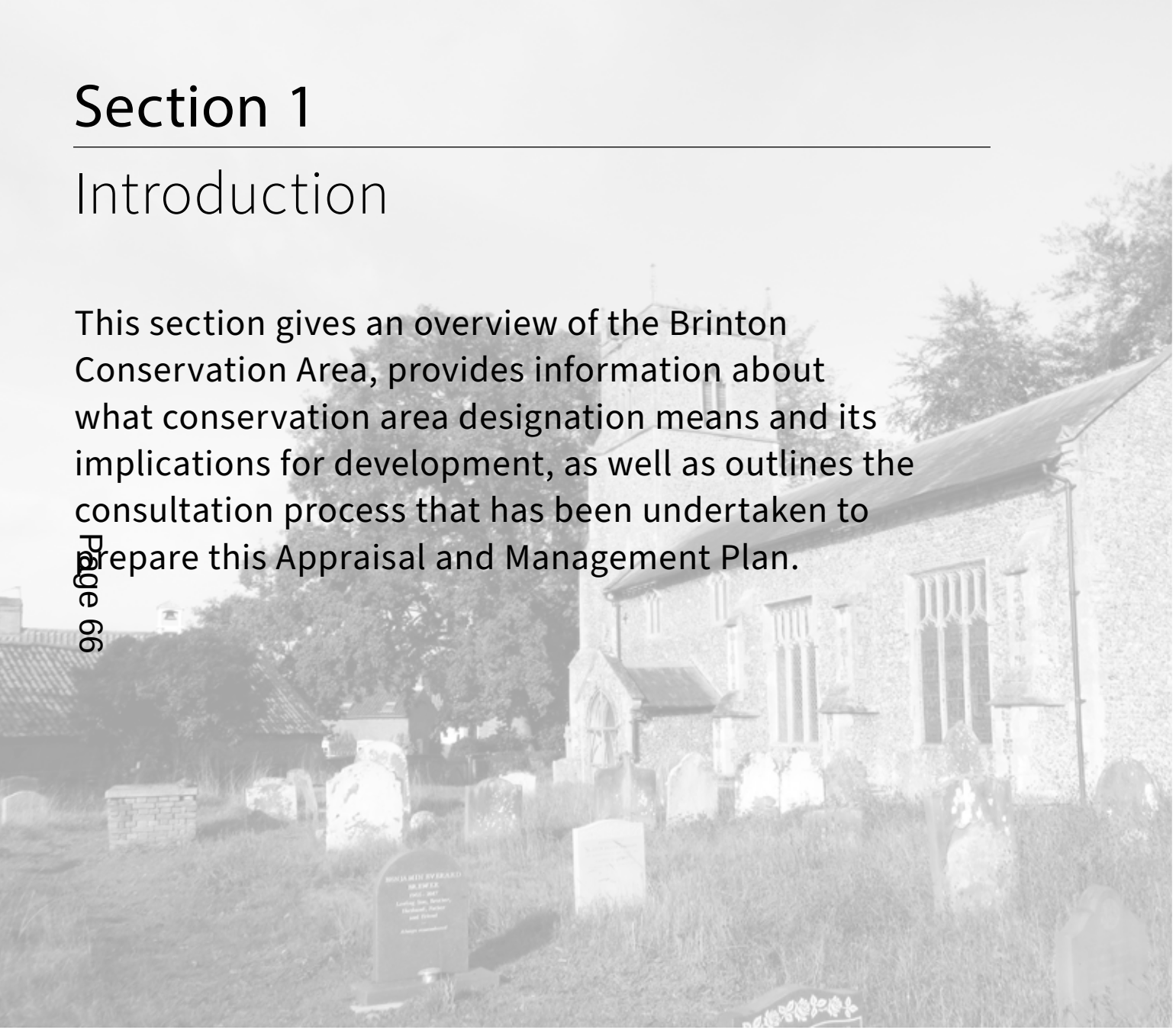
- Is my property within the Conservation Area?
  See Boundary Map
- What is the overall special interest of the Conservation Area?
  See Section 2
- What characteristics of the built environment contribute to the special interest of the Conservation Area?
  See Section 4
- How old is my property?
  See 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.

Contents

1.1 Brinton with Thornage 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 Introduction

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 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]

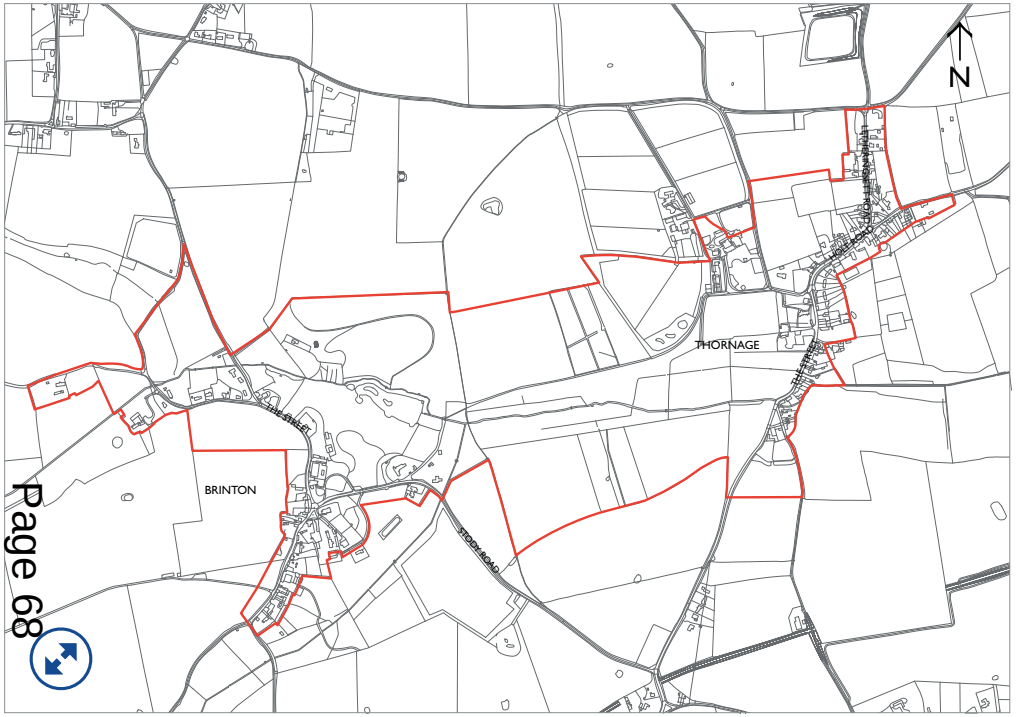
Designation of a conservation area recognises the unique quality of an area as a whole. It is the contribution of individual buildings and monuments as well as other features including (but not limited to) topography, materials, spatial relationships, thoroughfares, street furniture, open spaces and 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/.

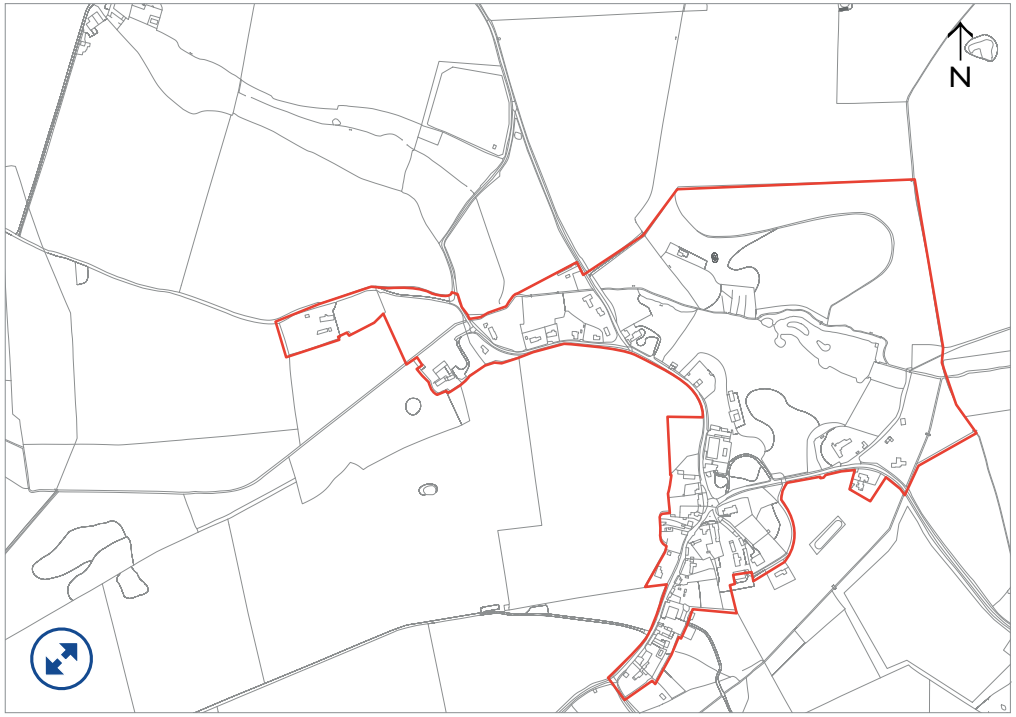
In addition to the policies contained within the LDF, NNDC has produced a Design Guide which includes guidance on appropriate alterations to historic buildings and within conservation areas. This guidance should be referenced when considering development within the Brinton Conservation Area and can be 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. 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

— 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 was made available for public consultation across an eight-week period between 22nd November 2021 and 21st January 2022. This included the publication of the draft document on North Norfolk District Council's website and public consultation workshops held at Hunworth and Sharrington village halls on the 15th December 2021.

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.

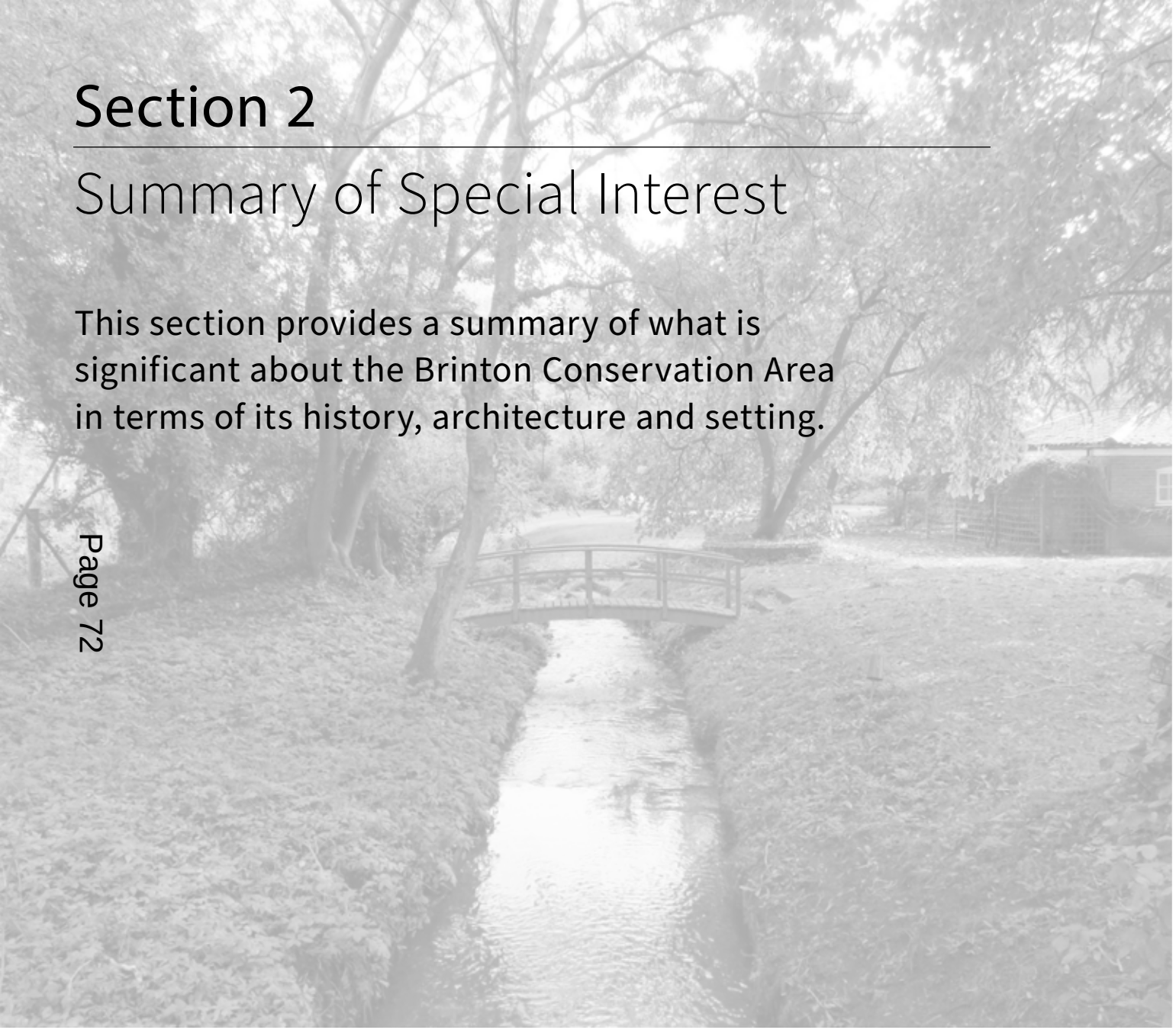
1.7 WHAT DO THESE TERMS MEAN?

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.



2 Summary of Special Interest

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 Palaeolithic 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 around 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.

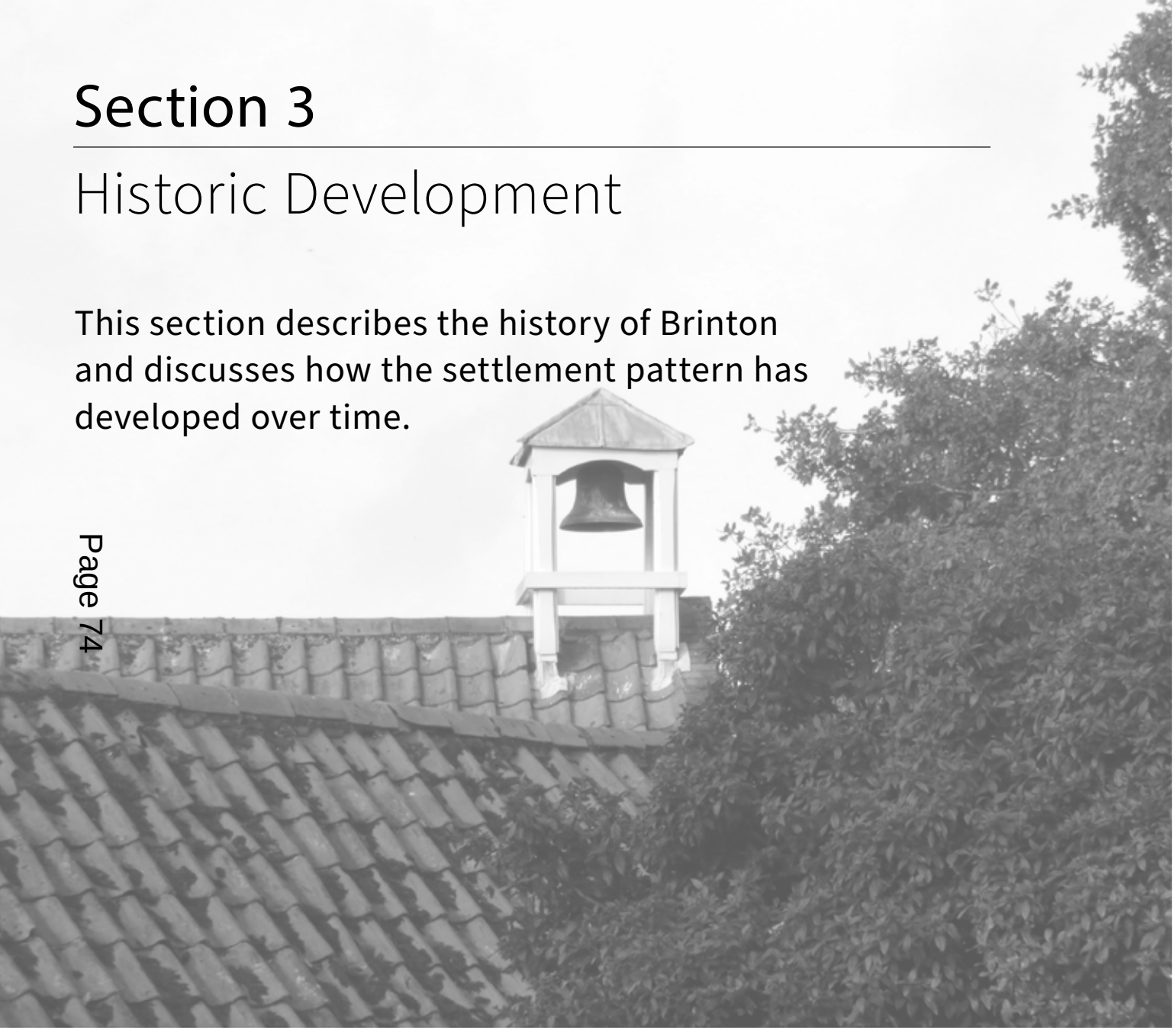
The buildings in Brinton are mostly vernacular although many were built or altered to be fashionable in the later eighteenth and early nineteenth centuries. The buildings are typically built of traditional North Norfolk materials of red brick, flint and red and black clay pantiles though there is a greater 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 its 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.

Contents

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 and Twenty-First Centuries

3 Historic Development

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 Road.[09]

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 the 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 relandscaped 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]

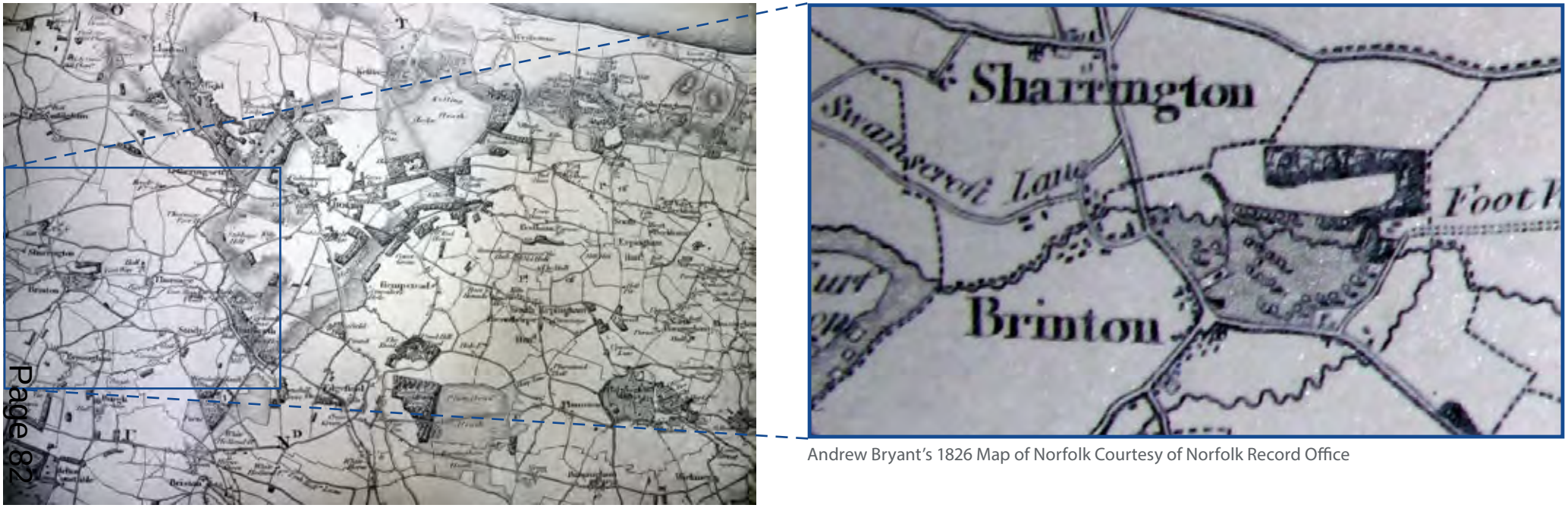
The remodelled Brinton Hall was captured in its parkland on Andrew Bryant's map of 1826. This depicts a greater number of buildings in the village than Faden's map although this may have been because Bryant's map was more accurate, rather than because they had been newly built. Like Faden, Bryant did 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



Andrew Bryant's 1826 Map of Norfolk Courtesy of Norfolk Record Office

In 1836, Brinton Hall became the site of the county 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 Andrew's Church. The alter 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]

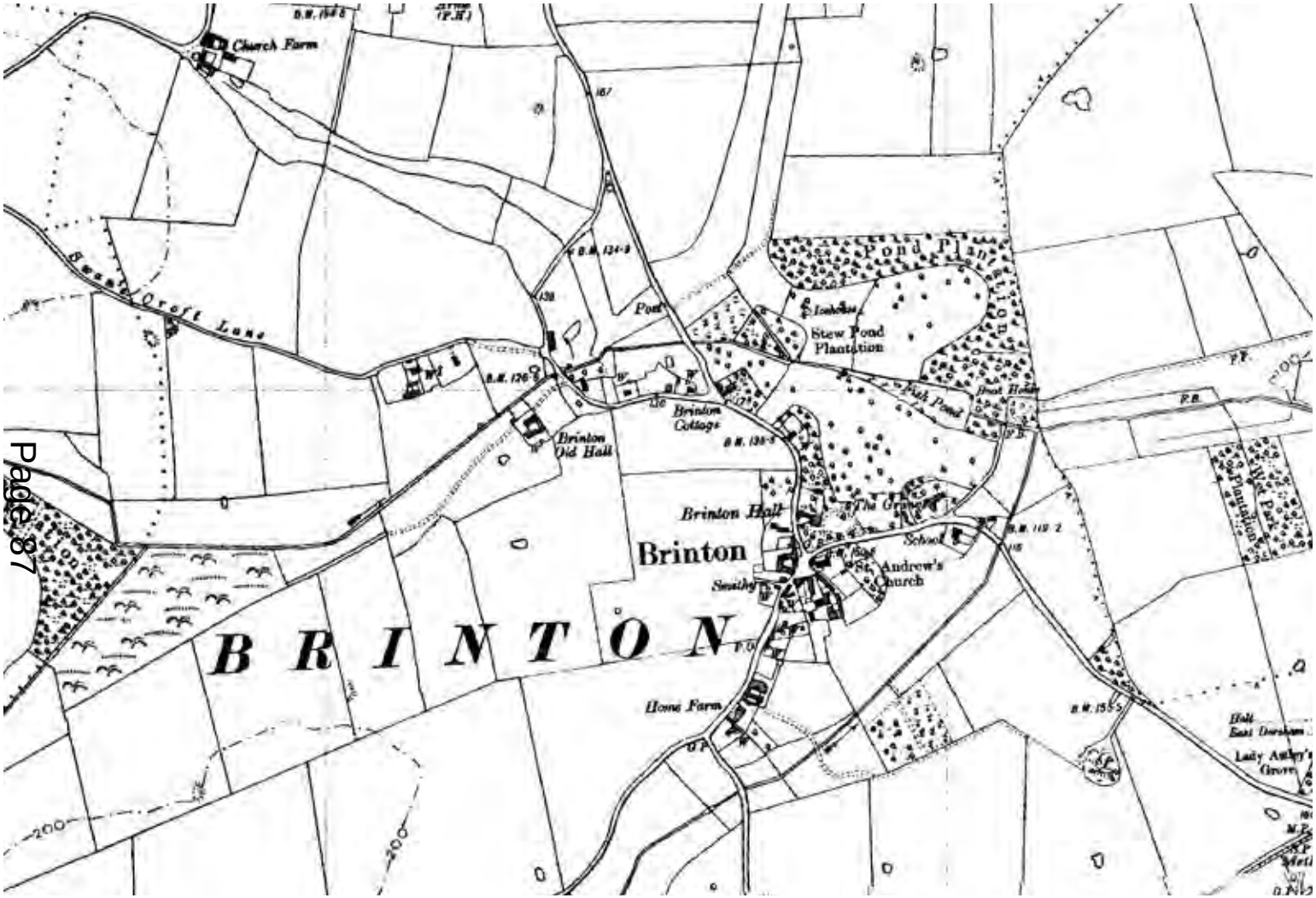
The only substantial building to have been added in the village since 1976 is the range of stables in the grounds of Mayflower Cottage. The large barn at Hill Farm has been demolished. The former schoolhouse was converted into residential accommodation in the mid-1980s and both The Villa and Grange Cottage have recently been extended.



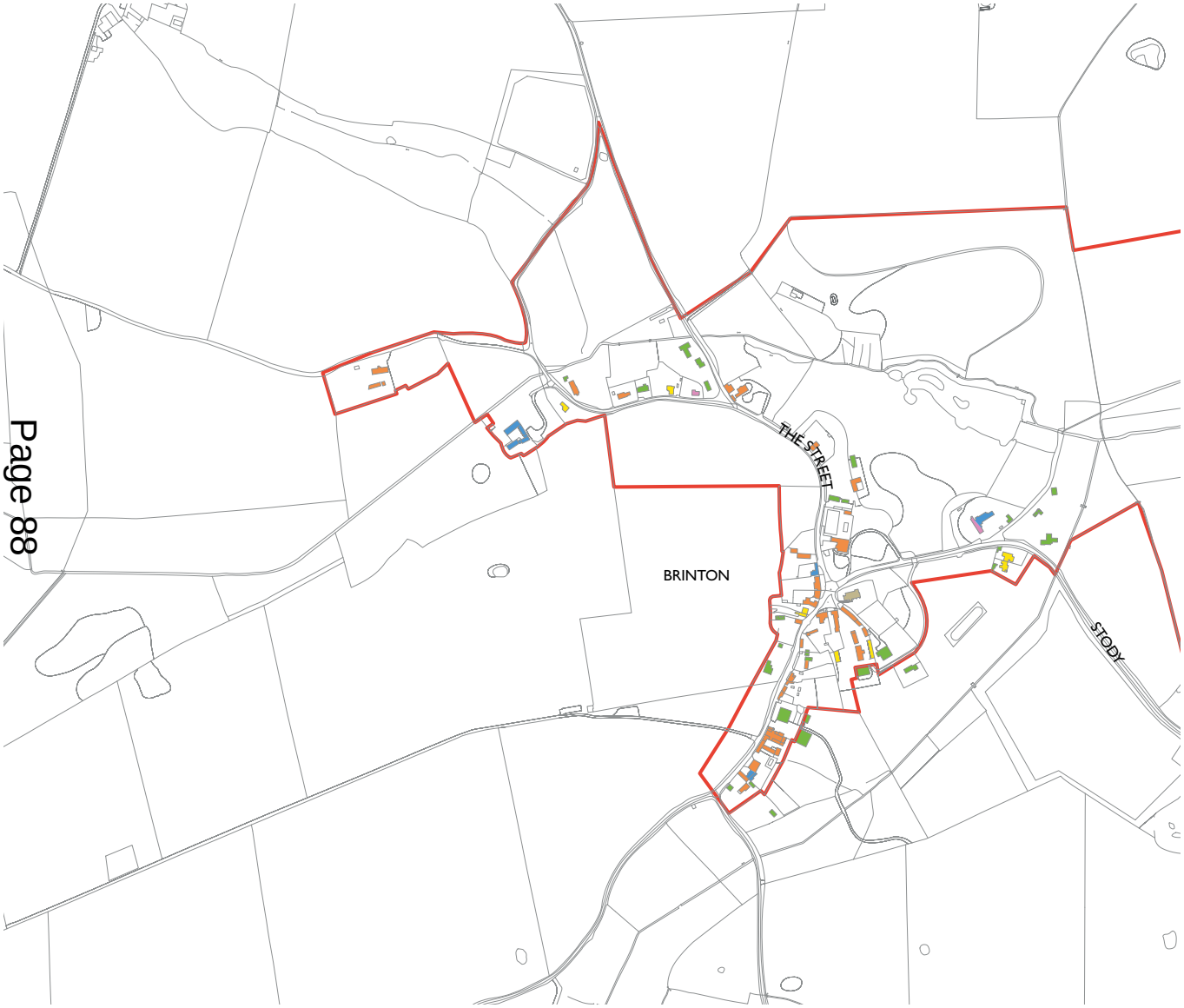
The Villa, north-west of Brinton, originally a red brick building, the render was added in the 2010s



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.

Contents

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

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 Briningham.

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

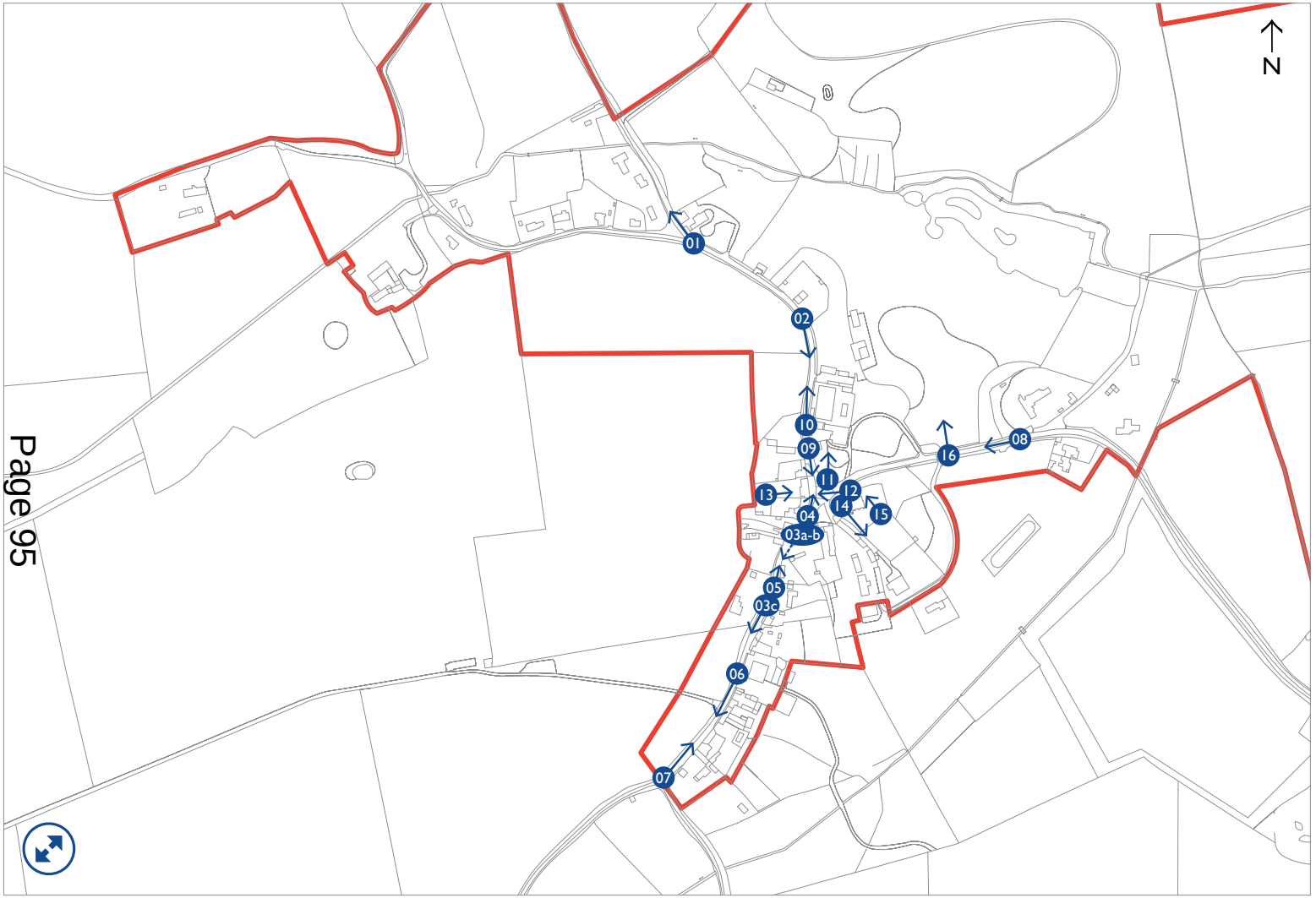
4.2.2 Views Into and Within Conservation Area

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





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 lokes 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 Schoolhouse 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 breaks 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.



Cobble 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



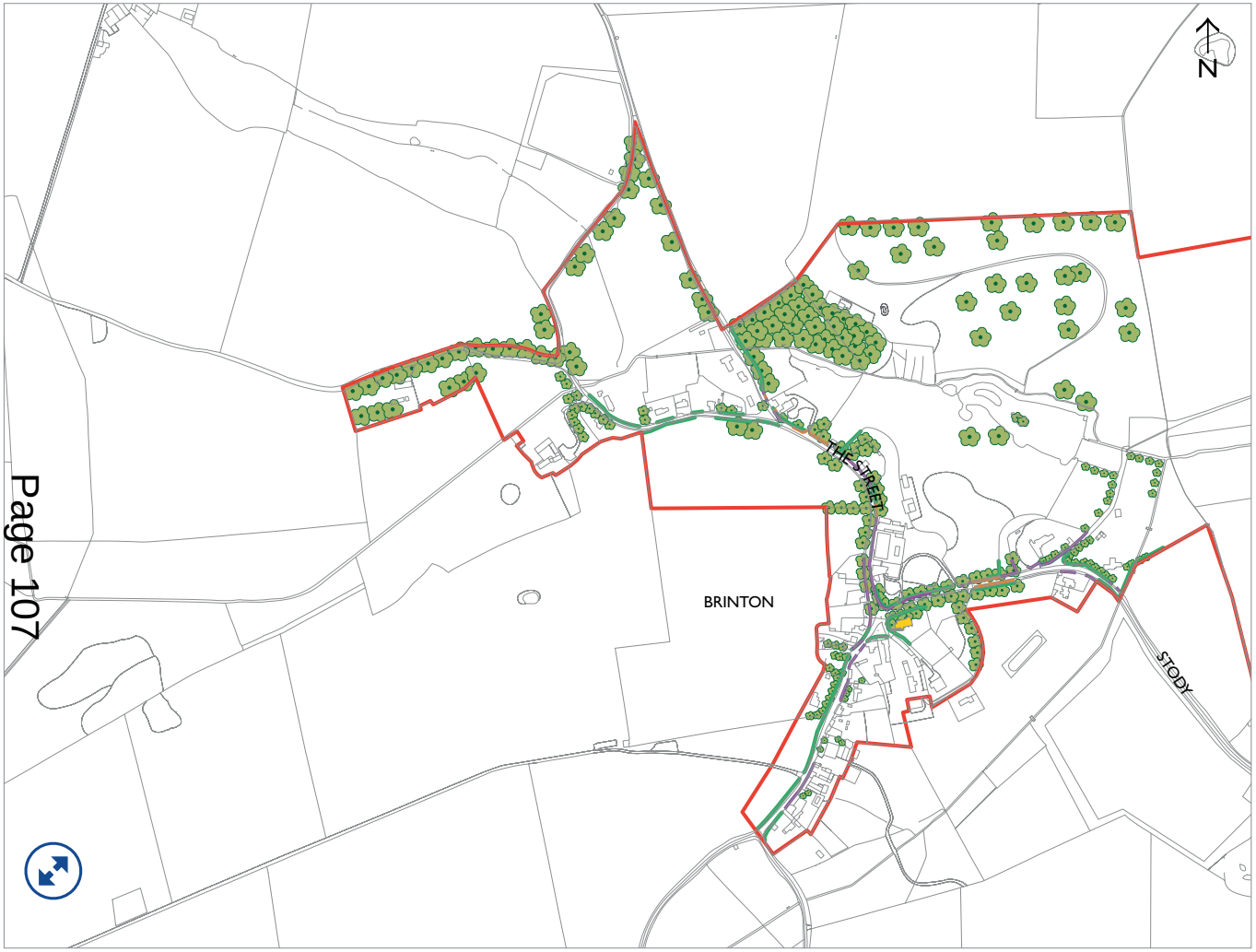
Metal railing to the churchyard



Bridge railing separating public right of way from tributary of the River Glaven



Hedge and mature trees lining The Street



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 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 a 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

page 109


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 lining The Street on the north approach to the village centre



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

Open Spaces, Trees and Vegetation plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey
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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 Schoolhouse 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 Andrew's 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

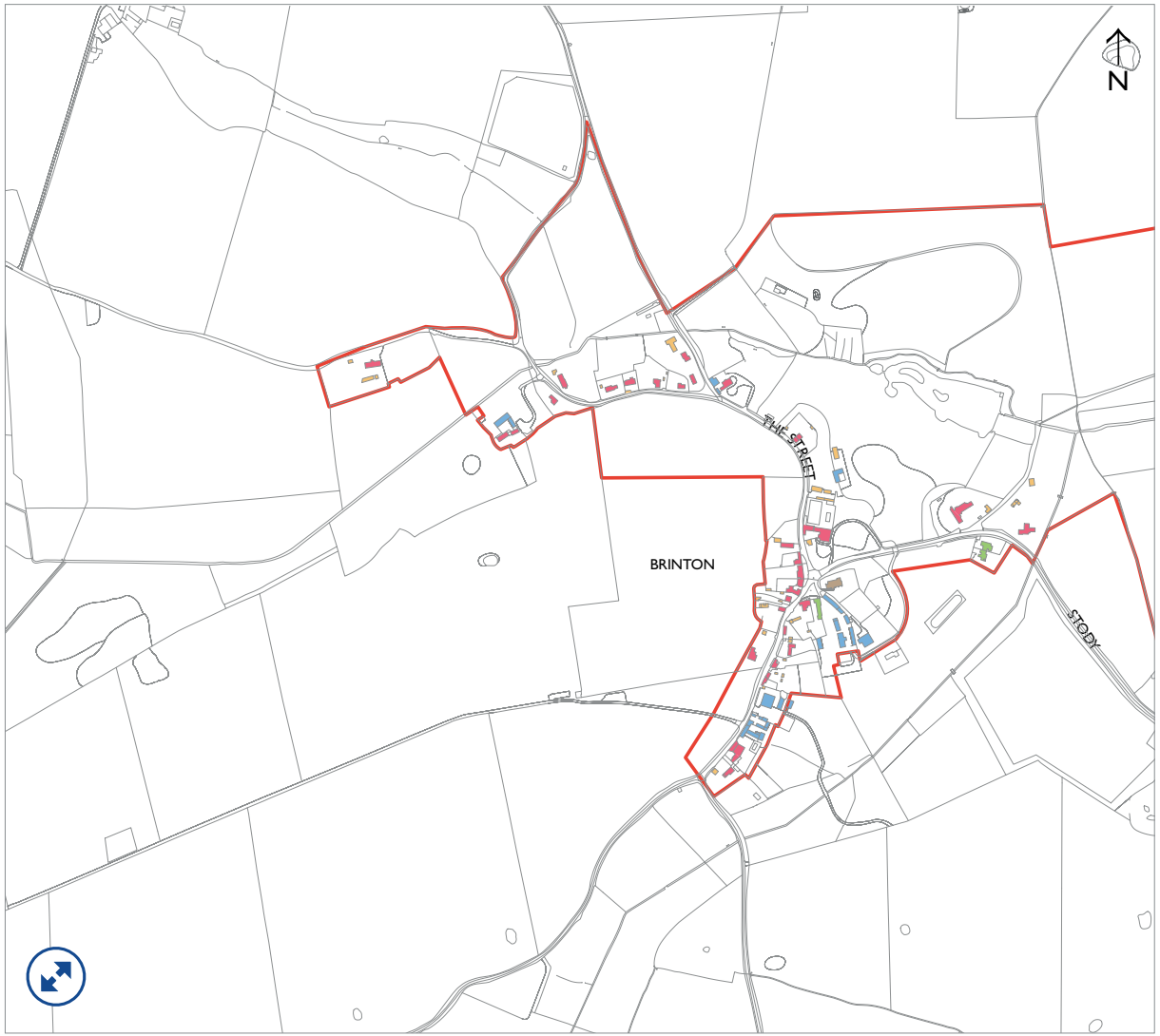


4.4.2 Building Types and Design

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 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.

Hall 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.

Page 118

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. Stonewall 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. Daubeney House 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



Daubeney House located on The Street



Cobble flint and red brick Stonewall Cottage on 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 backs of its eaves detailing are inscribed with initials.

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.

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 Buildings: Schoolrooms).



Home Farmhouse

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 openwork 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.



Side 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.

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









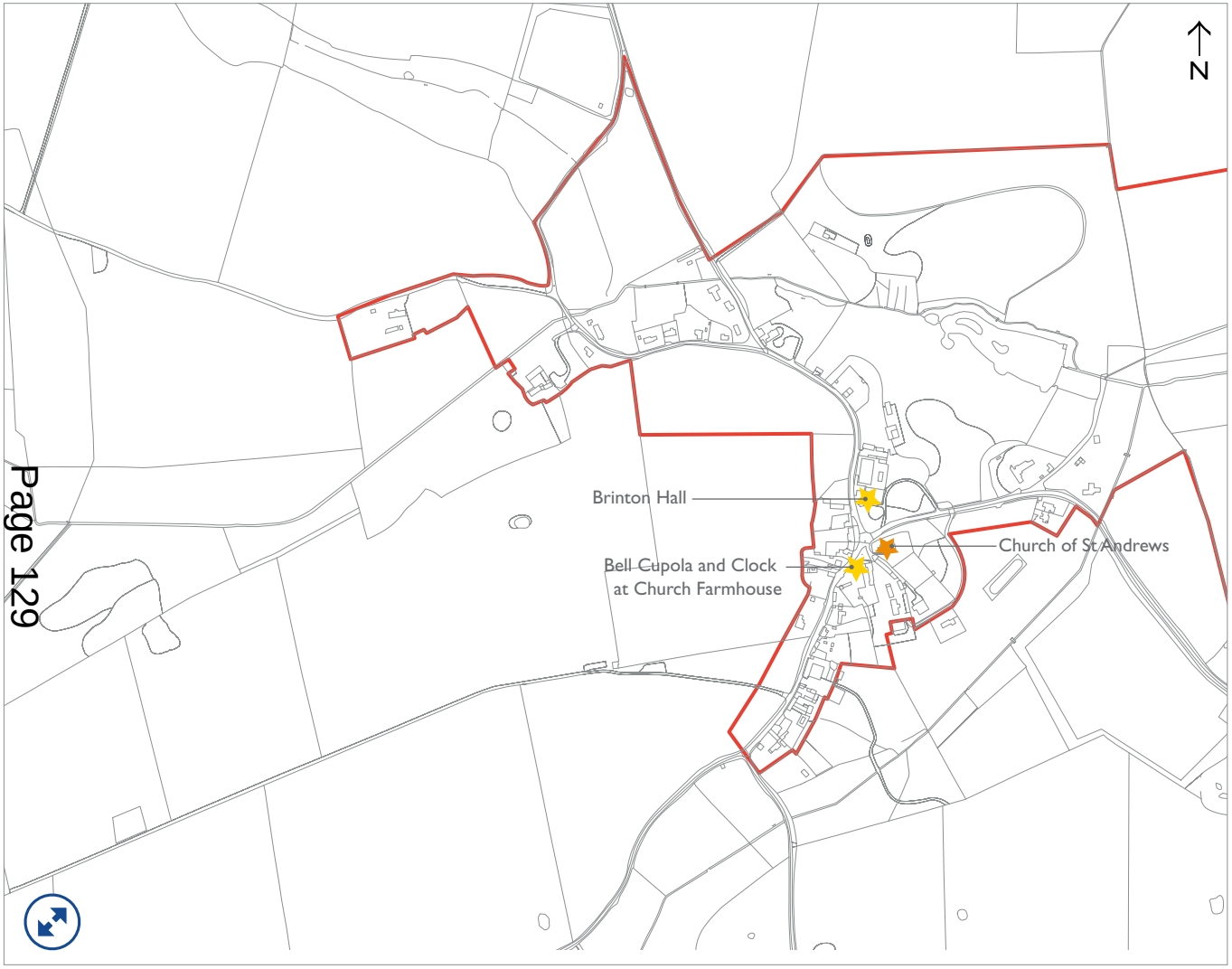












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Section 5

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.

Contents

5.1 Introduction
5.2 Listed Buildings
5.3 Locally Listed Buildings
5.4 Heritage Assets Plan
5.5 Archaeology Summary

5 Heritage Assets

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 of 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 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.

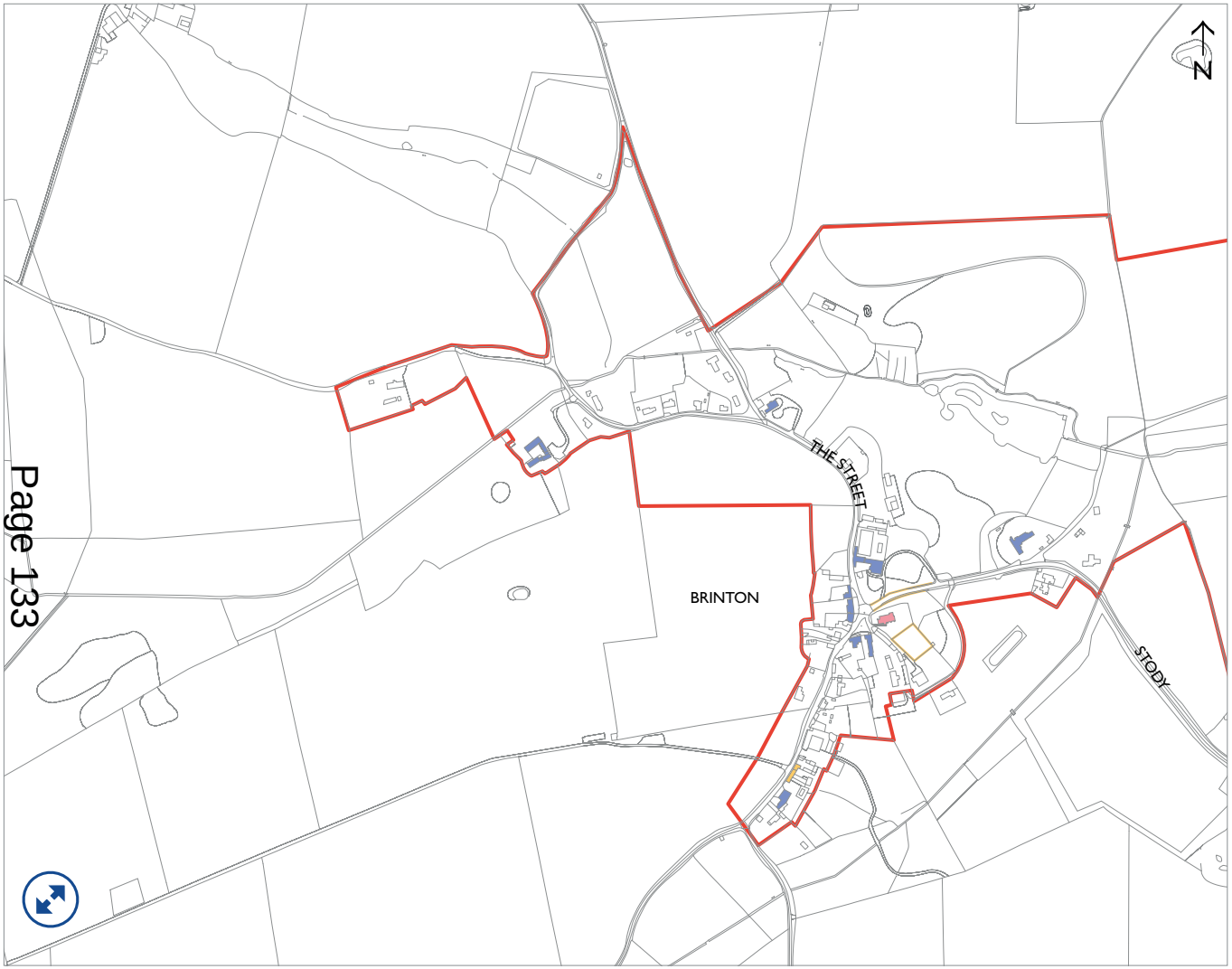
Historic England gives advice regarding the assessment criteria for Locally Listed Buildings in **Local Heritage Listing** (2016). Locally Listed Buildings usually have qualities such as being a landmark building, being designed by a named architect, being associated with an historic event or being associated 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.

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.[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 Priories. 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.

Contents

1 The Green
2 The Street (South of The Green)
3 The Street (North of The Green)
4 Stody Road

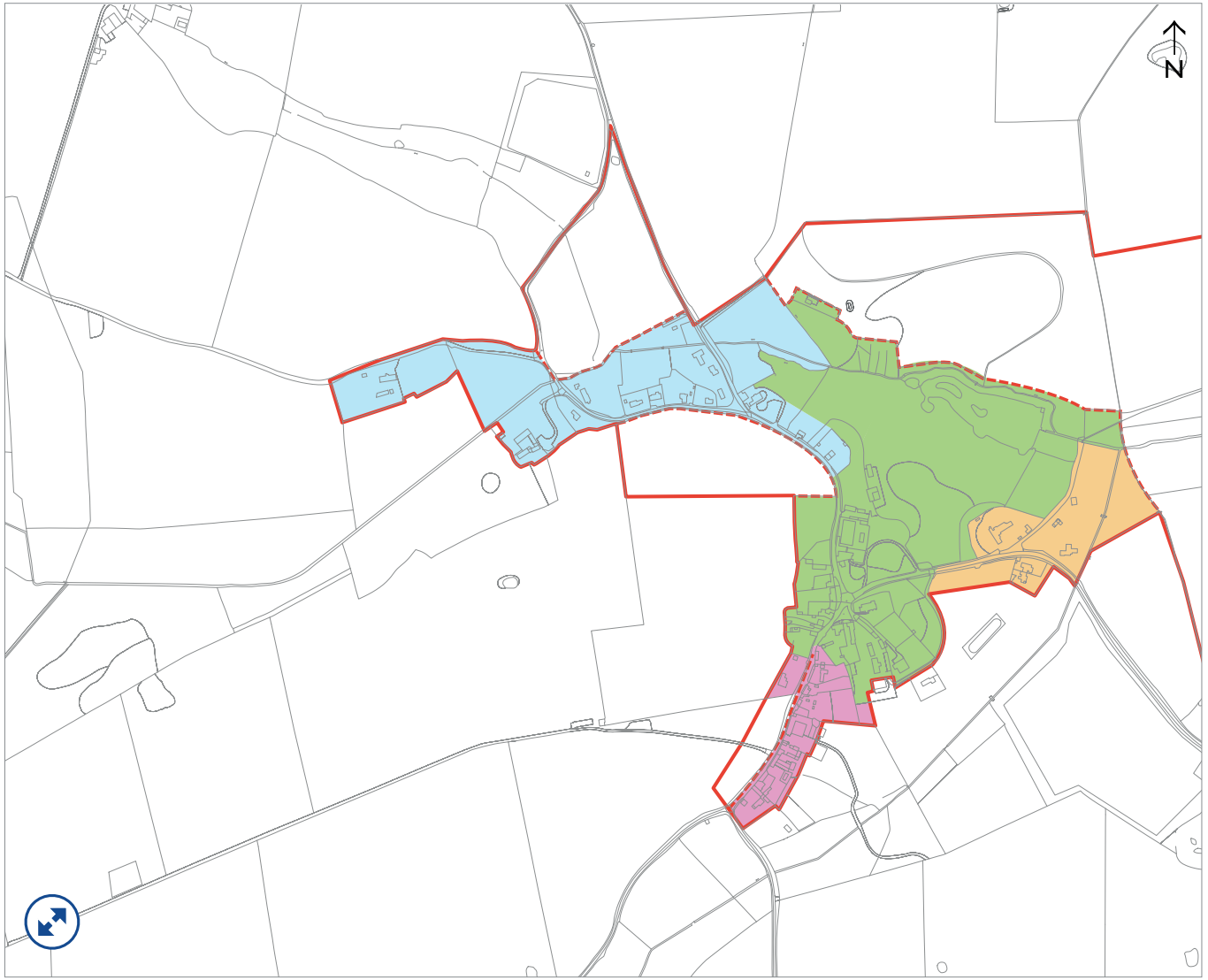
6 Street-by-Street Assessment

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 Assts in Appendix C for further details.

KEY

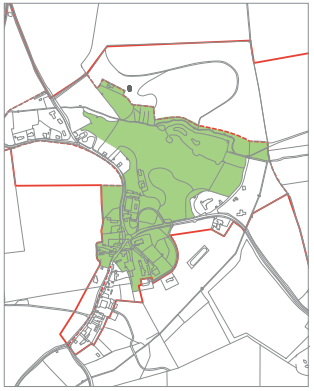
- Conservation Area Boundary
- Proposed New Conservation Area
- The Green
- The Street (North of The Green)
- The Street (South of The Green)
- Stody Road



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 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

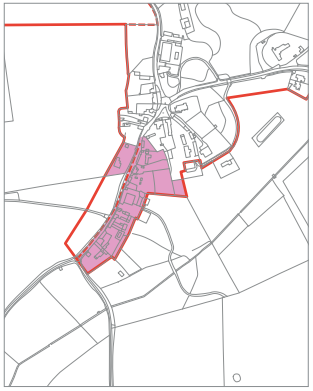
- Church Farmhouse
- Thatched House
- Church House
- Pages
- The Coppice
- Brinton Hall

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.





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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.

Recommendations and Opportunities for Enhancement

2. THE STREET (SOUTH OF THE GREEN) (CONT'D)

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 satellites 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

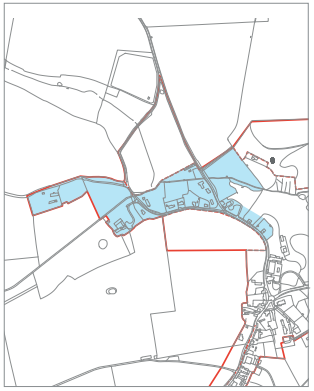
- Home Farmhouse

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.
- 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

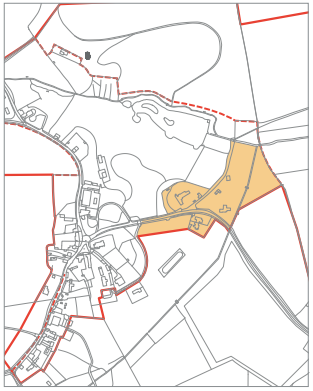
- Old Hall
- Barn to Old Hall
- Old Hall Cottage
- Cedar House

Proposed Locally Listed Buildings

N/A

4. STODY ROAD

East edge of the village with former Schoolhouse and two substantial dwellings in large gardens.





Page 143

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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.

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 these threats.



Page 145

Contents

7.1 Condition

7.2 Negative Features, Materials and Techniques

7.3 Pressures from Development

7.4 Rural Character and Suburbanisation

7.5 Second Home Owners and Holiday Cottages

7.6 Dark Skies and Light Pollution

7.7 Agricultural Uses

7.8 River Location and Climate Change

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



Cementitious repointing, missing flints and damaged bricks to a historic boundary wall



Excessive repointing to flint wall

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.



Vegetation growth on a historic wall and loss of flints



Window joinery that requires repainting



Trees in need of management

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 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.



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.

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.



Satellite dishes fixed to a historic building



Accumulation of cables, light and security alarm

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.



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.



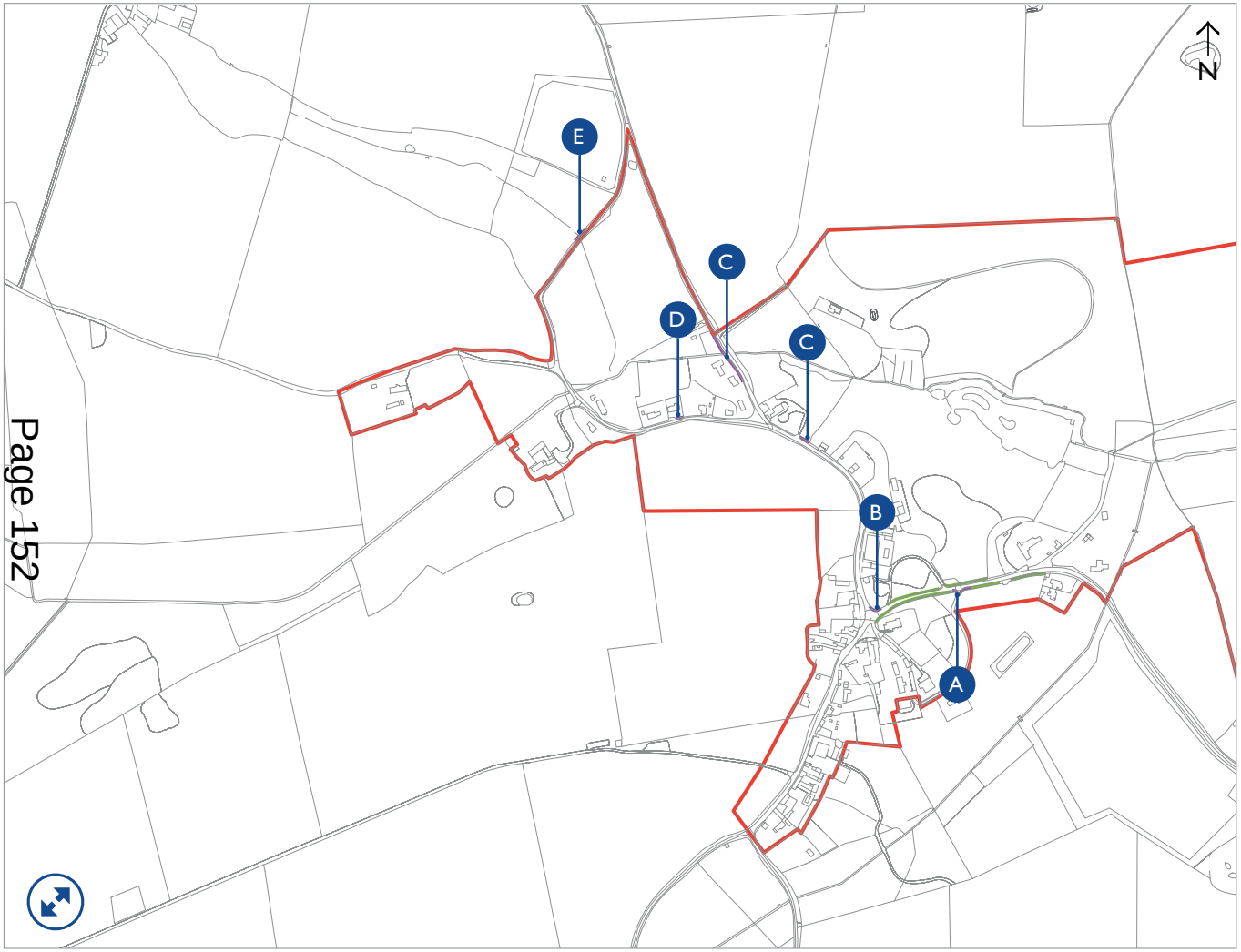
Poor road surface on The Street



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.

Page 154



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 buidings, 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.

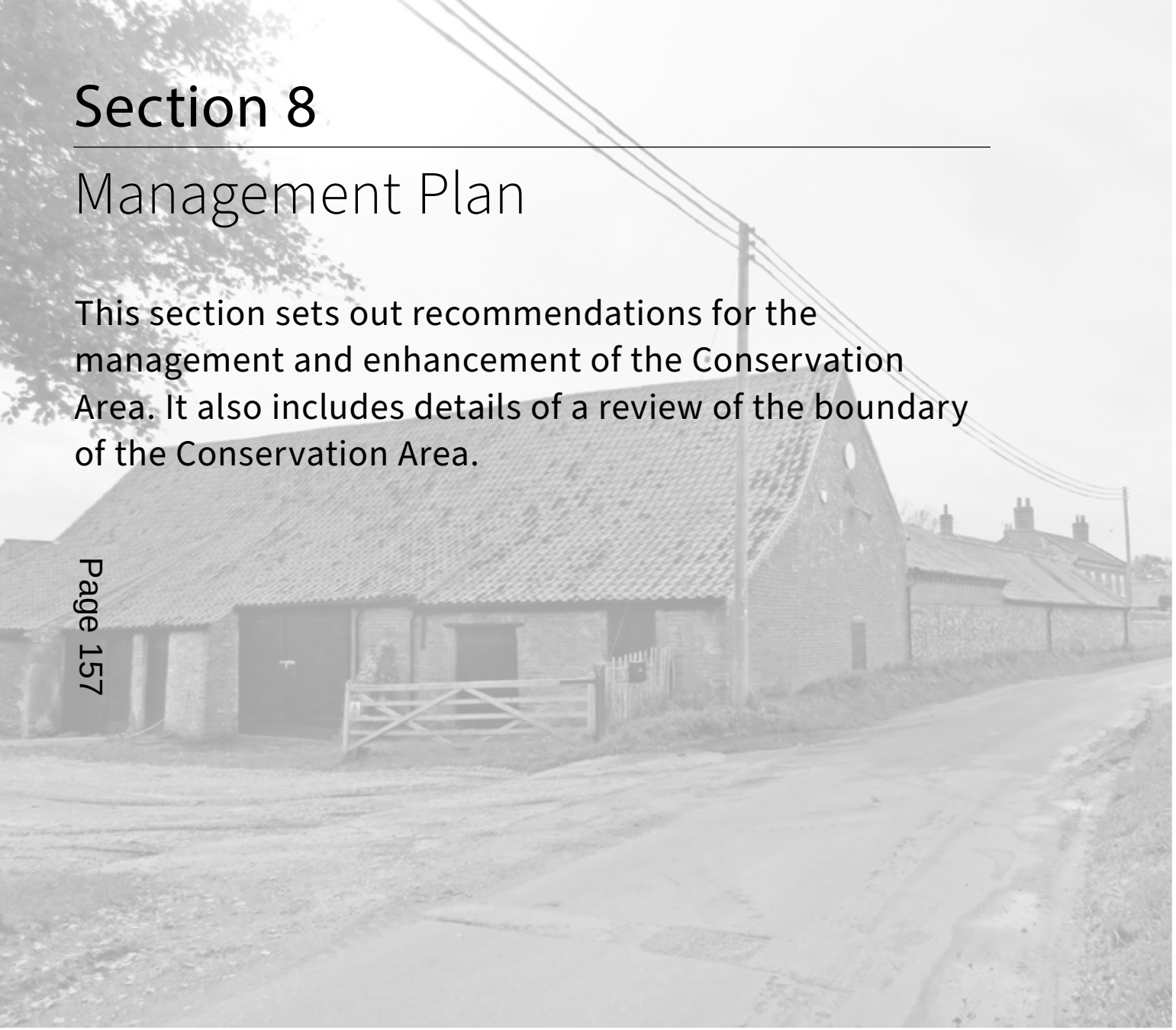
The need to respond to changing climatic conditions may also put pressure on the historic environment and individual buildings with the incorporation of renewable energy sources, increased insulation, the fitting of window shutters and other measures. Current planning legislation and heritage guidance 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.



Page 157

Contents

8.1 Introduction

8.2 Conservation Philosophy

8.3 Recommendations

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.

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 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 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, 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 exiting 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 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.

Historic Buildings and Sustainability

Historic buildings embody carbon and their retention and reuse is inherently sustainable. Maintaining the existing fabric minimises the need for replacements that require additional carbon to create. Historic England encourages a "whole life building" approach to applying ideas of sustainability to historic buildings with an emphasis on understanding how the historic building works as a whole rather than trying to "fix" one element. It also urges consideration of the whole carbon-life of materials when making decisions. In essence, it is necessary to think long-term, undertake sympathetic and informed maintenance to save energy and minimise replacements, and upgrade and reuse buildings to minimise energy loss and use the embodied carbon of old buildings whilst not putting the historic building fabric at risk.

For example, replacing a historic window with a uPVC double glazed window may seem an affordable way of reducing energy loss and therefore energy consumption. However, historic buildings work as a whole and typically require the ventilation from traditional "leaky" windows to prevent damp that can lead to both the deterioration of the rest of the fabric and potentially harmful mould growth. Introducing non-breathable materials, such as plastic windows and cement mortar around them, can cause the decay of the adjacent historic materials. Furthermore, uPVC windows tend to last less than 20 years before needing replacement. The replacement of a uPVC window with another uPVC window means the loss of the carbon embodied in the first window and the addition of the carbon in the new window. Additionally, the plastic of the window will not quickly and easily decay causing pollution. Regularly painted timber or metal windows can last for centuries, and can in some cases be re-glazed saving the creation of completely new units.

Historic England is constantly undertaking research on the important subject of enhancing the energy performance of historic buildings. On its website, guidance documents include:

- Energy efficiency in historic buildings
- Energy efficiency in traditional homes
- The application of building regulations (Part L) to historic buildings
- Energy Efficiency and Historic Buildings: Energy Performance Certificates (including advice for landlords and building managers)
- Solar Panels on historic buildings
- Heat Pumps in historic buildings
- Installing insulation and draughtproofing in historic buildings for:
  - Roofs
  - Walls
  - Windows and Doors
  - Floors.

New advice is constantly being published as the technologies develop.

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 preeminent 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.

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



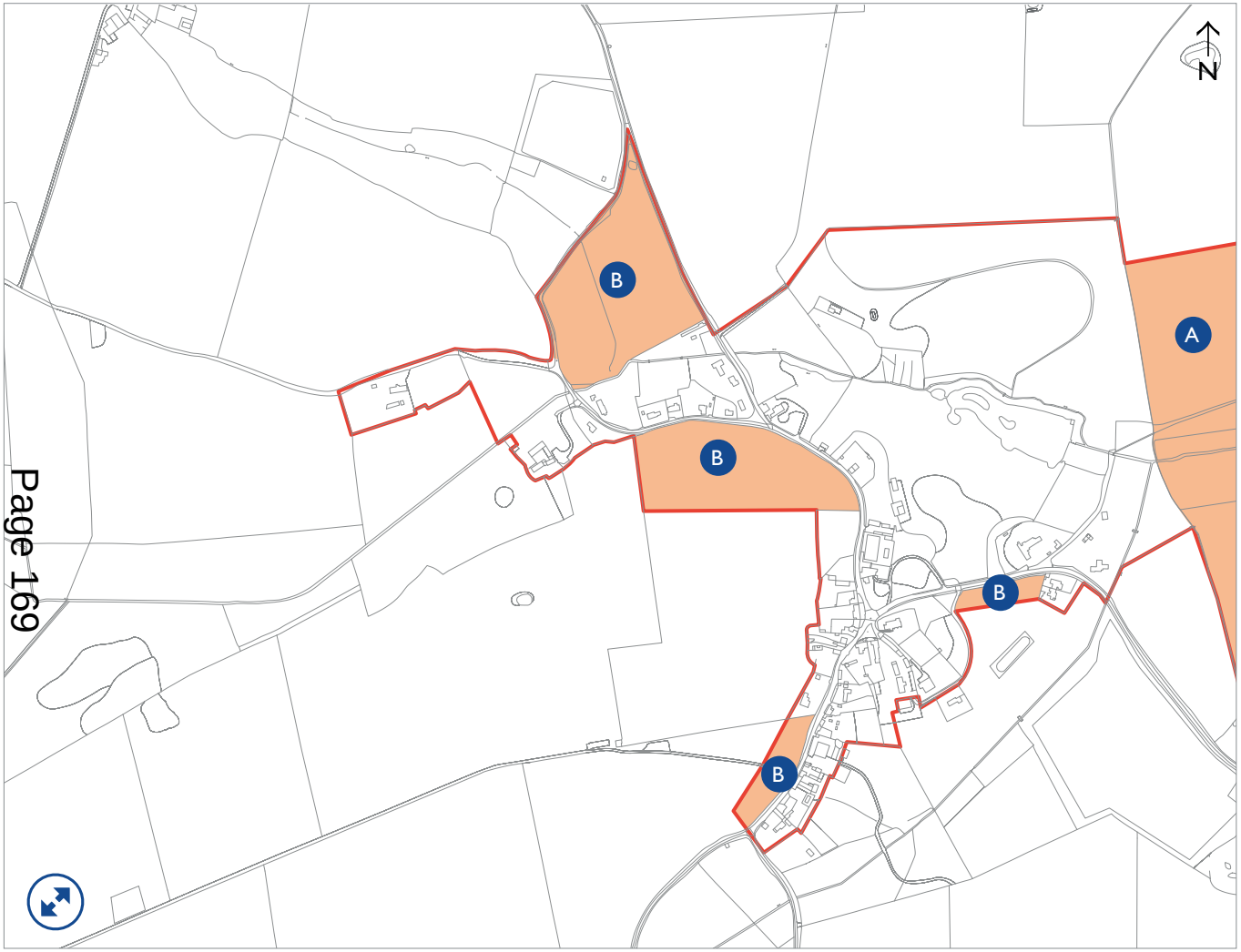
Track in the north of the Conservation Area looking south from the junction with The Street



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

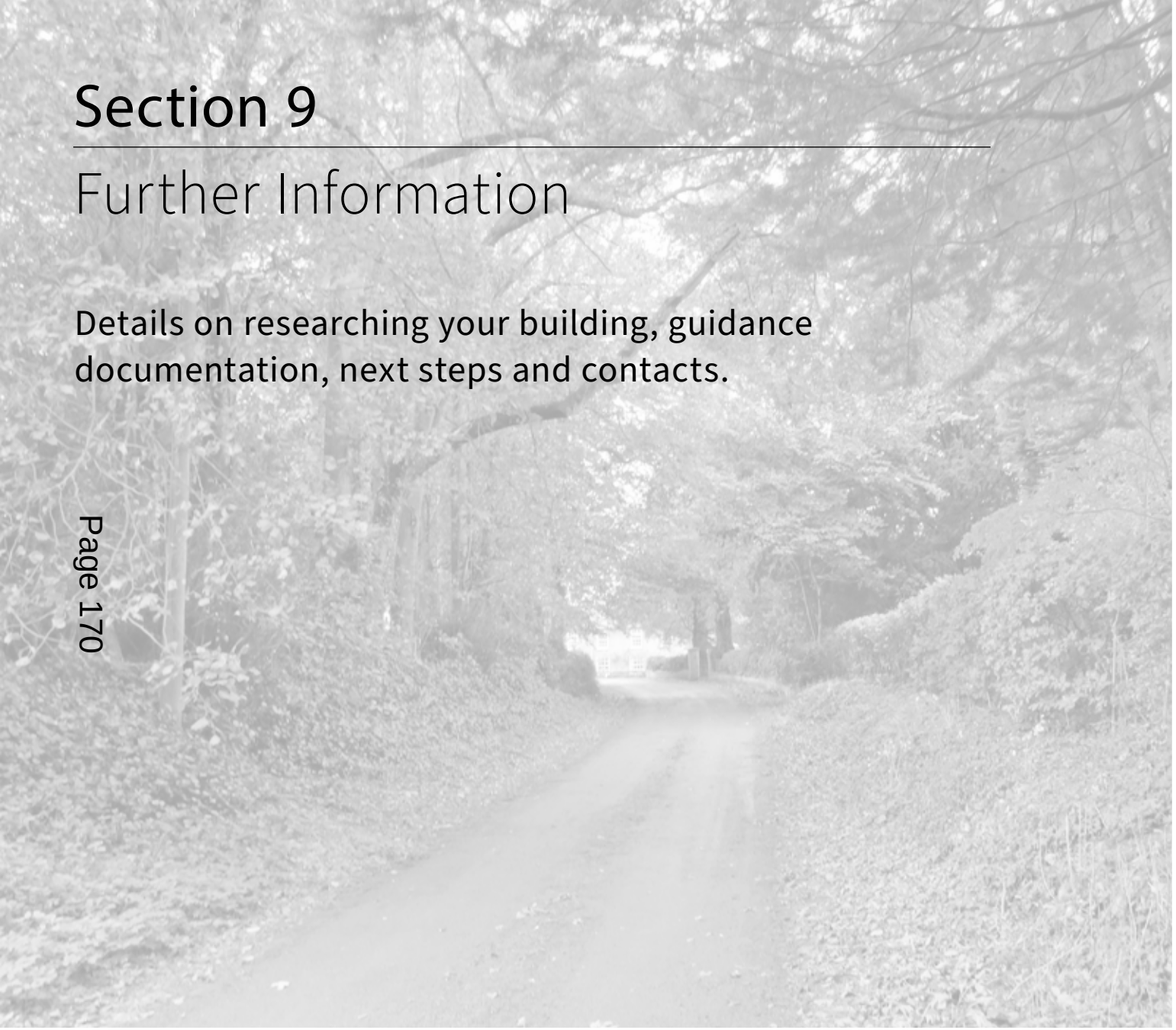
- Current Conservation Area Boundary
- Proposed Exclusion from Conservation Area Boundary
- A Thornage and the meadow between Brinton and Thornage
- B Area of field or meadow

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

Details on researching your building, guidance documentation, next steps and contacts.



Page 170

9 Further Information

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.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.

Appendix A

Endnotes and Bibliography



A Endnotes and Bibliography

ENDNOTES

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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



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, 71). 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).

Page 178

Appendix C

Audit of Heritage Assets

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



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 Andrew's 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.

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.



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.

SEE LIST ENTRY

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.

SEE LIST ENTRY

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.

SEE LIST ENTRY

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.







Appendix D

Full Size Plans



Replace with
Layered PDF

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

Third Draft: April 2022



NORTH NORFOLK DISTRICT COUNCIL

PURCELL

Contents

How to Use This Document 03
How to Use the Layered PDF in Appendix D 04
Frequently Asked Questions 05

1 **Introduction** 06
1.1 Edgefield Conservation Area 07
1.2 What is a Conservation Area? 07
1.3 The Purpose and Scope of the Conservation Area Appraisal and Management Plan 09
1.4 What Does Designation Mean for Me? 10
1.5 Pre-Application Advice 10
1.6 Who Have We Consulted While Preparing this Plan? 11
1.7 What Do These Terms Mean? 11

2 **Summary of Special Interest** 12

3 **Historic Development** 15
3.1 Introductory Summary 16
3.2 Early History 16
3.3 Medieval 16
3.4 Sixteenth and Seventeenth Centuries 18

(Continued)
3.5 Eighteenth Century 18
3.6 Nineteenth Century 21
3.7 Twentieth and Twenty-First Centuries 25

4 **Character Assessment** 29
4.1 Location and Topography 30
4.2 Setting and Views 32
4.3 Townscape, Spatial Analysis and Greenery 42
4.4 Architecture 52

5 **Heritage Assets** 64
5.1 Introduction 65
5.2 Listed Buildings 65
5.3 Locally Listed Buildings 65
5.4 Heritage Assets Plan 67
5.5 Archaeology Summary 68

6 **Street-by-Street Assessment** 69
1 Norwich Road North of The Green 71
2 The Green 73
3 Norwich Road South of The Green 75
4 Pecks Lane (North-South) 77
5 Sweetbriar Lane 79

7 **Vulnerabilities and Opportunities** 81
7.1 Condition 82
7.2 Negative Features, Materials and Techniques 84
7.3 Pressures from Development 87
7.4 Rural Character and Suburbanisation 88
7.5 Second Home Owners and Holiday Cottages 89
7.6 Dark Skies and Light Pollution 89
7.7 Agricultural Uses 89
7.8 Climate Change 90

8 **Management Plan** 91
8.1 Introduction 92
8.2 Conservation Philosophy 93
8.3 Recommendations 95

9 **Further Information** 106

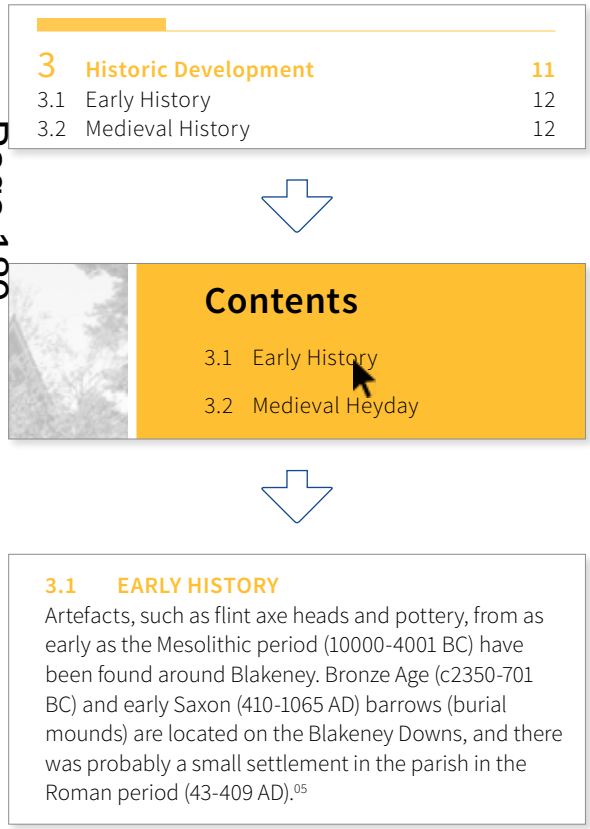
Appendices 109
A Endnotes and Bibliography 110
B Glossary of Terms 115
C Audit of Heritage Assets 117
D Full Size Plans 122

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.

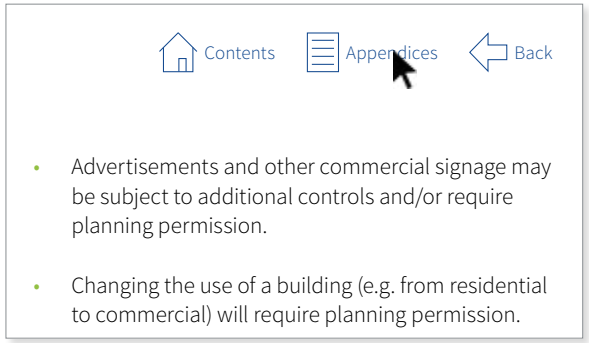


Navigation

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.



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

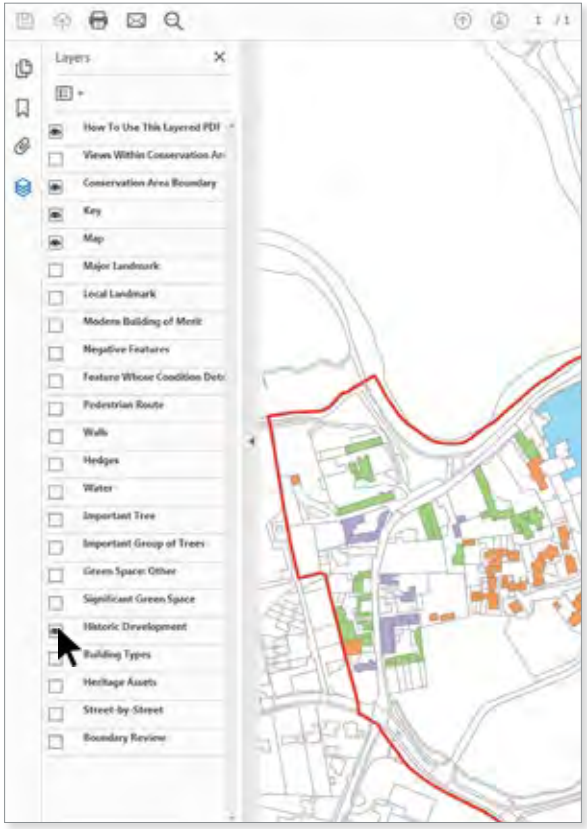
Click on the layers icon to open the layers panel. This will bring up options for the different mapping elements that are available to view.



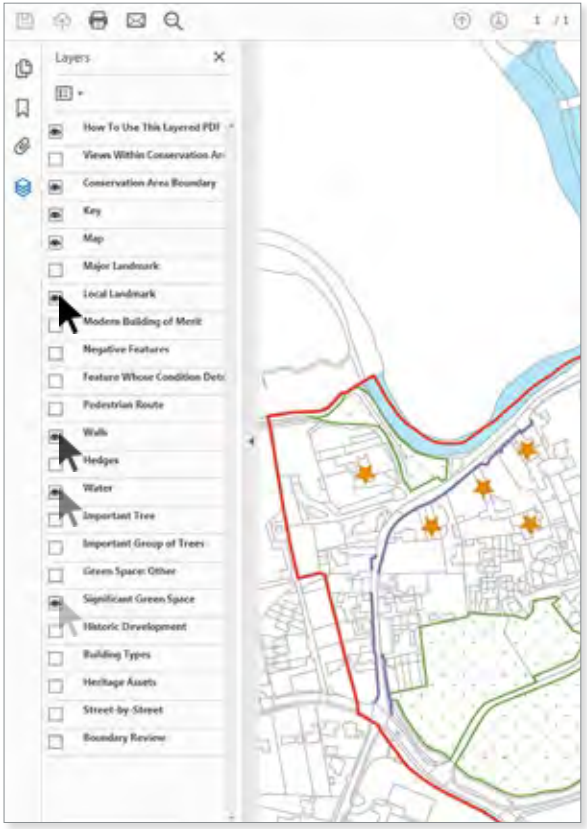
Viewing Different Layers

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

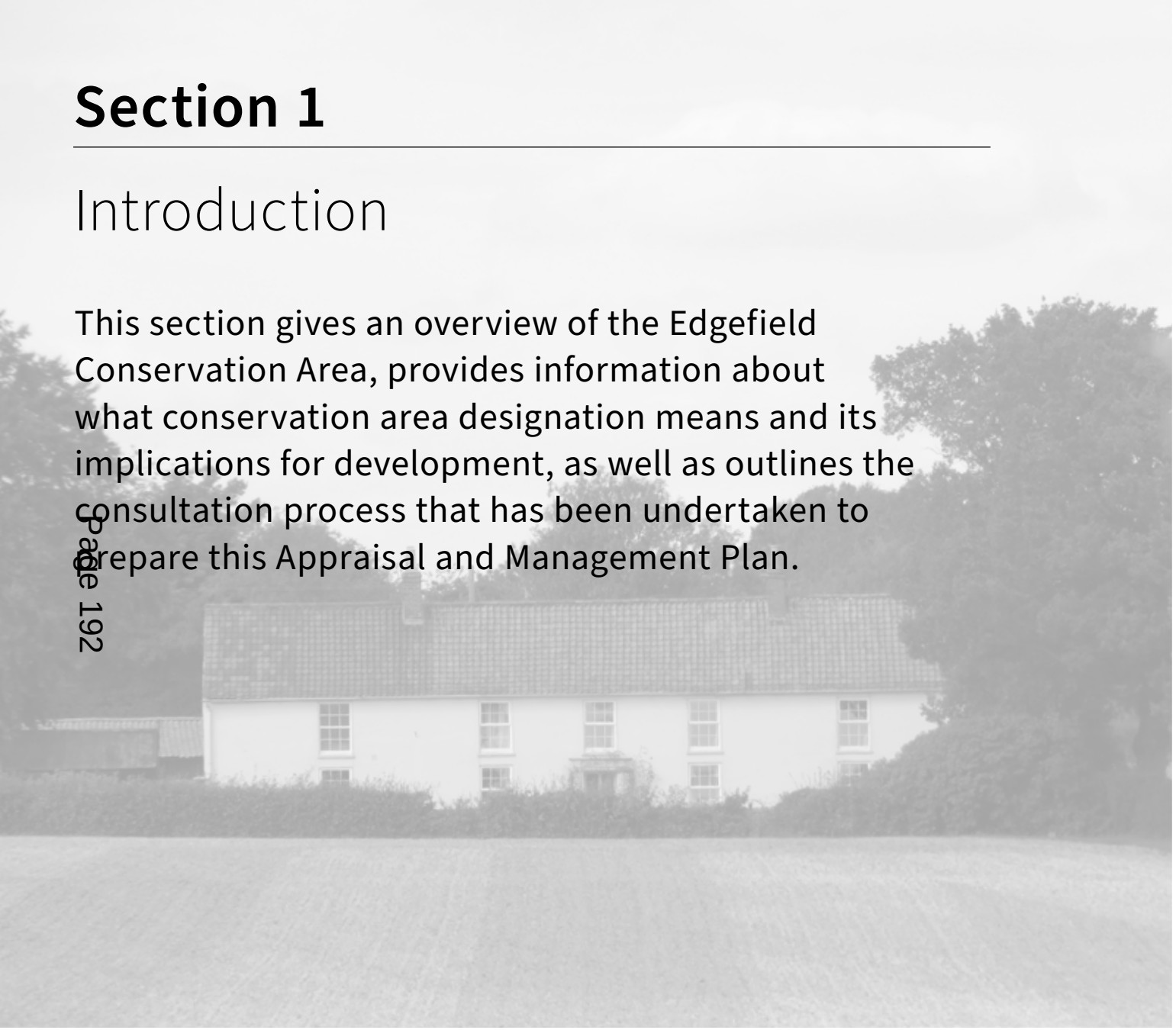
- Is my property within the Conservation Area?
  See Boundary Map
- What is the overall special interest of the Conservation Area?
  See Section 2
- What characteristics of the built environment contribute to the special interest of the Conservation Area?
  See Section 4
- How old is my property?
  See 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 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.

Contents

1.1 Edgefield 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 Introduction

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.

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]

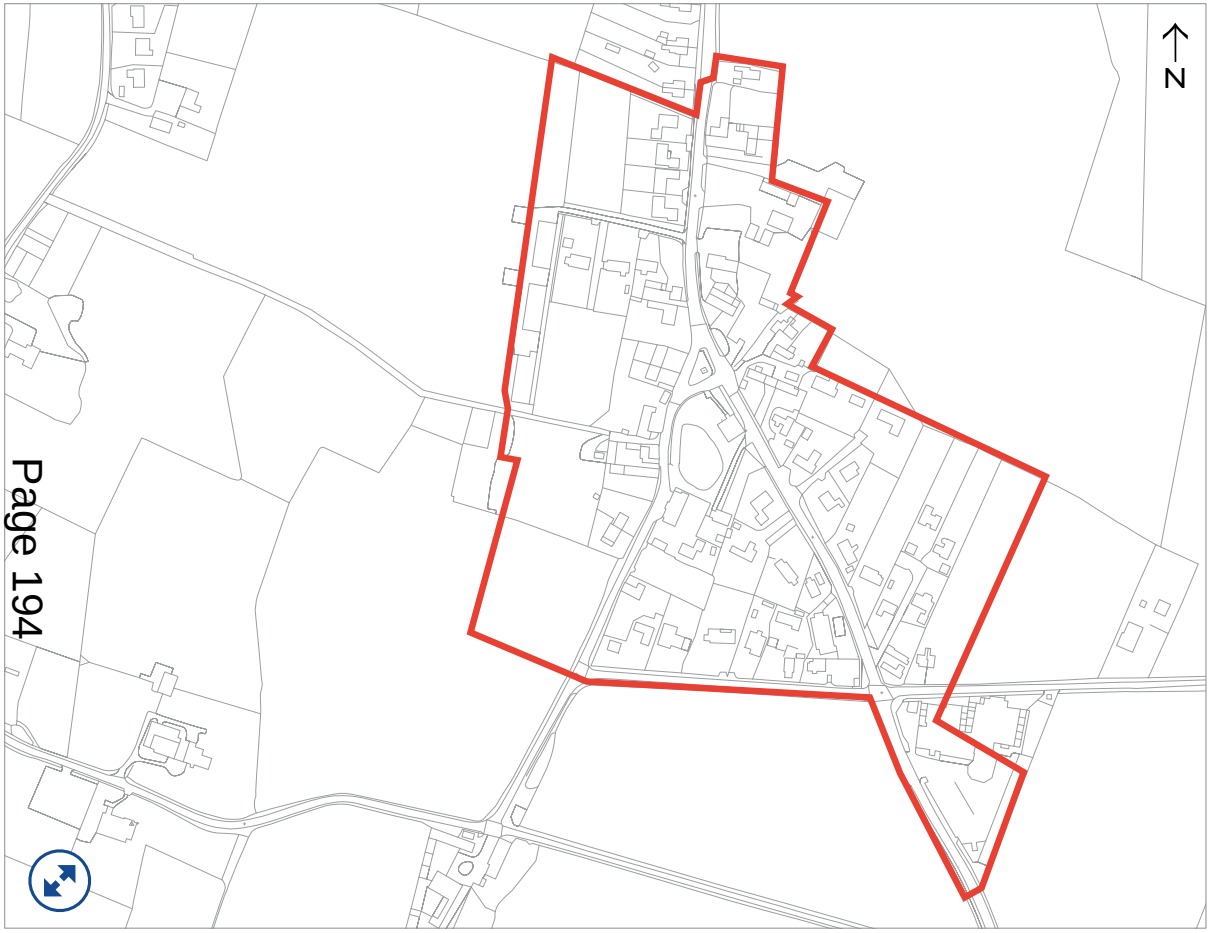
Designation of a conservation area recognises the unique quality of an area as a whole. It is the contribution of individual buildings and monuments as well as other features including (but not limited to) topography, materials, spatial relationships, thoroughfares, street furniture, open spaces and 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.



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 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 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 was made available for public consultation across an eight-week period between 22nd November 2021 and 21st January 2022. This included the publication of the draft document on North Norfolk District Council's website and public consultation workshops held at Hunworth and Sharrington village halls on 15th December 2021.

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.

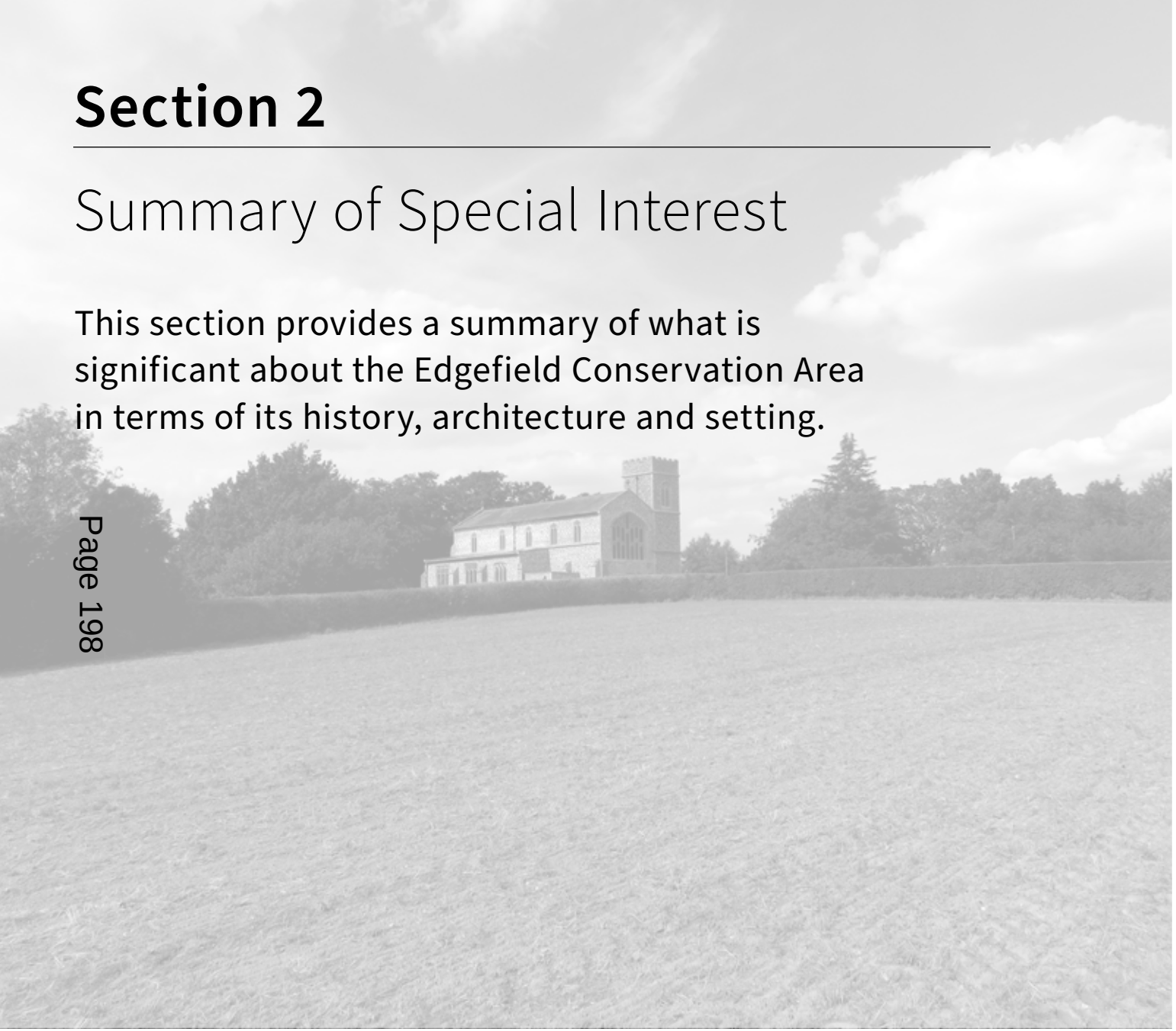
1.7 WHAT DO THESE TERMS MEAN?

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.



2 Summary of Special Interest

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 of 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.



Page 201

Contents

3.1 Early History

3.2 Medieval

3.3 Sixteenth and Seventeenth Centuries

3.4 Eighteenth Century

3.5 Nineteenth Century

3.6 Twentieth and Twenty-First Centuries

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 late 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 besides 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 Merrisions; it is constructed of red brick and flint and has a distinctive brickwork 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



Glimpsed 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



Page 208

Detail from 1845 Tithe Map of Edgefield

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

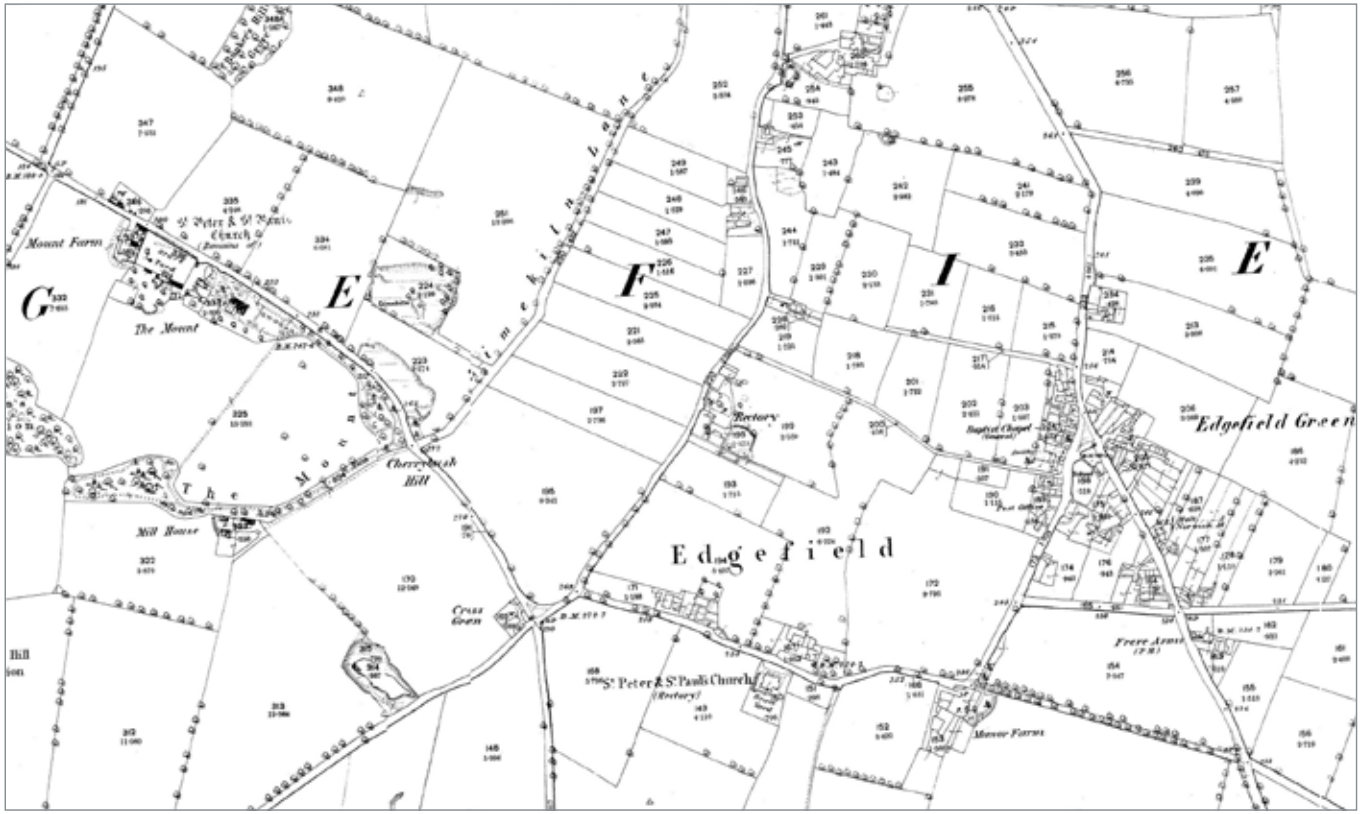


Former corrugated iron Baptist Chapel

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 a 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 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.

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.



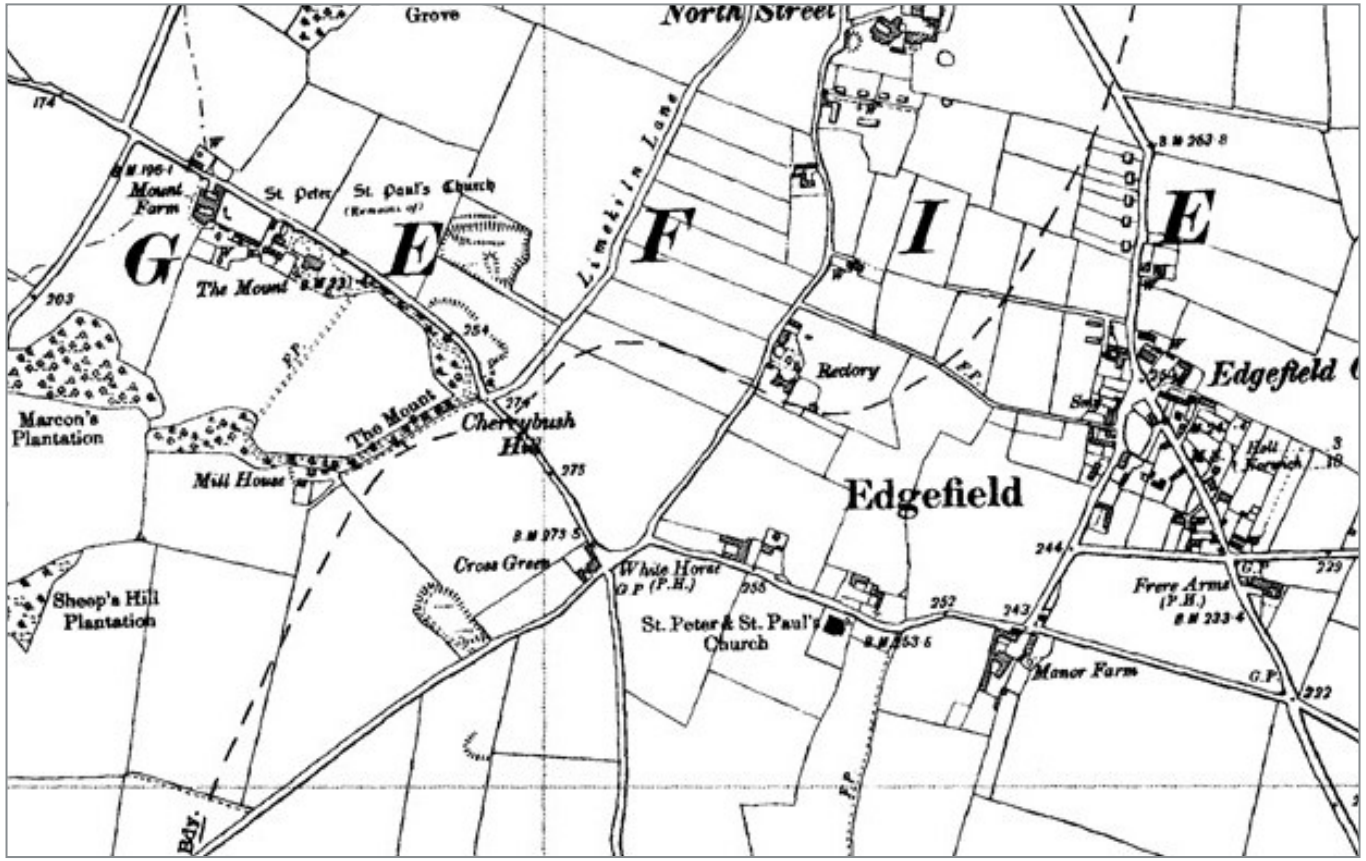
Memorial shown at the centre of the Village Green



Local authority house on Holt Road

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.



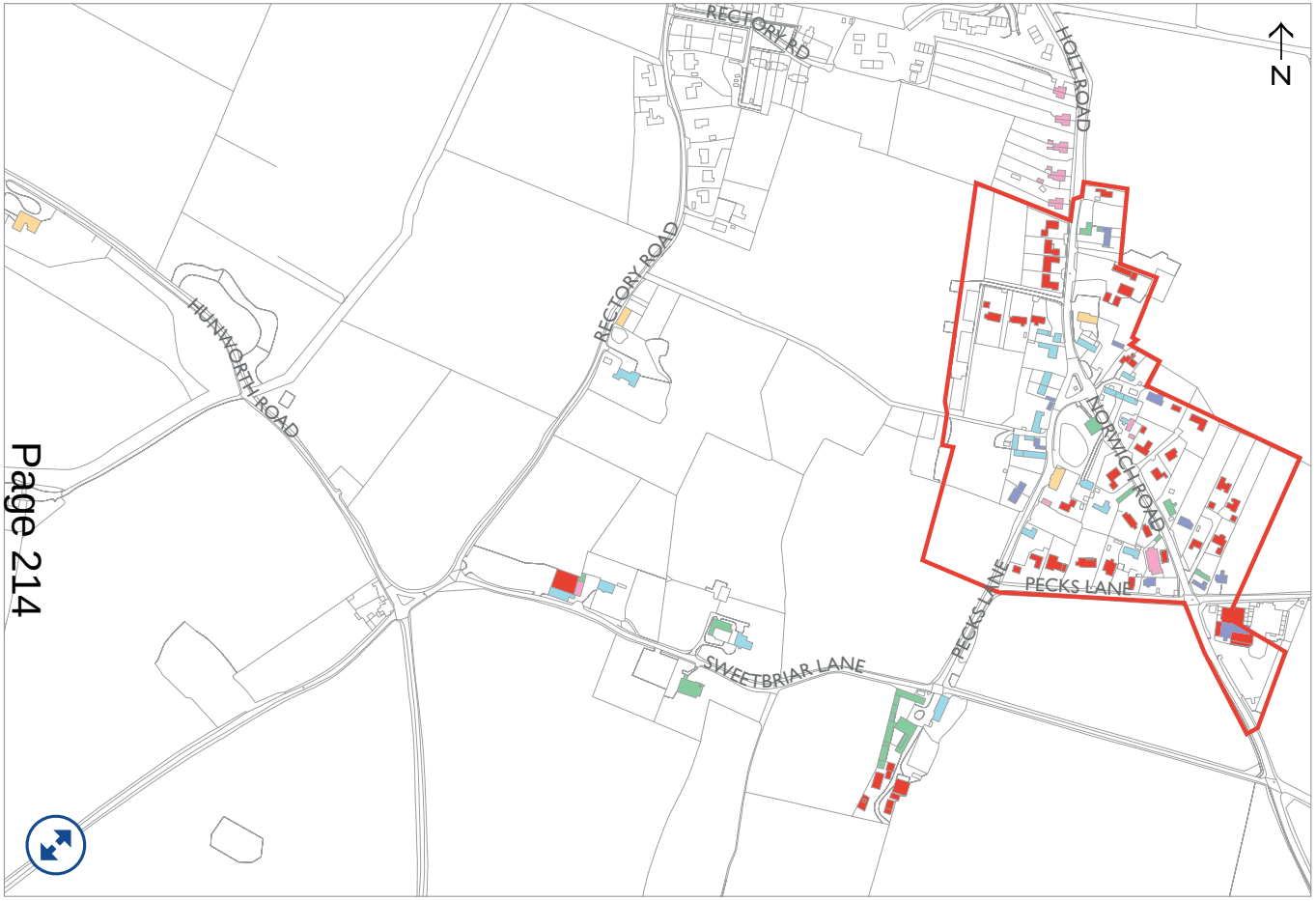
1952 OS map of Edgefield © Crown Copyright 2020. All rights reserved. Licence number 100020449.



Edgefield bus shelter in front of the village hall



RMC Autos Garage



Historic Development Plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey
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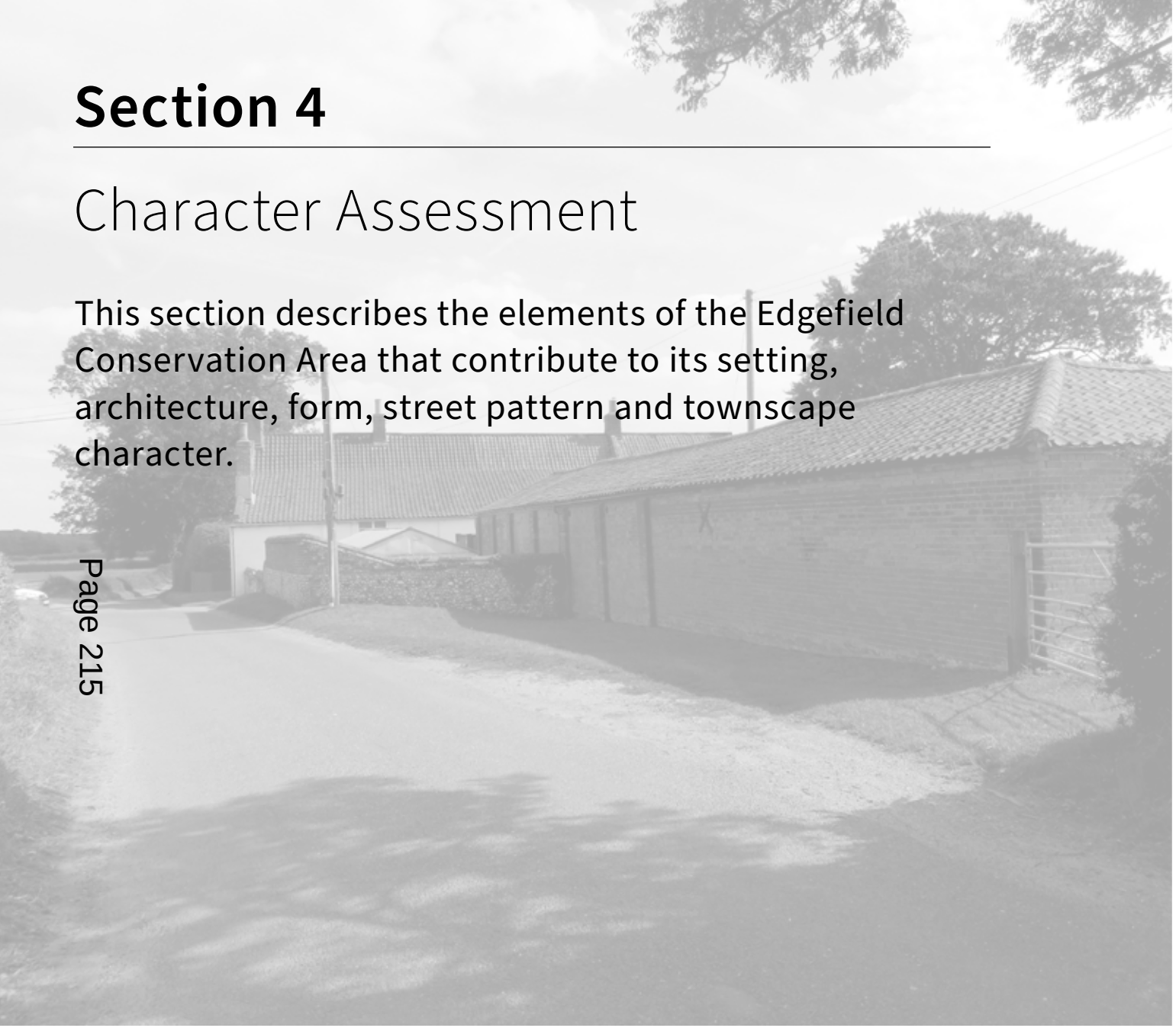
- Conservation Area Boundary
- Medieval
- Sixteenth and Seventeenth Centuries
- Eighteenth or Early Nineteenth Centuries
- 1815-1845
- 1845-1886
- 1886-1952
- Post-1952

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.

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.



Page 215

Contents

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 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. Edgefield Street, another area of historic settlement within the parish, is also not included in this Conservation Area.

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



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

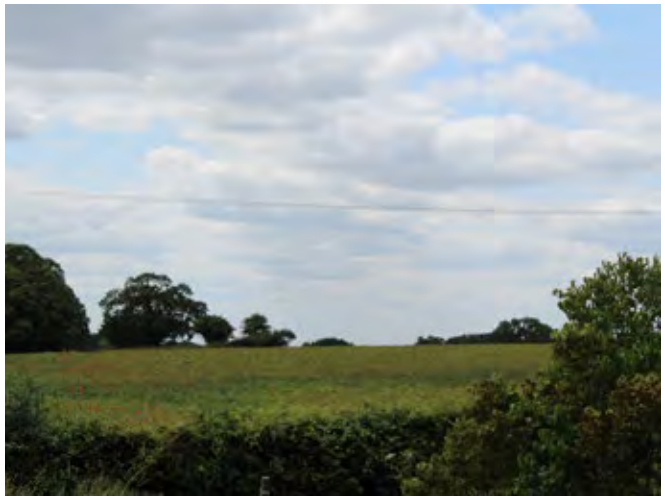
Edgefield is located in the Glaven Valley, an area of undulating hills typically used for arable farming. The layout of Edgefield is defined by fields which surround the Conservation Area on all sides and are used for arable and agricultural farming. The fields closer to the Edgefield are typically smaller 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, 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 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

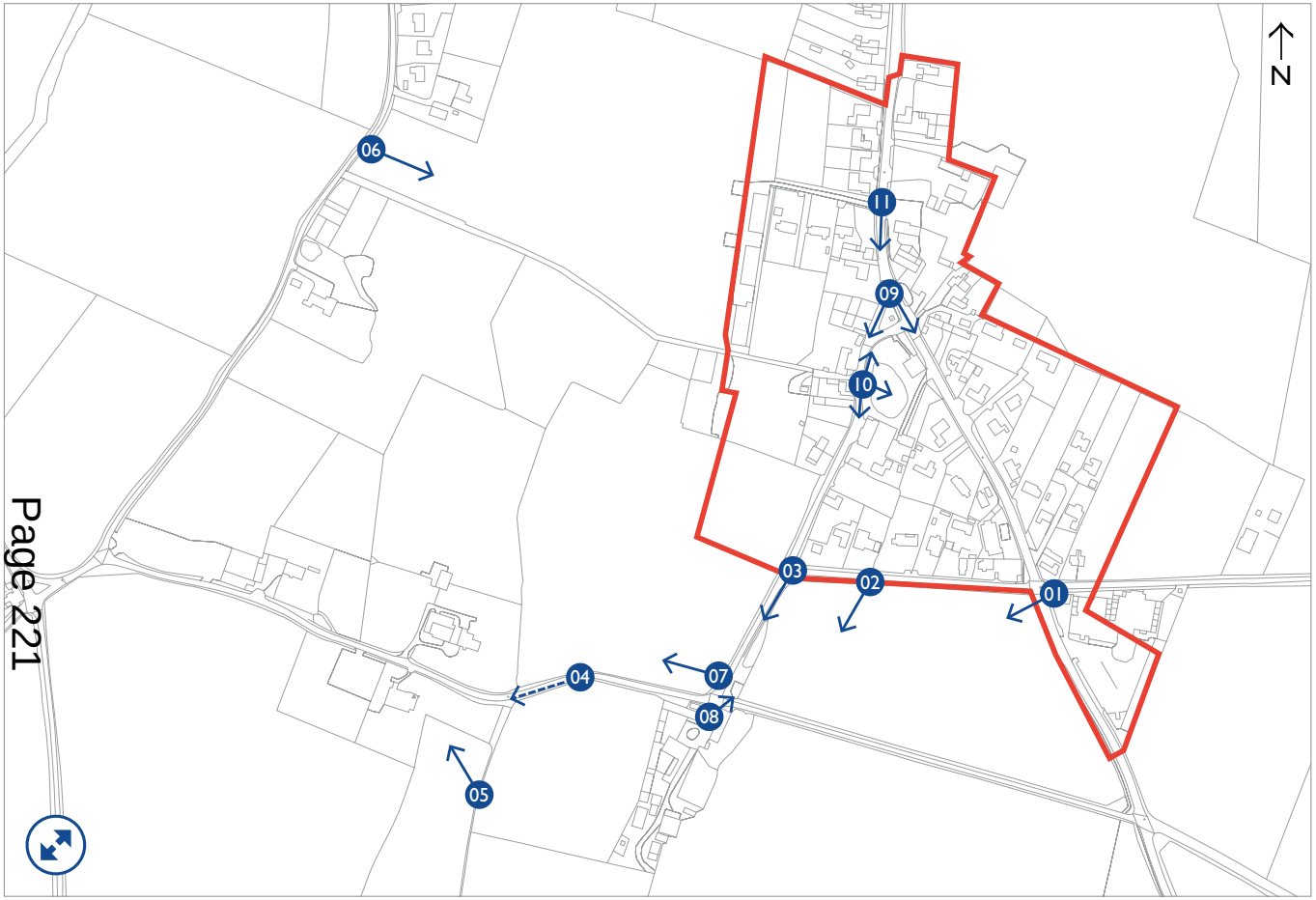
4.2.2 Views into and within Conservation Area

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).



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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 onto 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 rural feel of the country road.

Timber and metal gates appear throughout the village providing entrances to fields and private property. Out of keeping with the rest of the character, industrial style metal gates and fence front a section north-east of Norwich Road where working farm buildings are situated.



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



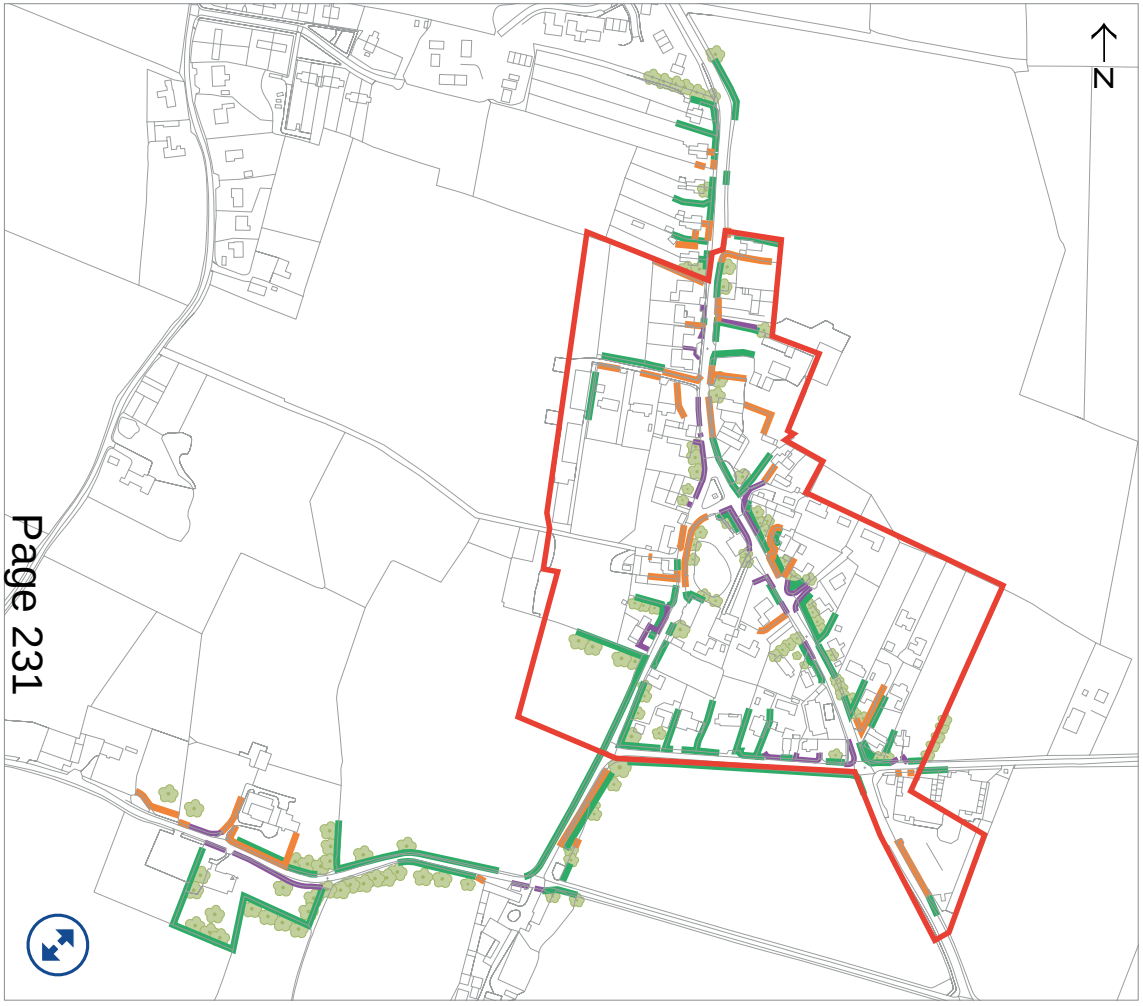
Wooden post fence fronting the north boundary of Sweetbriar Lane



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



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



ical 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 on the periphery of the Conservation Area south-west of 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.

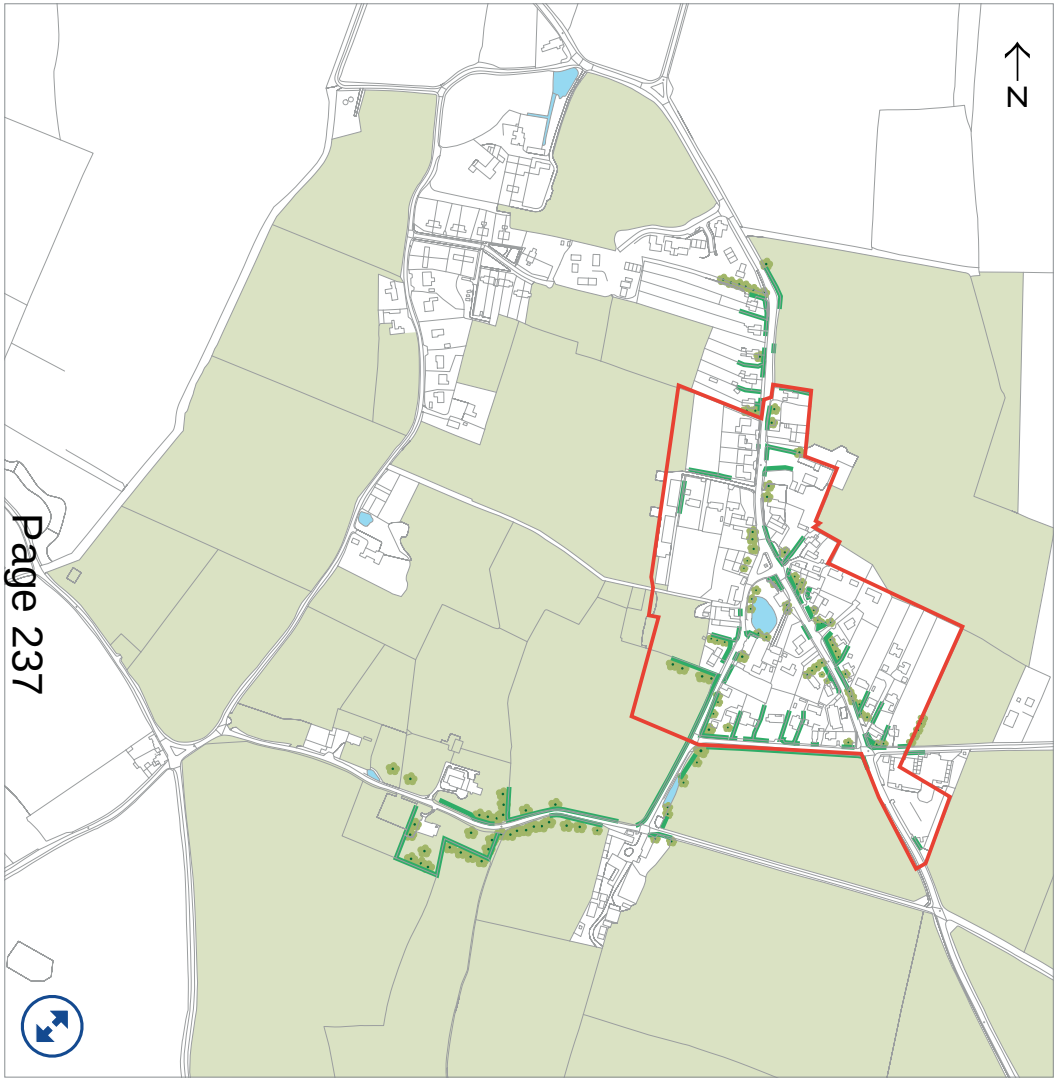
Well planted front and rear gardens, often containing mature trees, provide a green setting and background for the buildings. A large number of ornaments and man-made elements can lend some gardens a more suburban character that is out of keeping. Grass verges are present throughout the Conservation 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



Open Spaces, Trees and Vegetation plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey
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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







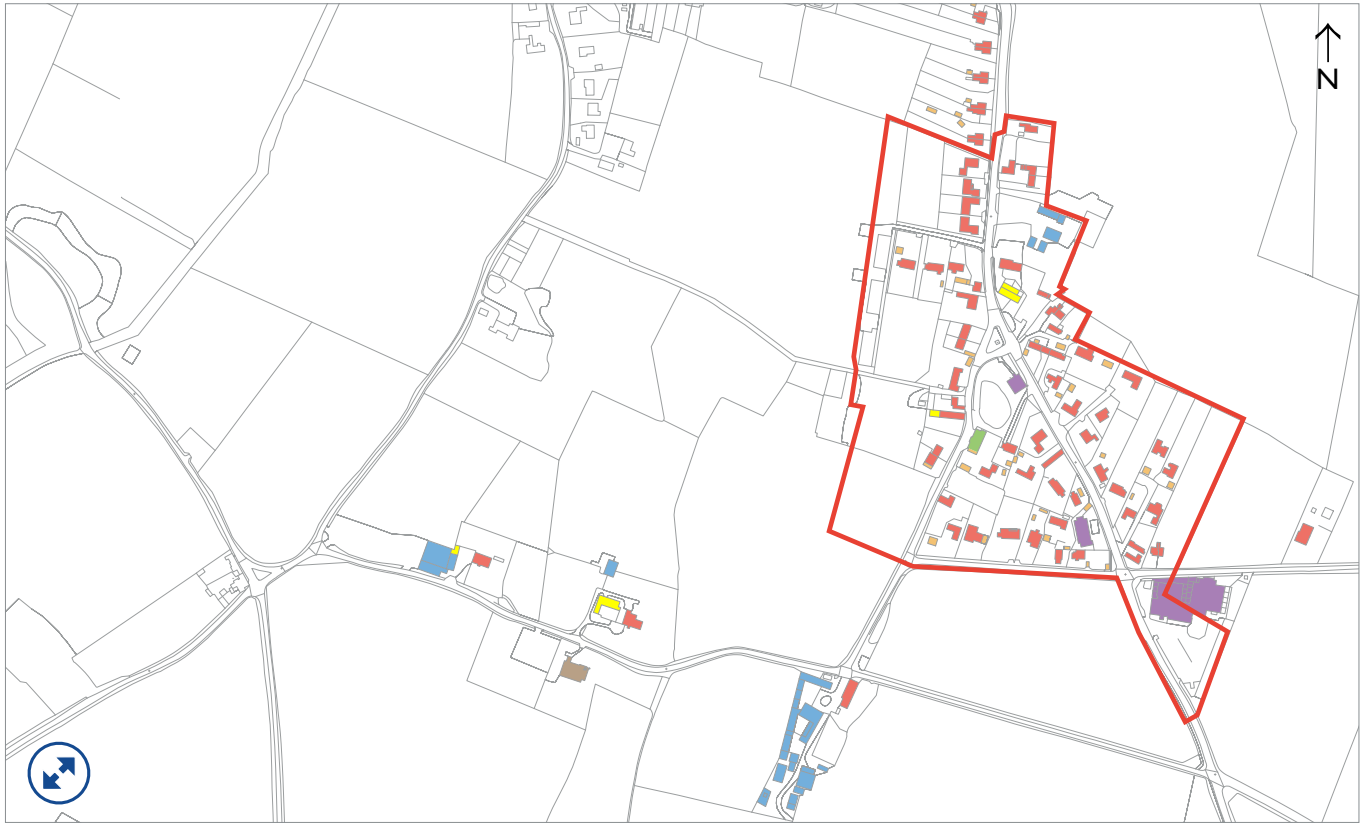





4.4.2 Building Types and design

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.



Contents

5.1 Introduction
5.2 Listed Buildings
5.3 Locally Listed Buildings
5.4 Scheduled Monument
5.5 Heritage Assets Plan
5.6 Archaeology Summary

5 Heritage Assets

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 of 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 67 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

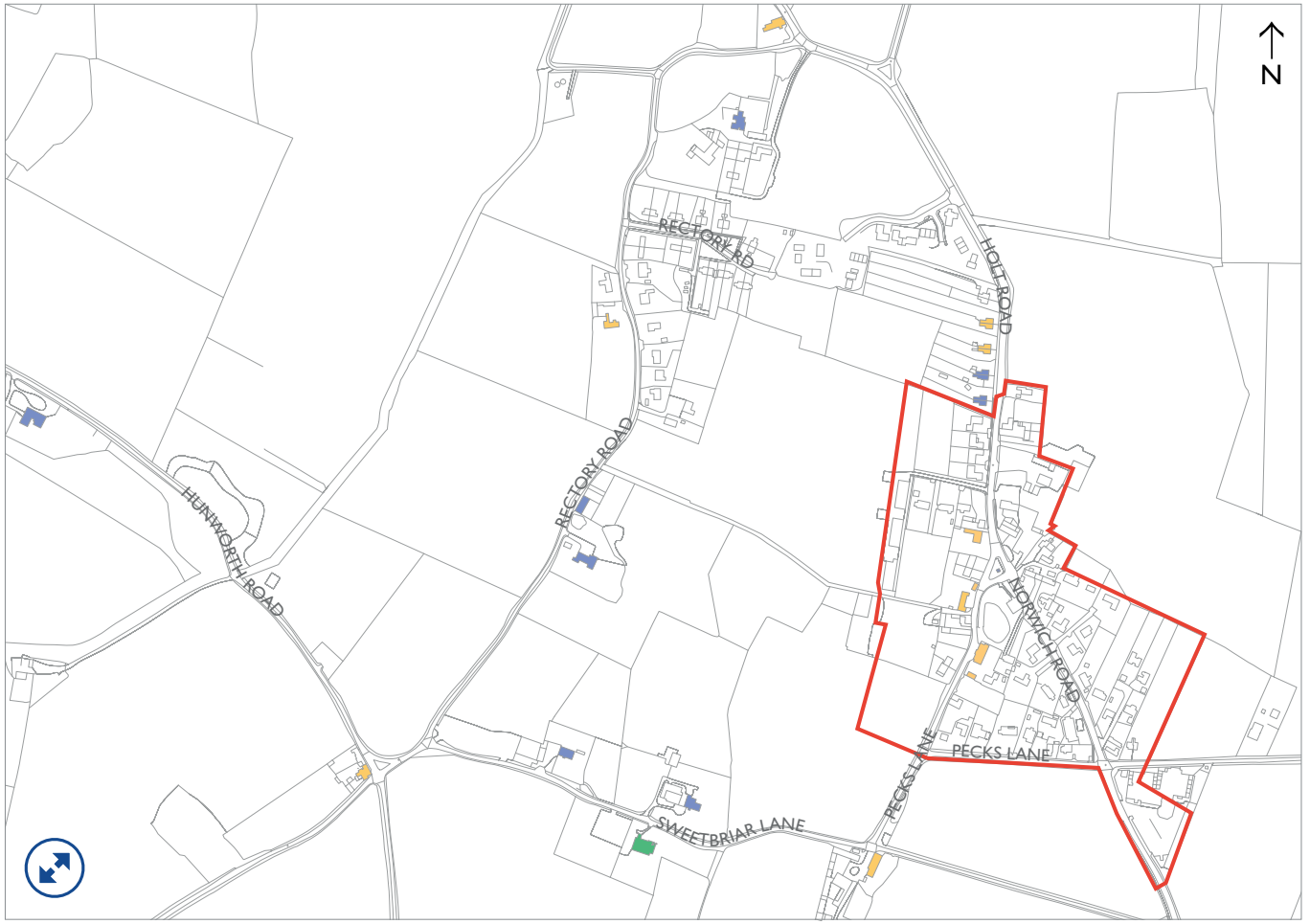
5.4 HERITAGE ASSETS PLAN

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.

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.



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.

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.

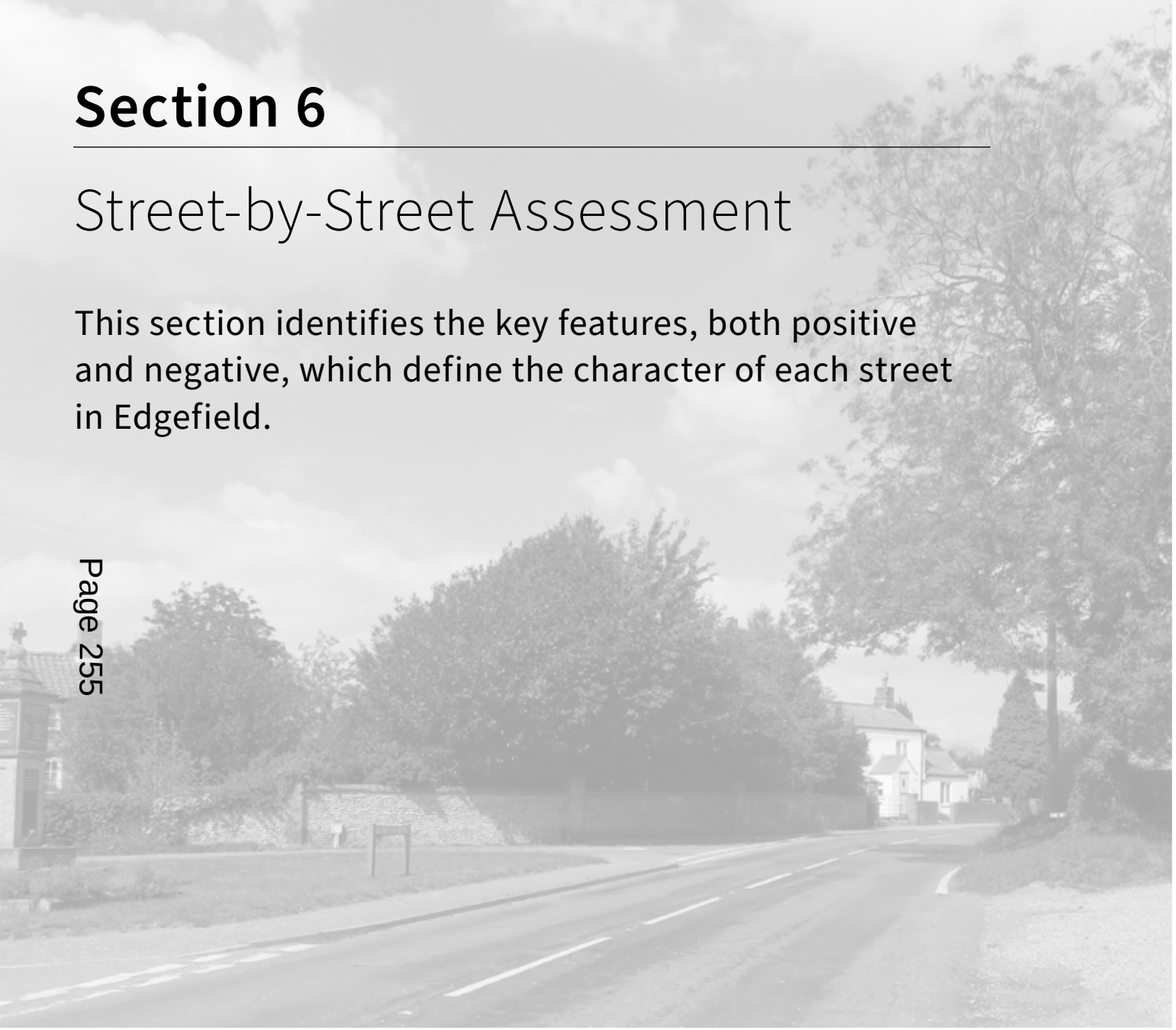
A Late Anglo-Saxon strap fitting (NHER 30231) is the only Anglo-Saxon find to be recovered, although Edgefield is mentioned frequently in the Domesday Book and the medieval church of St. Peter's and St Paul's (NHER 3321) contains Late Anglo-Saxon architectural details in the west tower.

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.



Contents

1 Bale Road
2 Lower Hall Lane
3 Ash Yard
4 The Street (East-West)
5 The Street (North-South)

6 Street-by-Street Assessment

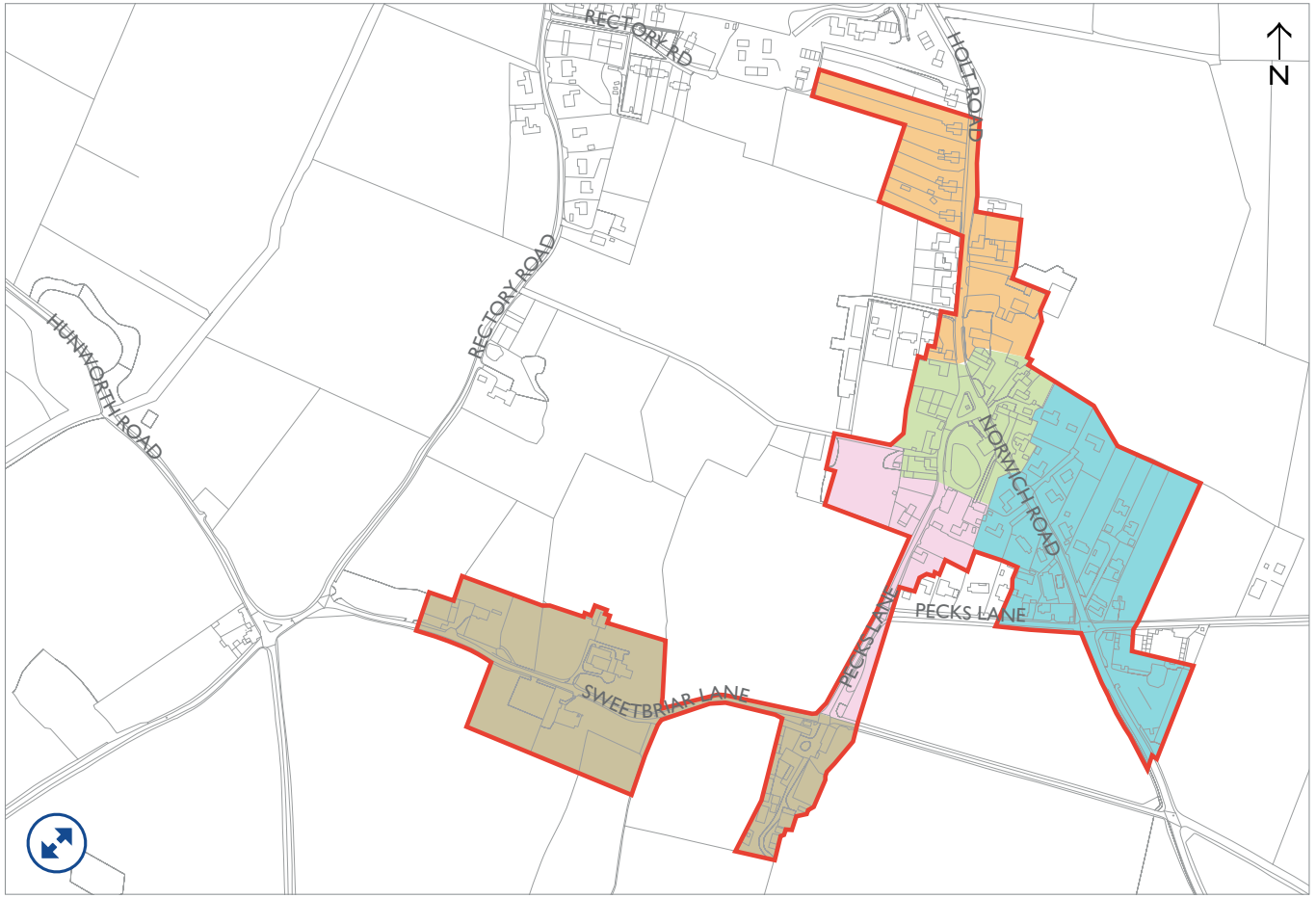
Each of Edgefield's streets and open spaces have different characteristics. This assessment, prepared on an approximately street by street basis, provides more details on the issues, opportunities for enhancement and recommendations specific to different areas of the Conservation Area. More details on 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.

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)

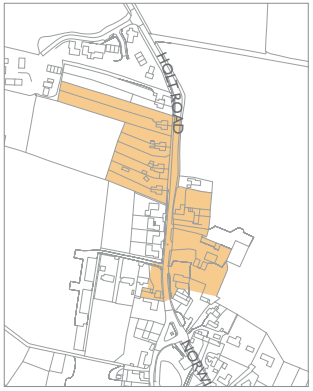
Note: proposed conservation area boundary shown



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.

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





Page 257

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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.

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

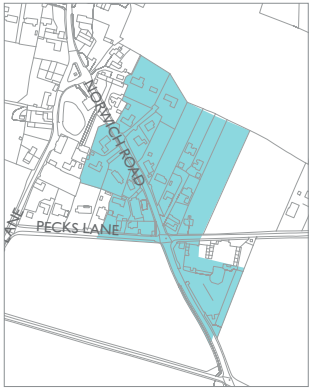
- Edgefield War Memorial

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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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

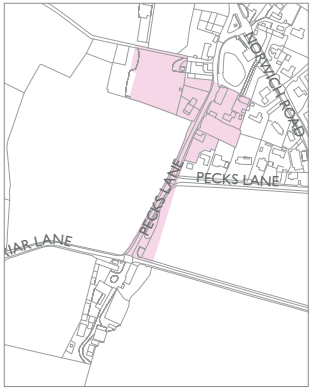
N/A

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 wither 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

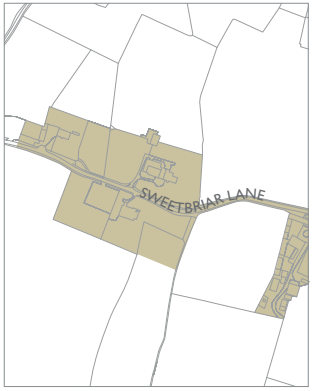
N/A

Proposed Locally Listed Buildings

- The Old Post Office
- The former Baptist Chapel

5. SWEETBRIAR LANE

Sinuous 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 aerials 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

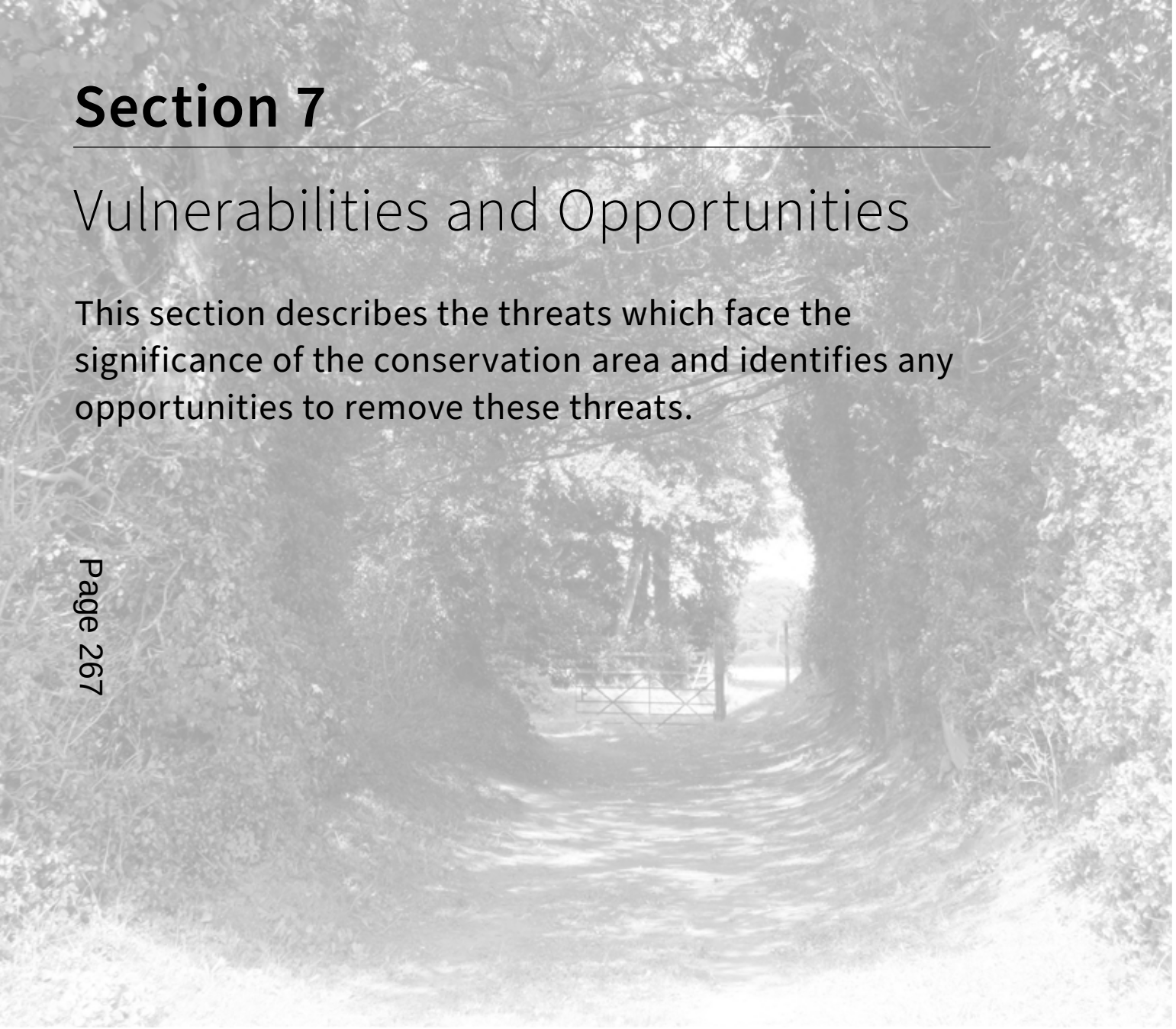
- Church Farm House
- Merrisons Farm House 150m north-west of parish church of St. Peter and St. Paul

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 these threats.

Page 267

Contents

7.1 Condition

7.2 Negative Features, Materials and Techniques

7.3 Pressures from Development

7.4 Rural Character and Suburbanisation

7.5 Second Home Owners and Holiday Cottages

7.6 Dark Skies and Light Pollution

7.7 Agricultural Uses

7.8 River Location and Climate Change

7 Vulnerabilities and Opportunities

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 bollards, although examples are also found elsewehere 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



Surburban 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.

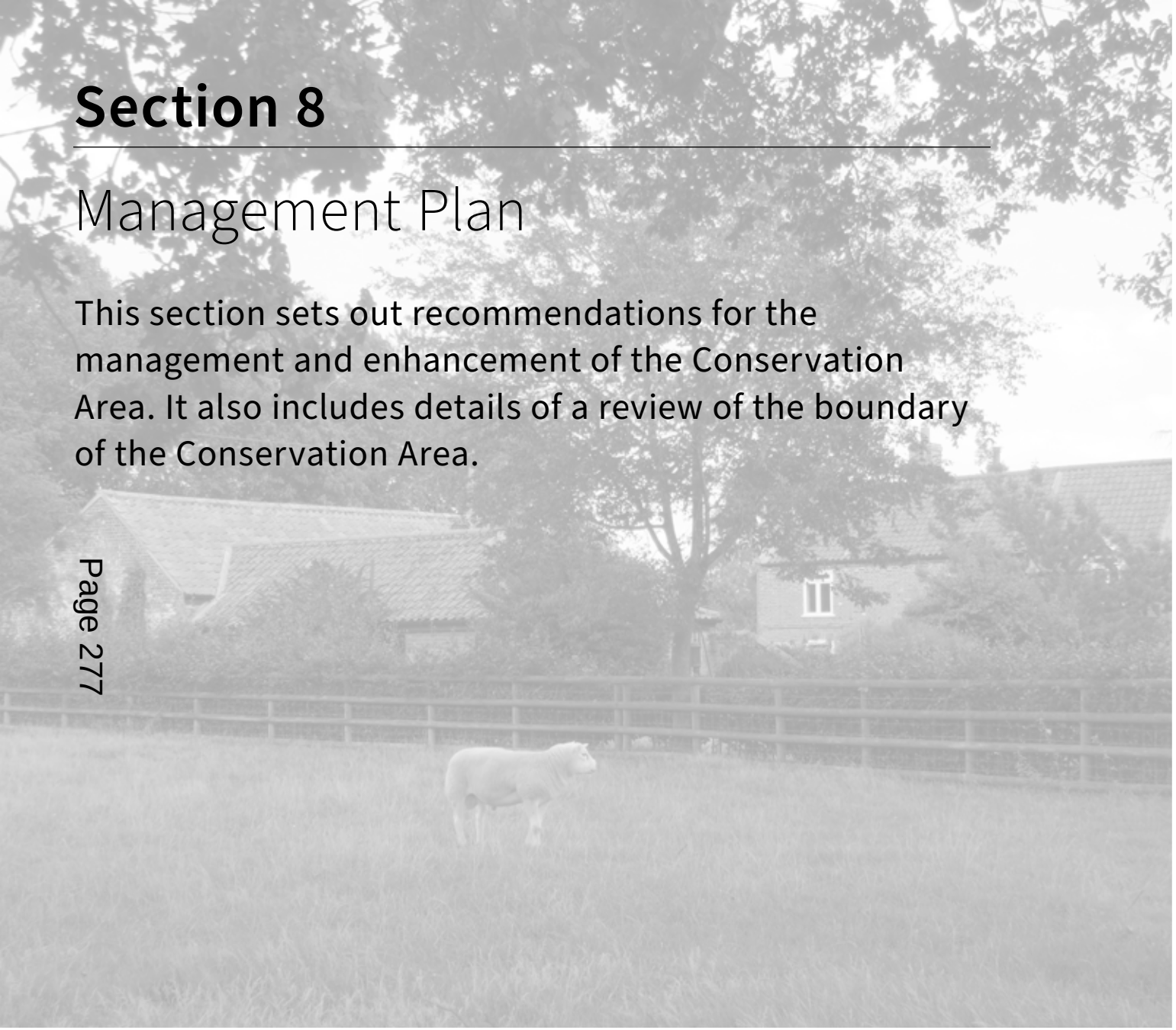
The need to respond to changing climatic conditions may also put pressure on the historic environment and individual buildings with the incorporation of renewable energy sources, increased insulation, the fitting of window shutters and other measures. Current planning legislation and heritage guidance 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.



Page 277

Contents

8.1 Introduction

8.2 Conservation Philosophy

8.3 Recommendations

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.

Page 278

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 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.
- 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.
- 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 exiting 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 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.

Historic Buildings and Sustainability

Historic buildings embody carbon and their retention and reuse is inherently sustainable. Maintaining the existing fabric minimises the need for replacements that require additional carbon to create. Historic England encourages a "whole life building" approach to applying ideas of sustainability to historic buildings with an emphasis on understanding how the historic building works as a whole rather than trying to "fix" one element. It also urges consideration of the whole carbon-life of materials when making decisions. In essence, it is necessary to think long-term, undertake sympathetic and informed maintenance to save energy and minimise replacements, and upgrade and reuse buildings to minimise energy loss and use the embodied carbon of old buildings whilst not putting the historic building fabric at risk.

For example, replacing a historic window with a uPVC double glazed window may seem an affordable way of reducing energy loss and therefore energy consumption. However, historic buildings work as a whole and typically require the ventilation from traditional "leaky" windows to prevent damp that can lead to both the deterioration of the rest of the fabric and potentially harmful mould growth. Introducing non-breathable materials, such as plastic windows and cement mortar around them, can cause the decay of the adjacent historic materials. Furthermore, uPVC windows tend to last less than 20 years before needing replacement. The replacement of a uPVC window with another uPVC window means the loss of the carbon embodied in the first window and the addition of the carbon in the new window. Additionally plastic of the window will not quickly and easily decay causing pollution. Regularly painted timber or metal windows can last for centuries, and can in some cases be re-glazed saving the creation of completely new units.

Historic England is constantly undertaking research on the important subject of enhancing the energy performance of historic buildings. On its website, guidance documents include:

- Energy efficiency in historic buildings
- Energy efficiency in traditional homes
- The application of building regulations (Part L) to historic buildings
- Energy Efficiency and Historic Buildings: Energy Performance Certificates (including advice for landlords and building managers)
- Solar Panels on historic buildings
- Heat Pumps in historic buildings
- Installing insulation and draughtproofing in historic buildings for:
    - Roofs
    - Walls
    - Windows and Doors
    - Floors.

New advice is constantly being published as the technologies develop.

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 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 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 and 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.



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



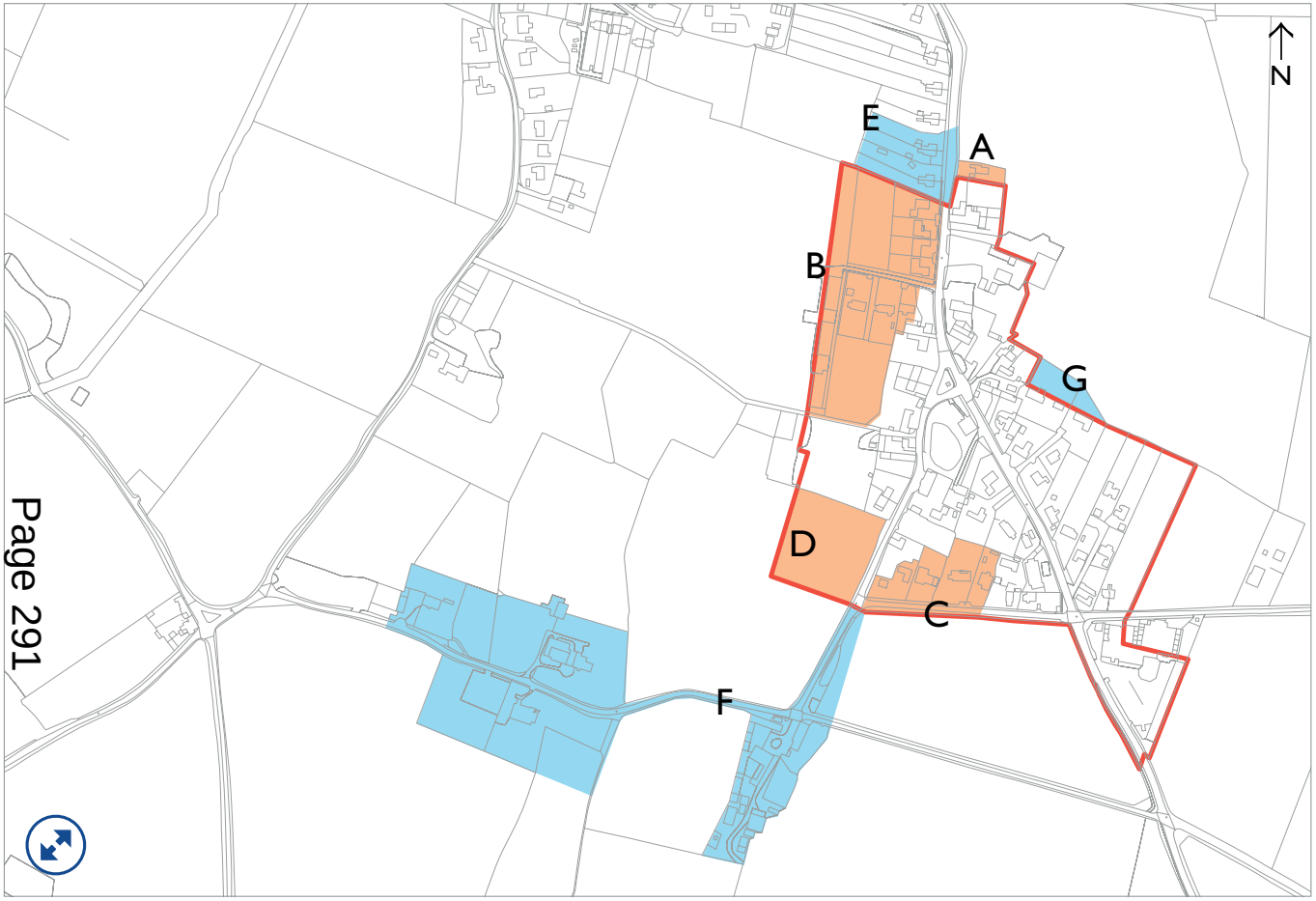
One of the pairs of early social housing on Holt Road proposed for inclusion



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

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

Details on researching your building, guidance documentation, next steps and contacts.



Page 292

9 Further Information

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.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



Page 295

Contents

A Endnotes and Bibliography

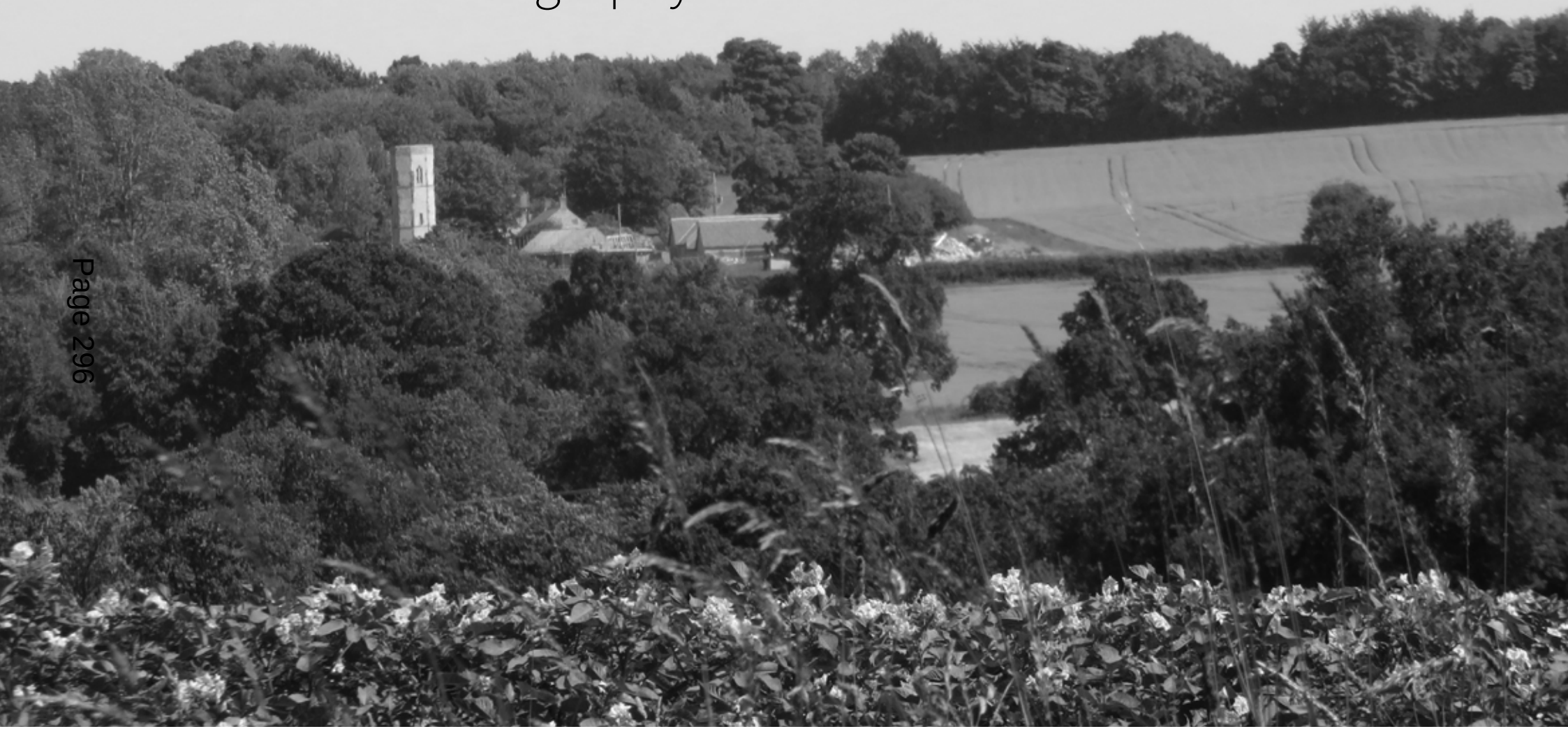
B Glossary of Terms

C Audit of Heritage Assets

D Full Size Plans

Appendix A

Endnotes and Bibliography



Page 296

A Endnotes and Bibliography

ENDNOTES

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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

Page 300

Appendix B

Glossary of Terms



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 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.



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



Replace
with
Layered PDF

CONTACT US

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NR27 9EN

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NORTH NORFOLK DISTRICT COUNCIL

PURCELL

Hunworth

Conservation Area Appraisal and Management Plan

Third Draft: April 2022



NORTH NORFOLK DISTRICT COUNCIL

PURCELL

Contents

How to Use This Document 03
How to Use the Layered PDF in Appendix D 04
Frequently Asked Questions 05

1 **Introduction** 06
1.1 Hunworth Conservation Area 07
1.2 What is a Conservation Area? 07
1.3 The Purpose and Scope of the Conservation Area Appraisal and Management Plan 09
1.4 What Does Designation Mean for Me? 10
1.5 Pre-Application Advice 11
1.6 Who Have We Consulted While Preparing this Plan? 11
1.7 What Do These Terms Mean? 11

2 **Summary of Special Interest** 12

3 **Historic Development** 14
3.1 Early History 15
3.2 Medieval 16
3.3 Seventeenth and Eighteenth Century 16#
3.4 Nineteenth Century 19
3.5 Twentieth and Twenty-First Century 22

4 **Character Assessment** 25
4.1 Location and Topography 26
4.2 Setting and Views 28
4.3 Townscape, Spatial Analysis and Greenery 38
4.4 Architecture 48

5 **Heritage Assets** 61
5.1 Introduction 62
5.2 Listed Buildings 62
5.3 Locally Listed Buildings 62
5.4 Scheduled Monument 63
5.5 Heritage Assets Plan 63
5.6 Archaeology Summary 64

6 **Street-by-Street Assessment** 65
1 Stody Road/King Street Junction 67
2 King Street 69
3 North End of the Village Green 71
4 South End of the Village Green 73
5 Hunworth Common and Blicking House 75
6 Castle Hill 76

7 **Vulnerabilities and Opportunities** 77
7.1 Condition 78
7.2 Negative Features, Materials and Techniques 79
7.3 Pressures from Development 82
7.4 Rural Character and Suburbanisation 82
7.5 Second Home Owners and Holiday Cottages 83
7.6 Dark Skies and Light Pollution 83
7.7 Agricultural Uses 83
7.8 River Location and Climate Change 84
7.9 Archaeology 84

8 **Management Plan** 85
8.1 Introduction 86
8.2 Conservation Philosophy 87
8.3 Recommendations 88

9 **Further Information** 96

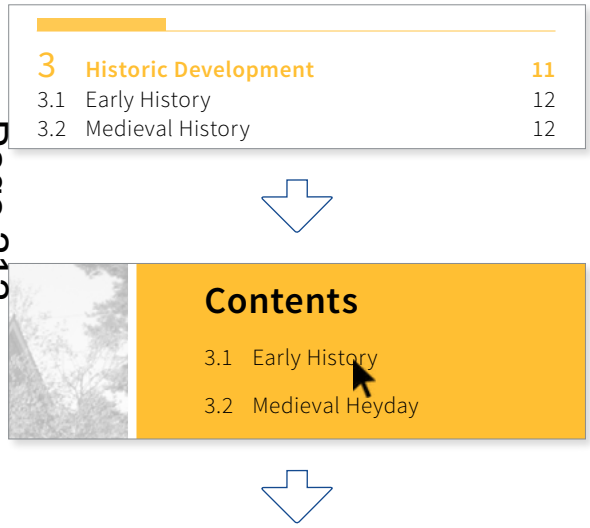
Appendices 99
A Endnotes and Bibliography 100
B Glossary of Terms 104
C Audit of Heritage Assets 106
D Full Size Plans 110

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.

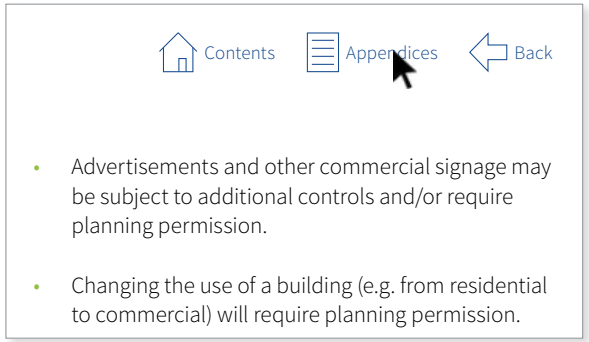


Navigation

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.



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.

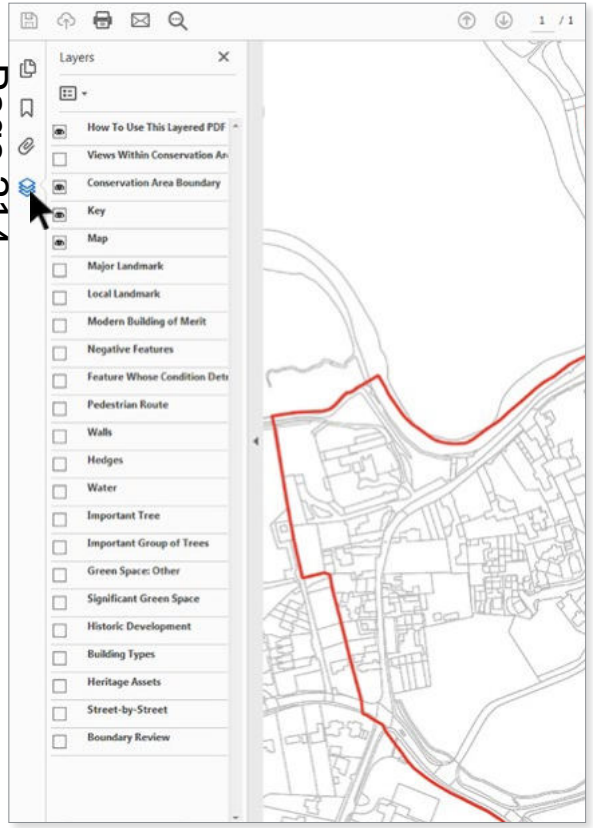


How to Use the Layered PDF in Appendix D

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

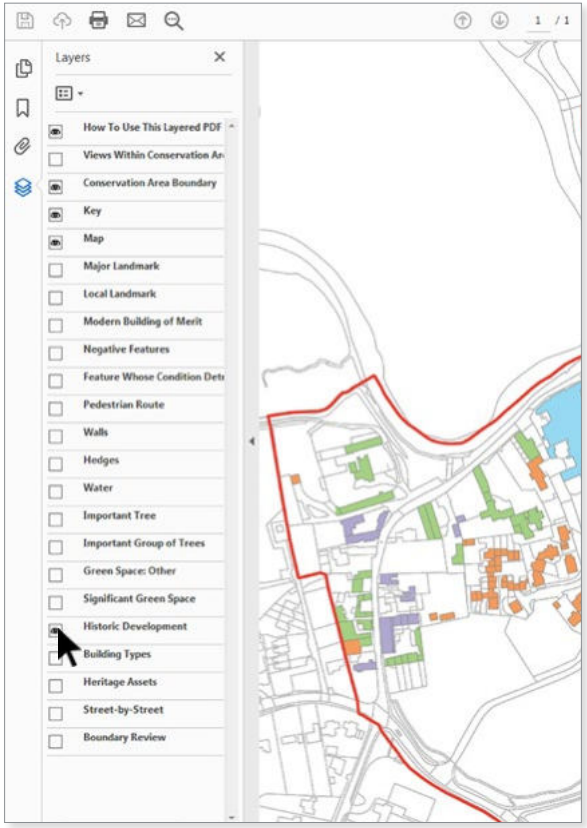
Click on the layers icon to open the layers panel. This will bring up options for the different mapping elements that are available to view.



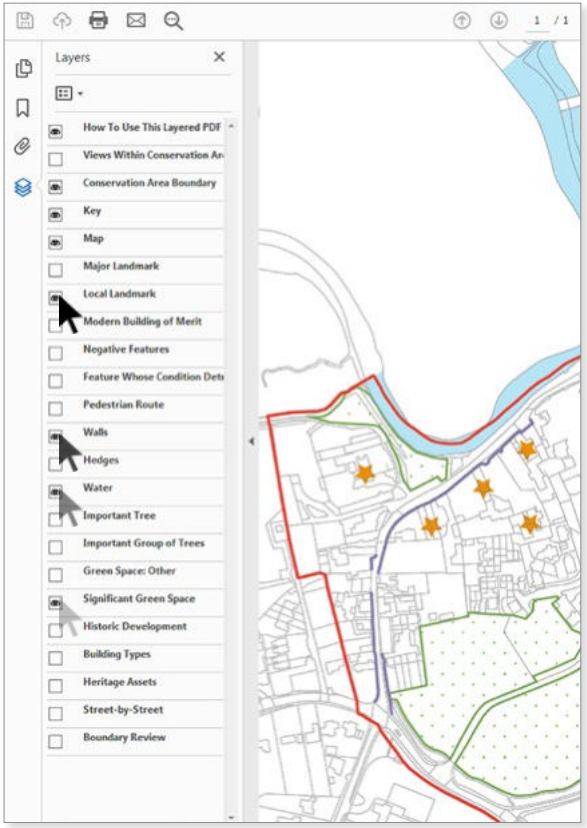
Viewing Different Layers

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

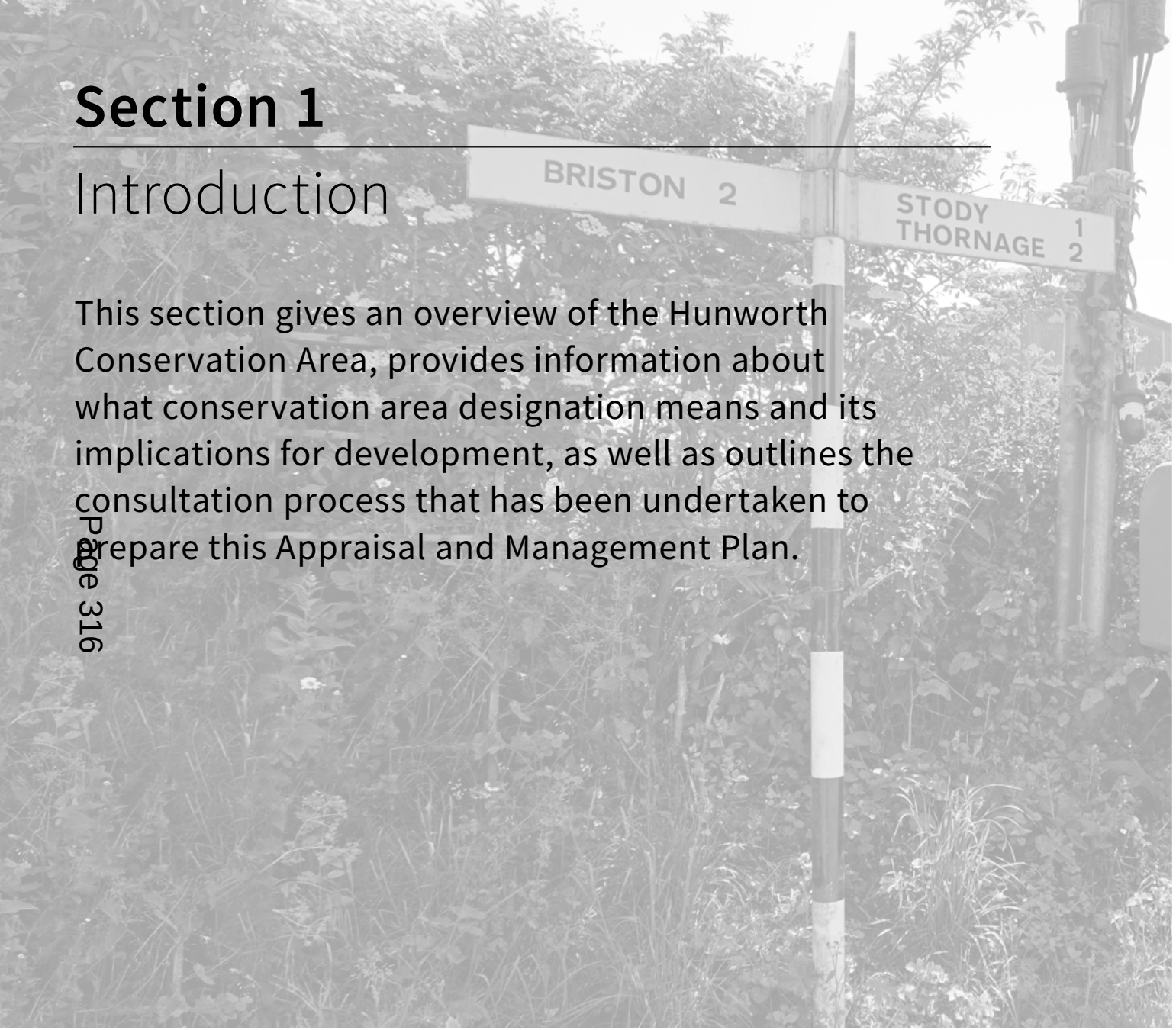
- Is my property within the Conservation Area?
  See Boundary Map
- What is the overall special interest of the Conservation Area?
  See Section 2
- What characteristics of the built environment contribute to the special interest of the Conservation Area?
  See Section 4
- How old is my property?
  See 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 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.

Contents

1.1 Hunworth 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 Introduction

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]

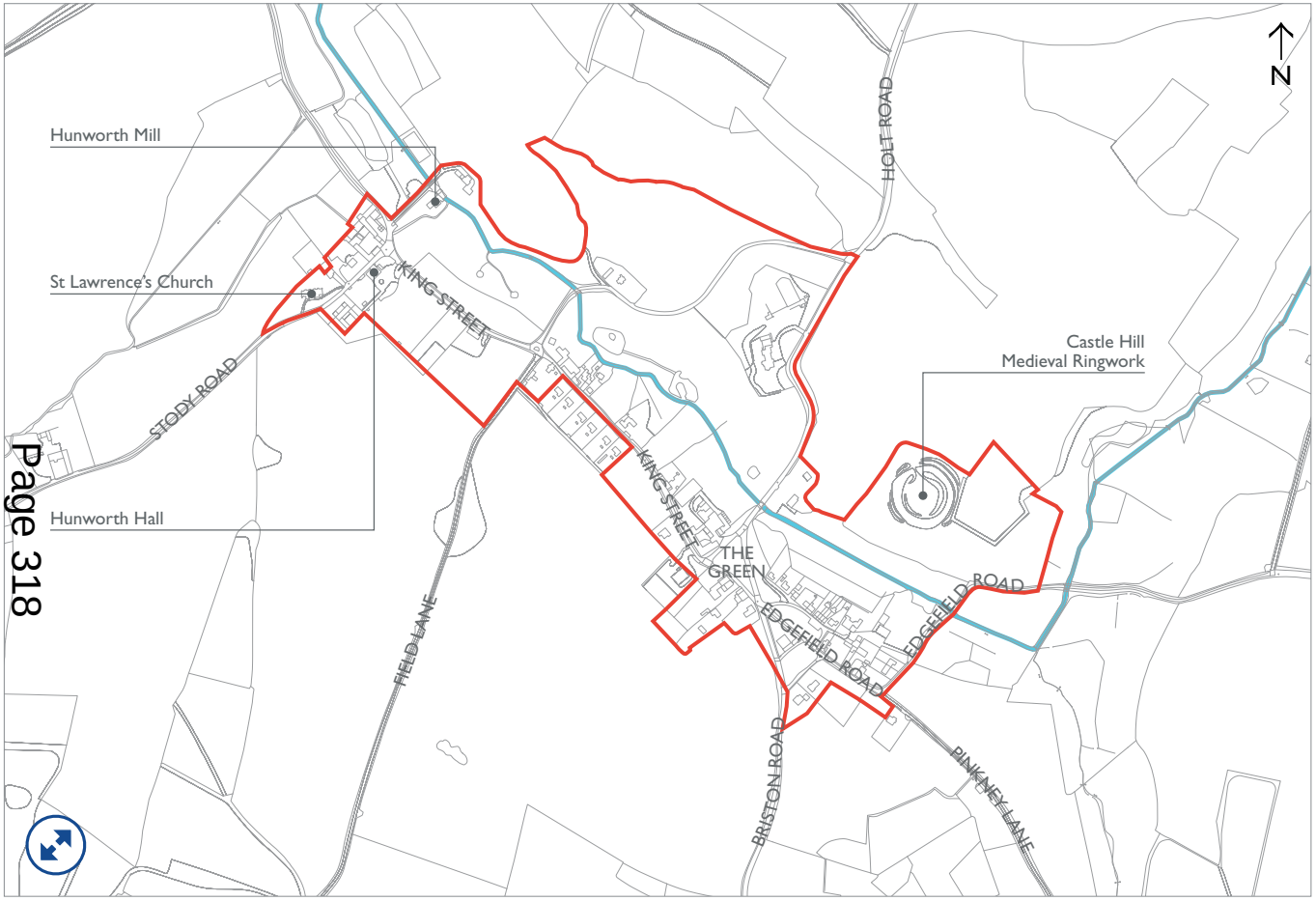
Designation of a conservation area recognises the unique quality of an area as a whole. It is the contribution of individual buildings and monuments as well as other features including (but not limited to) topography, materials, spatial relationships, thoroughfares, street furniture, open spaces and 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, 2021) 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.



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 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 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 requires 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 was made available for public consultation across an eight-week period between 22 November 2021 and 21 January 2022. This included the publication of the draft document on North Norfolk District Council's website and public workshops held at Hunworth and Sharrington village halls on 15th December 2021.

Other means of consultation carried out included:

- 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.
- Discussion with the Stody Estate, which kindly permitted use of the photographs from Castle Hill.

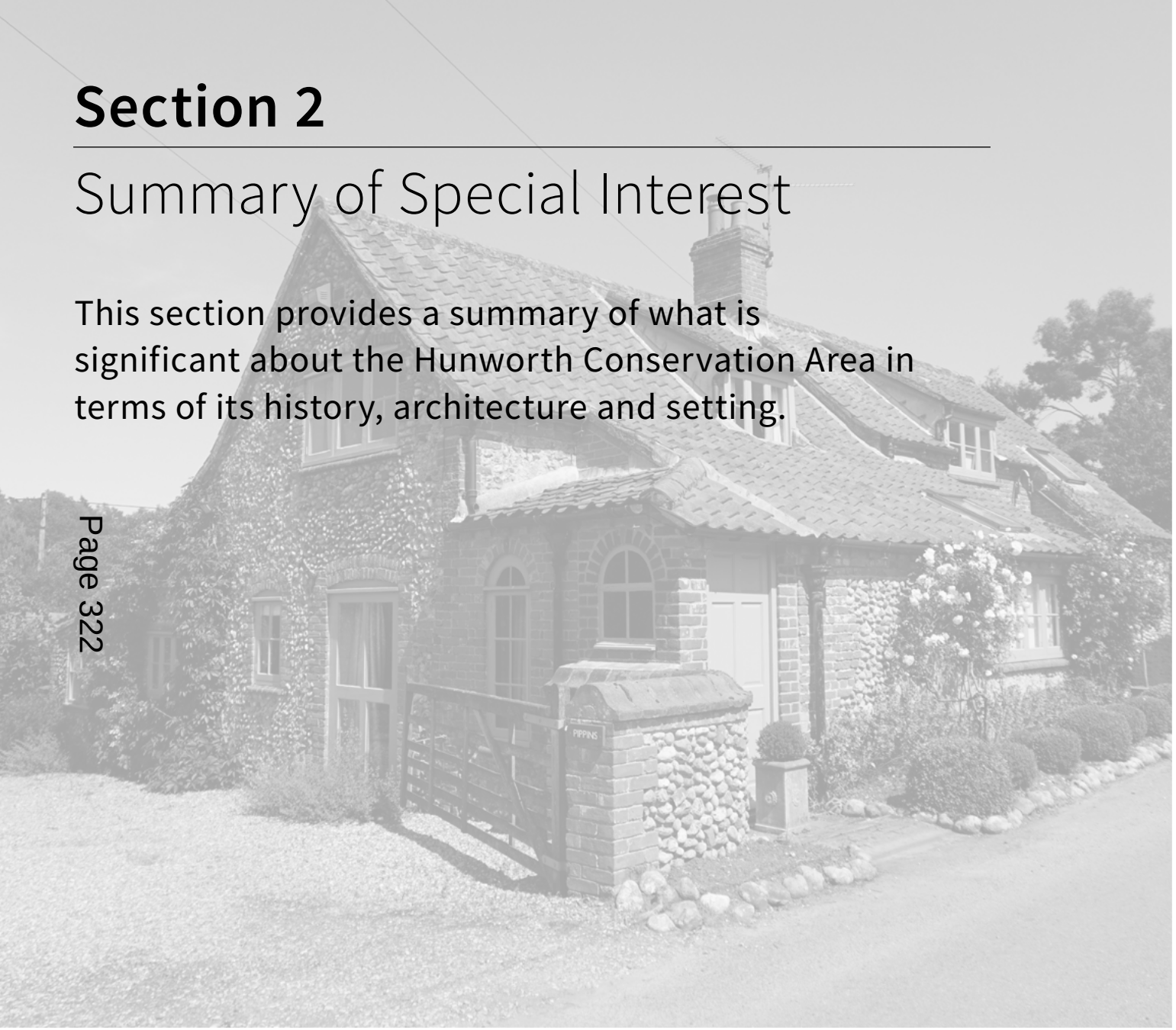
1.7 WHAT DO THESE TERMS MEAN?

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.



2 Summary of Special Interest

Today a quiet village of attractive flint and red brick buildings, Hunworth's layout indicates a far from typical development. The north-west end of the village may represent the location of the Anglo-Saxon settlement with the church containing some Anglo-Saxon fabric. The settlement around the Green is likely early medieval and the 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 a landscape of predominantly healthland since pre-Conquest times[04] 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. Hunworth is bounded to the east by the Holt/Cromer ridge, a topographical feature formed as the Ice Age glaciers retreated. The River Glaven has been crucial in the development of the village layout over the centuries with two tributaries joining the Glaven within the village. The castle was constructed in its location precisely because its elevated location over the sharp bend in the river gave it a defensible position. The river provided 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.

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 house with Dutch gables, other seventeenth century buildings including Green Farm House, Dickers House and The Firs, and The Old Rectory, a mid-nineteenth century, Tudor Revival, red brick house. Some of these buildings including 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, which required a difficult technical skill to create, and stone, a non-local building material, which both demonstrate the importance of the building. The former non-conformist Chapel, by contrast, was built of red brick. The mid-eighteenth century mill is a further distinctive building within the village.

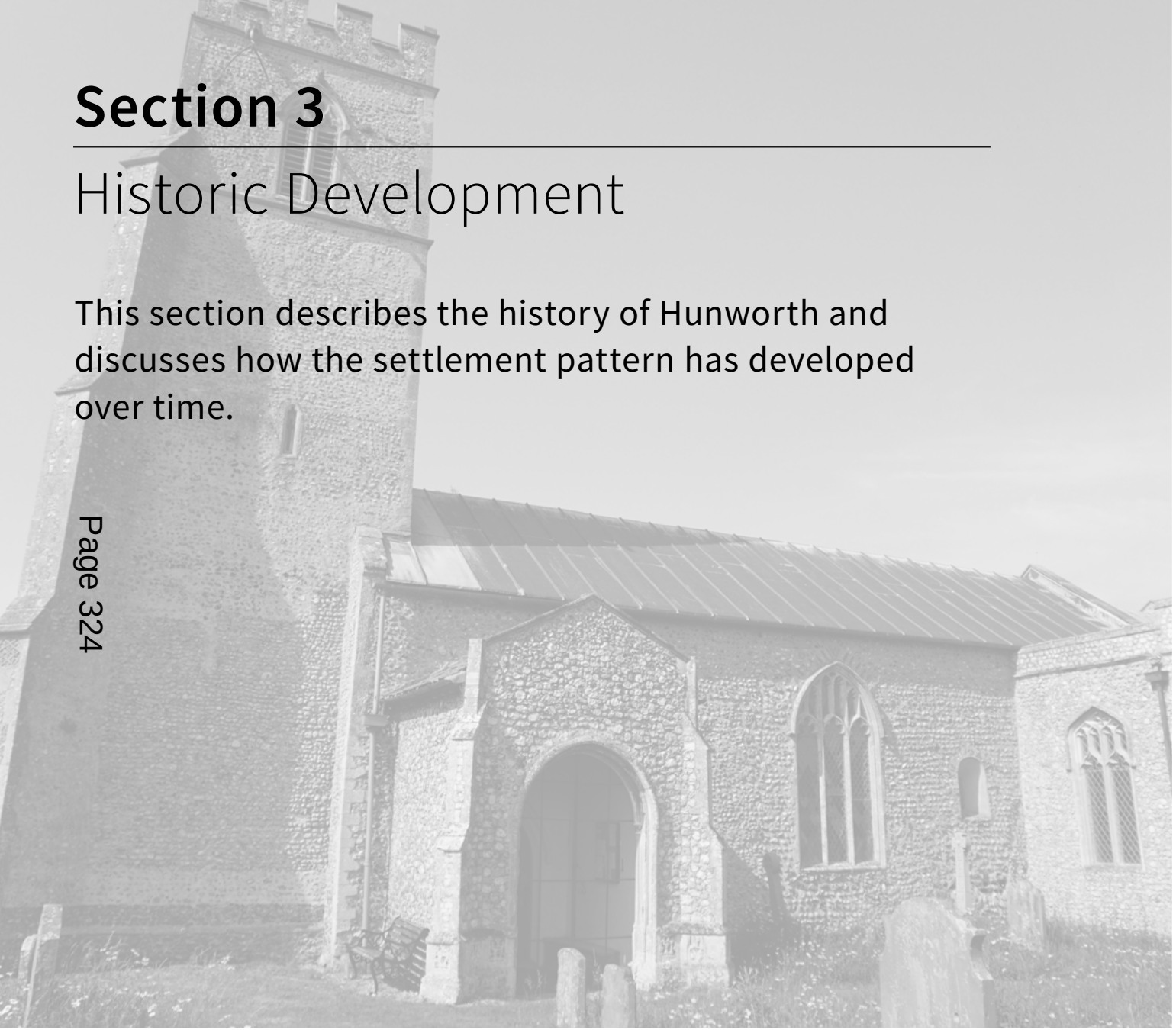
The character of the village is also created through the greenery and open spaces contained within it. The Green is a distinctive open space, which creates a spacious and welcoming atmosphere to the village centre. Elsewhere, the meadow near the mill and the wooded areas, especially around the Common, 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 (from private land) 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.



Contents

3.1 Early History

3.2 Medieval

3.3 Seventeenth and Eighteenth Century

3.4 Nineteenth Century

3.5 Twentieth and Twenty-First Century

3 Historic Development

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.[05]

In the Domesday Survey of 1086, Hunworth was listed as having 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 Domesday entry records a very low amount of woodland with a small amount of meadow, suggesting that the heathland, much of which survived until the eighteenth century, was already in existence by the mid-eleventh century[06]. The Anglo-Saxon village is likely to have been located in the north-west part of the village as indicated by the presence of the church, 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. This may have coincided with the building of the castle or been a response to its construction 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.[07] 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.[08]

3.2 MEDIEVAL

Castle Hill Ringwork, which is thought to date to the Norman period,[09] 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.[10]

The medieval parish church of St. Lawrence is located at the north end of the Conservation Area on Stody 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 nave. On the north side, are a doorway and window dating to c.1300. The church was extended 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)



The church of St. Lawrence

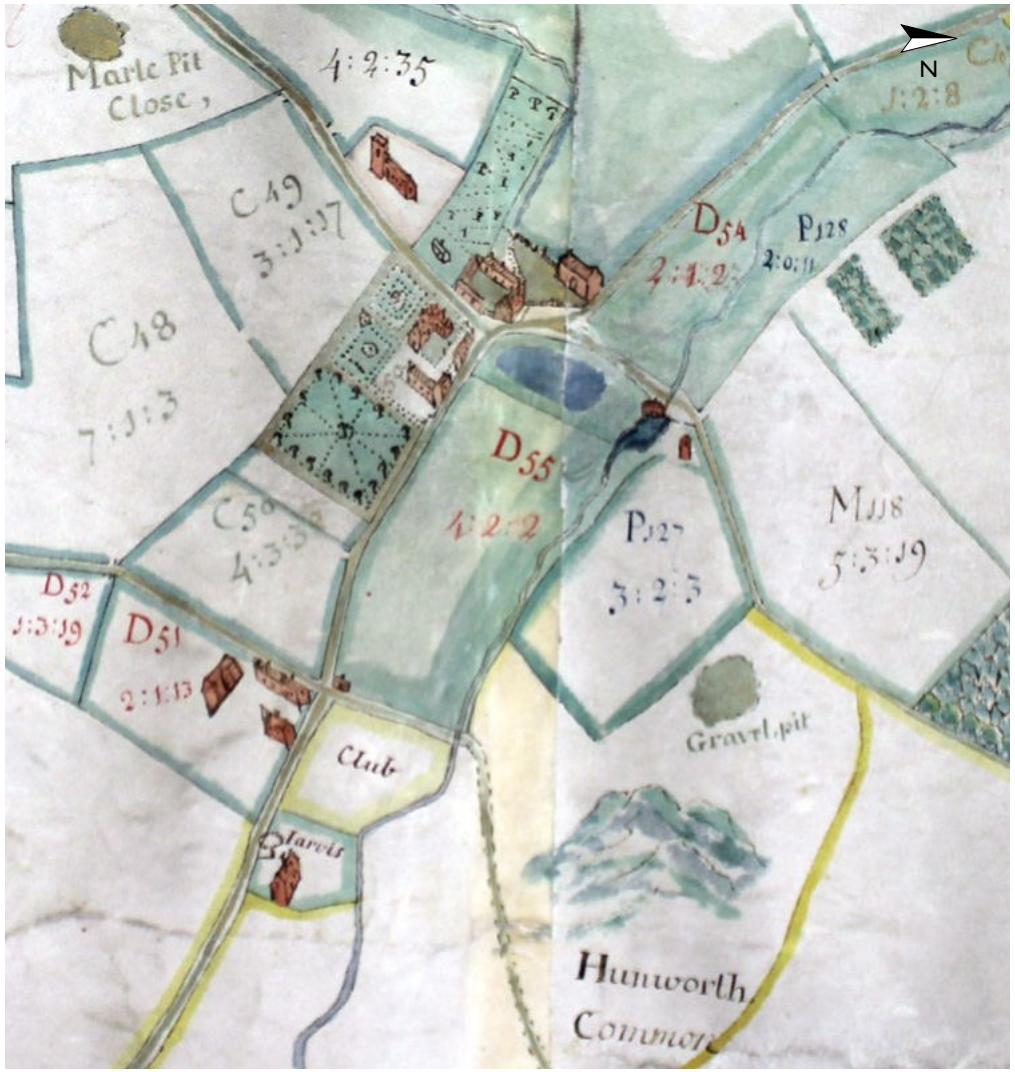
3.3 SEVENTEENTH AND EIGHTEENTH CENTURY

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. This building was originally a house and then became a granary.



Brickwork patterns in the south gable of the large barn at Hunworth Hall, reading '1700 B E R'

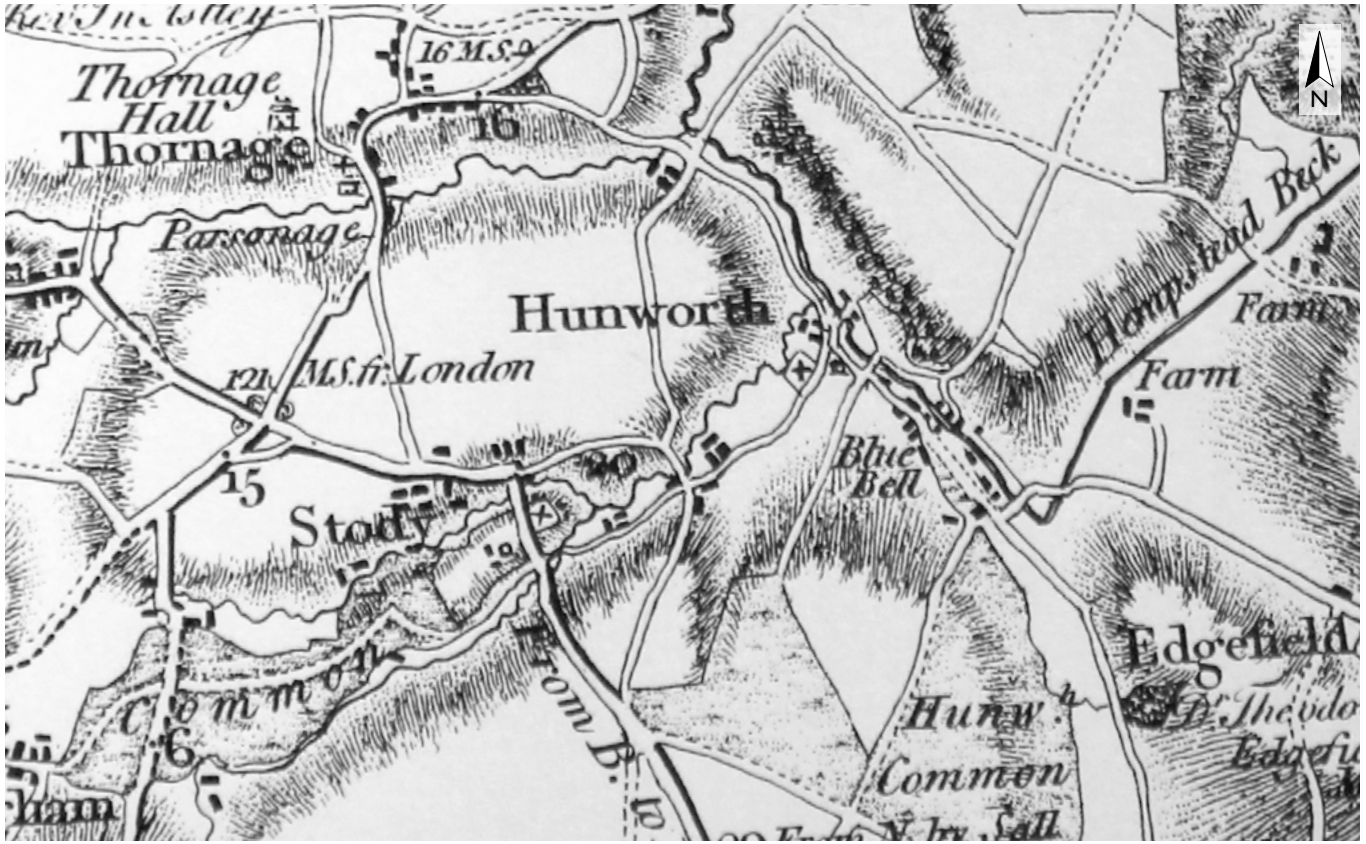
It is thought that the present Hunworth Hall was built by Edmund Britiffe (1669-1726), paymaster to the king, in the late 1690s and initially comprised a larger 'L'-shaped building, the south wing of which was probably demolished following fire damage in the late-eighteenth century.[11] After the fire, 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 adjacent (note: north is to the right hand side), is an incomplete record of the village, showing only the land and property held and of interest to the Britiffe family, but it does give a representation of the area at that time. It shows a small settlement concentrated around what is now the junction between King Street and Stody 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 east. 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 right hand side) (Norfolk Record Office: NRS 21385)

The first chapel in the village was built in 1690 by Rev. Giles Say from Guestwick, an independent preacher[12]. The chapel, which was next to what is now the Green, was closed in 1776 owing to its ruinous state. There was a grant of land to the Quakers at the beginning of the seventeenth century for a barn/meeting place. 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.[13] The mill's machinery was rare in its configuration; unusually for a watermill and more typical for windmills, the mill stones were operated from above[14]. The mill house dates to the late-eighteenth or early-nineteenth century.

The estate was sold by Edmund Britiffe (1700-1770) to Lord Hobart for the sum of £10,356, 10s, 2.5d in 1738/9. One of the earliest maps of Norfolk, by William Faden and 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 area now known as the Green is visible with a number of buildings surrounding 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)

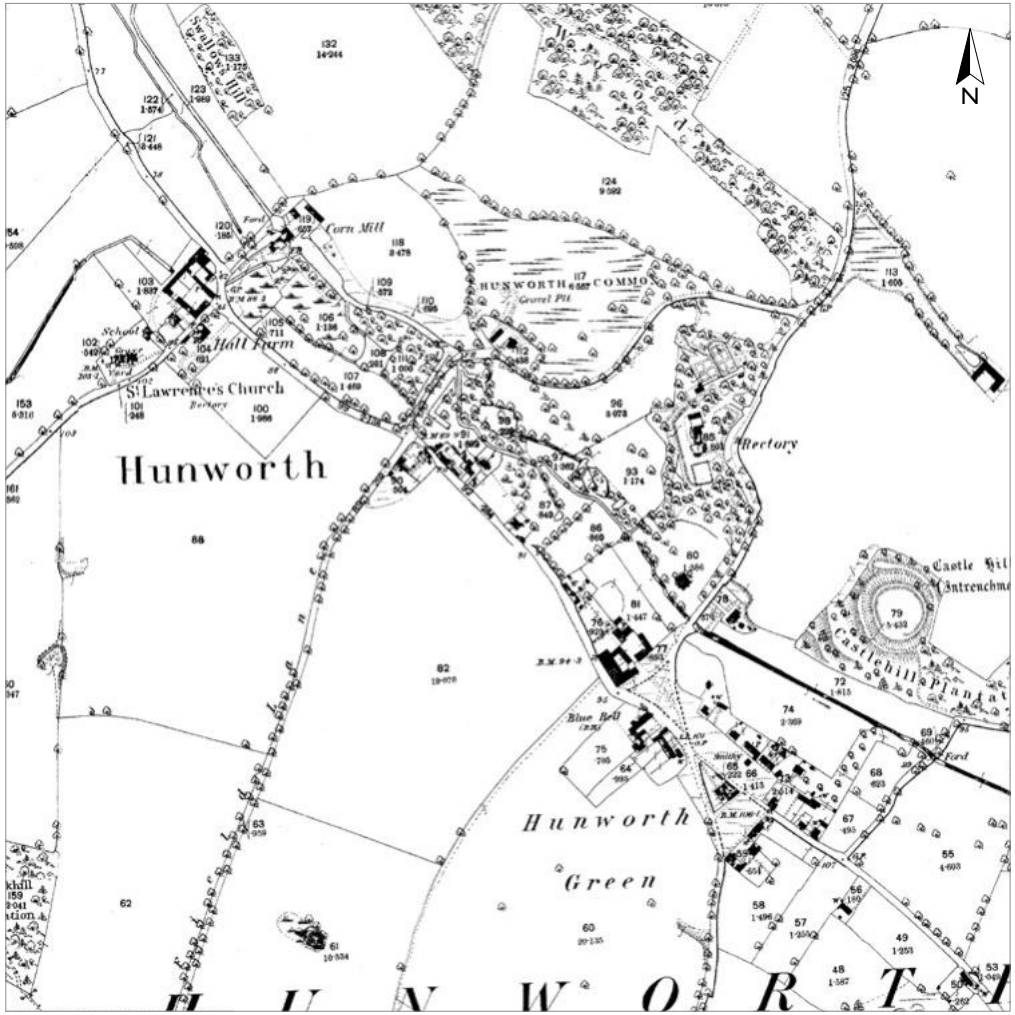
3.4 NINETEENTH CENTURY

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 the farmhouses in pink and outbuildings in grey. 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 what is today known as the Green and a chapel is shown looking onto its south end, which was later replaced with another chapel.



Tithe Map, Parish of Hunworth, 1838 (Norfolk Record Office: DN/TA 370). Residential buildings are shown in pink and outbuildings or non-residential buildings in grey.

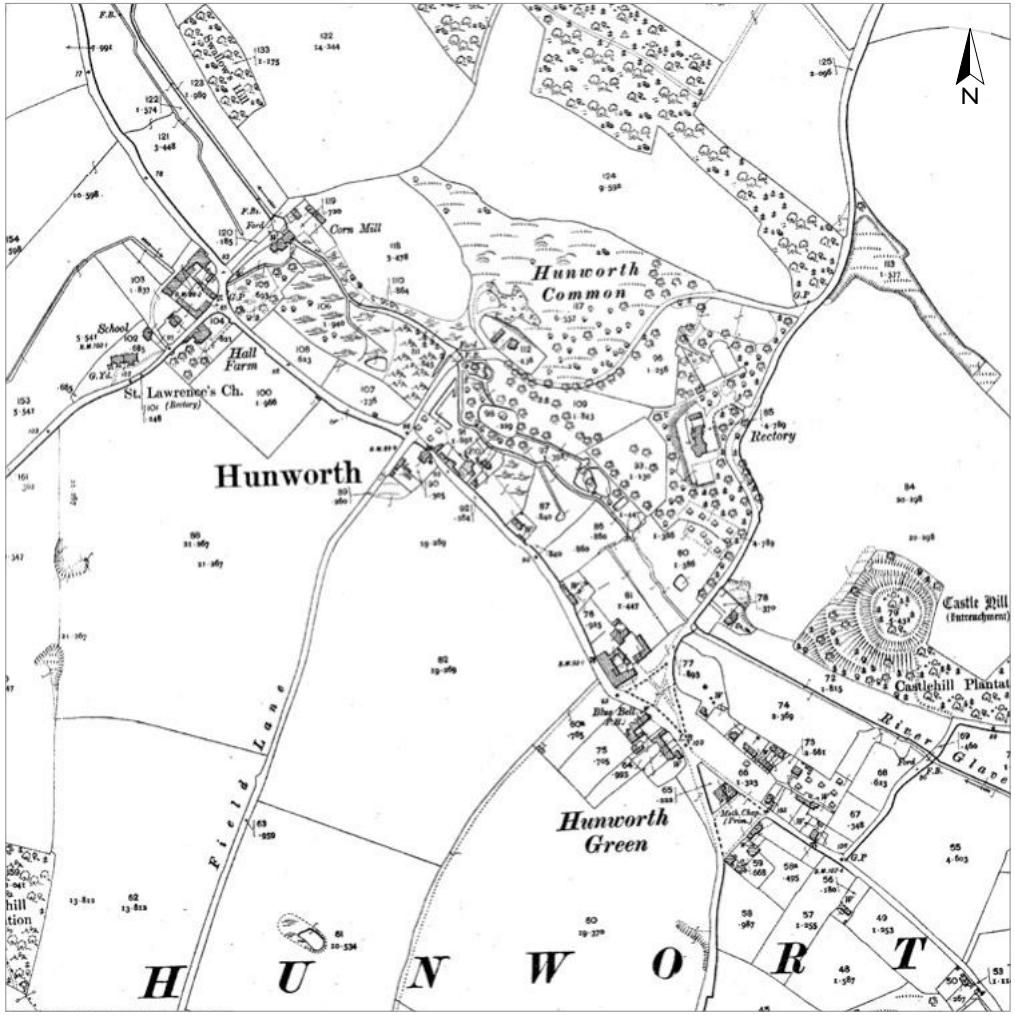
The first OS map of Hunworth from the 1880s shows greater detail and accuracy than the earlier maps, with a few more buildings added to the development. Many of the following buildings were present on the Tithe Map. However, the annotation provided by the 1880s OS map is useful in detailing the names 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 a building on the Green is 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.[15]



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 large house as a hunting lodge 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 estate houses built in 1973 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.



Estate houses built along the south-west side of King Street, 1994 (Norfolk Heritage Centre: C/HUN, NS2127)



1938-1952 1:10,000 OS map © Crown Copyright and Landmark Information Group Ltd (All rights reserved, 2020)

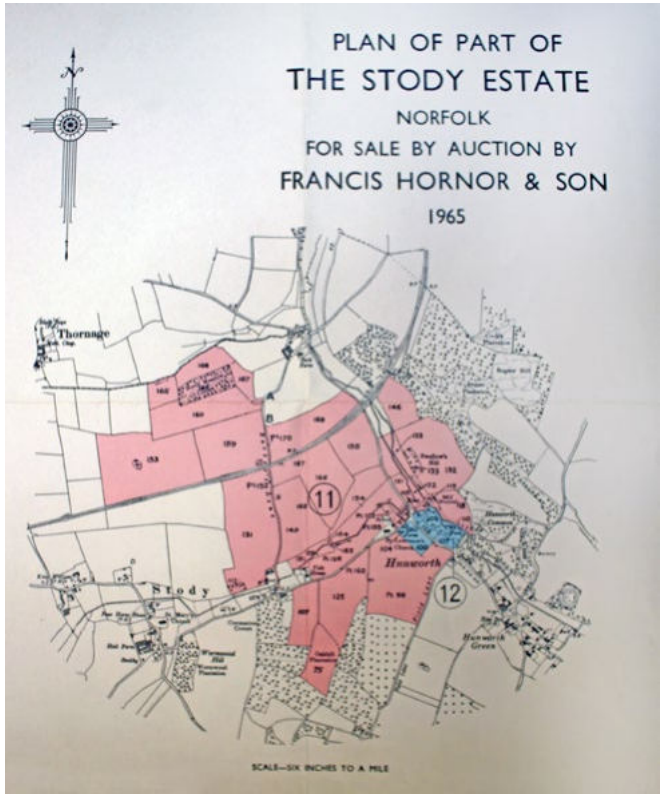
In 1940 a battery of artillery guns was positioned on Hunworth Common. There were several such batteries in the area to protect against a potential invasion by the Nazis via the North Norfolk coast. After the Battle of Britain later in the year, the guns were removed as it was thought unlikely the Nazis would follow through with their plans to attack via this route.

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 east showing red brick and flint houses (one of which is rendered)

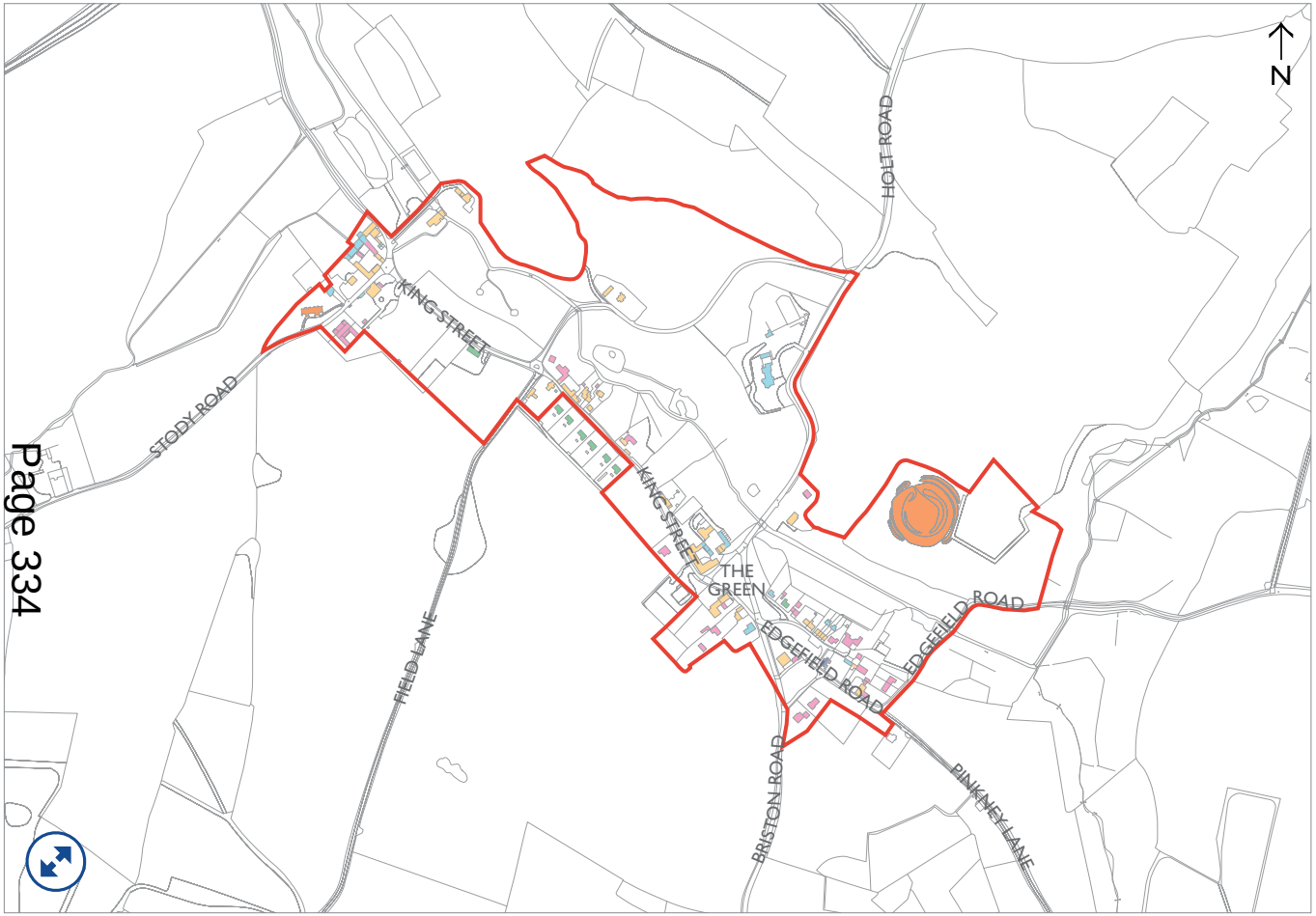
In 1965 the Stody Estate put Hunworth Hall, its adjacent barns and Hunworth Mill up for auction, together with several acres of land. Mr Jim Crawley from Blakeney bought the Hall and, later, bought the barns.



Plan of part of the Stody Estate, Norfolk, for sale by auction by Francis Hornor & Son, 1965 (Norfolk Heritage Centre)

Dr James Elliott purchased the mill in 1966 with the machinery intact. Savills sold the mill at auction in July 1974 and the mill house was renovated in 1977. David Abbott bought the mill from the Keating family in 1986 and the property was sold to the present owners 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 in the 1990s.

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 a 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
- 1906-1952
- 1952-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.

Contents

4.1 Location and Topography

4.2 Setting and Views

4.3 Townscape, Spatial Analysis and Greenery

4.4 Architecture

4 Character Assessment

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 Edgefield Road 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 and 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. Two becks join the River at Hunworth: Stody Beck just north of Hunworth Hall barns and Thornage Beck further north by Beck Farm[16]. The land slopes up out of the village particularly to the north along Holt 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.[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.

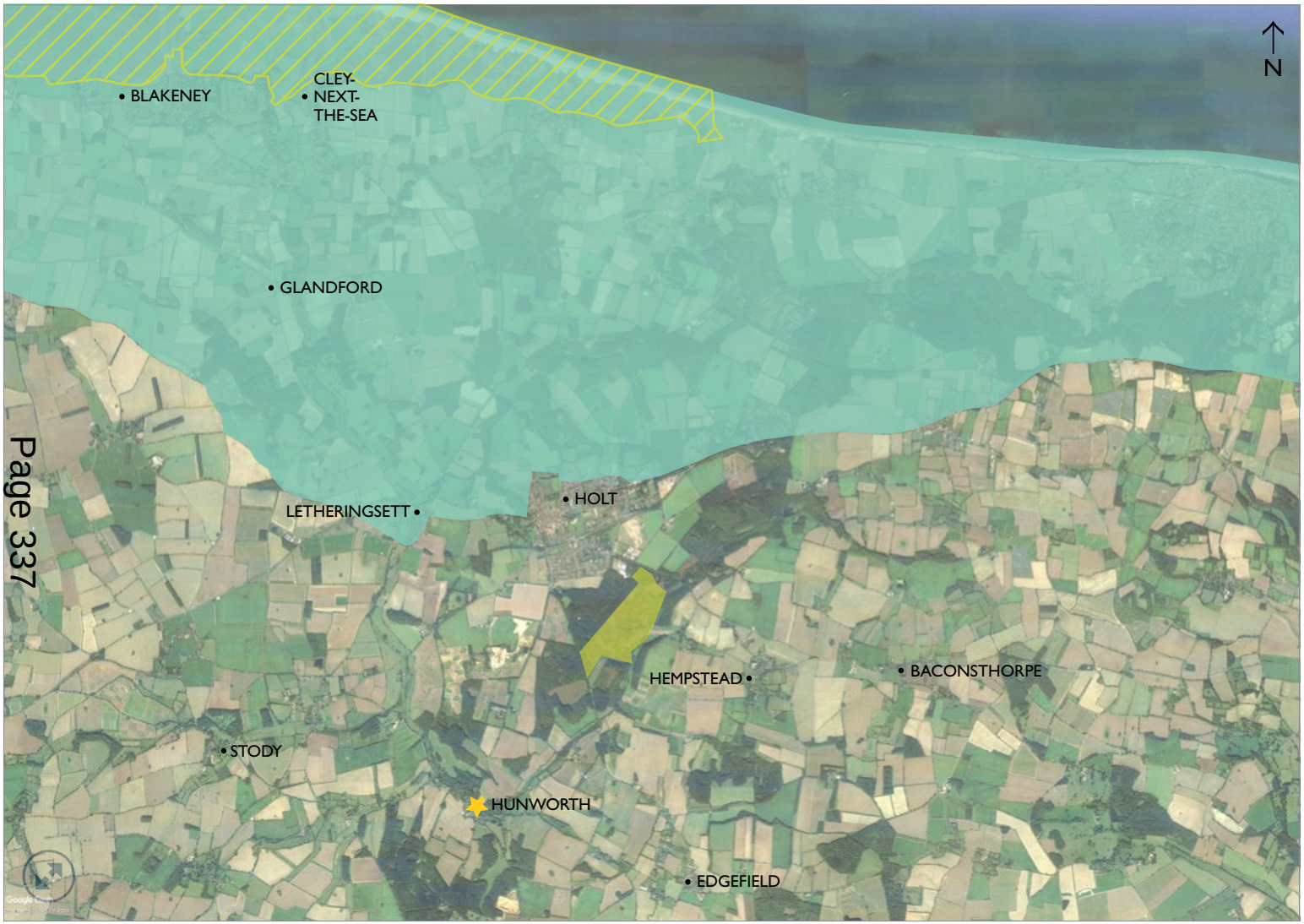
Closer to Hunworth is the Holt Lowes SSSI, an area of dry sandy heathland on slopes along the valley of the River Glaven. The area is rich in flora and fauna, some of which is only found in this location in East Anglia, such as Wood Horsetail and Keeled Skimmer dragonfly.[18]



St. Lawrence's Church



The Green



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.



Mature trees east of the Conservation Area

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. It has limited close range visibility over most of its length, other than at fords and bridges, due to the private ownership of the land through which it flows. 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), a wide open space in the centre of a village. 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 to north-east section of Edgefield Road, along the track through Hunworth Common and on the stretch of Holt 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.

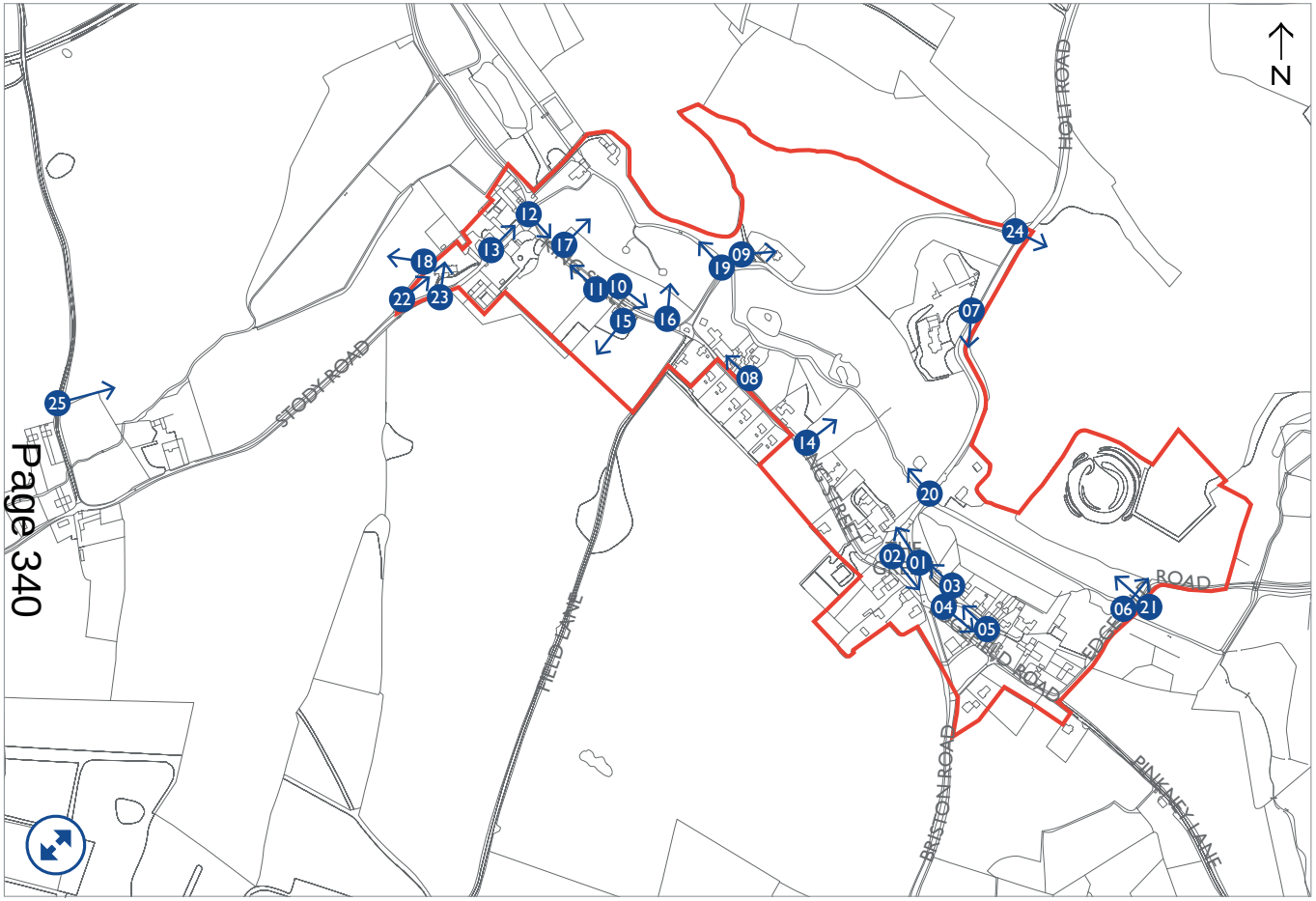
Between hedges there are glimpsed views that open up to fields on the south side of King Street or to the riverbed on the north side (Views 14-17). The latter are characterised by increased vegetation and trees marking the course of the river. Views out over fields can also be gained from the churchyard (View 18), illustrating the agricultural landscape which surrounds the Conservation Area.

Views are also afforded of the river from the bridge on Holt Road, from the track running through Hunworth Common and from a small bridge on Edgefield Road 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 Stody 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.

There is an important view out of the Conservation Area (View 24), 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.

There are also attractive long distance views of Hunworth church from the public footpath running north from Beck Cottages, Stody (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 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 Edgefield Road



View 07

View looking south down Holt 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 Common Lane which runs between King Street and Holt Road



View 10

View south-east along King Street



View 11

View north-west along King Street with the wall of Dunworth Hall gardens framing the view



View 12

View looking south-east down King Street



View 13

View looking north-east along Stody 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



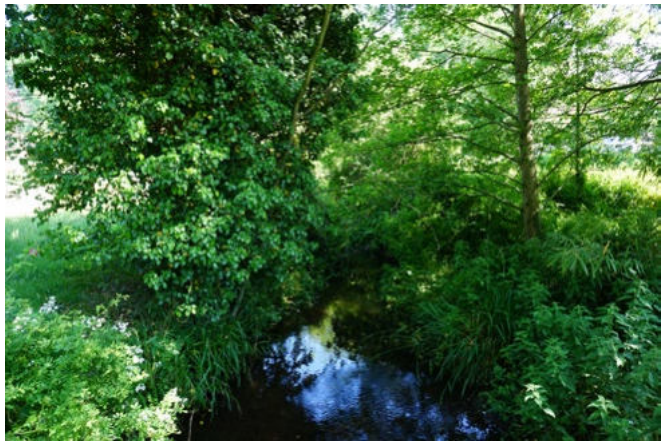
View 19

View of the river from Common Lane which runs between King Street and Holt Road



View 20

View of the river from the bridge over Holt Road



View 21

View of the river from the bridge over Edgefield Road



View 22

Close up view of St. Lawrence's Church from the churchyard



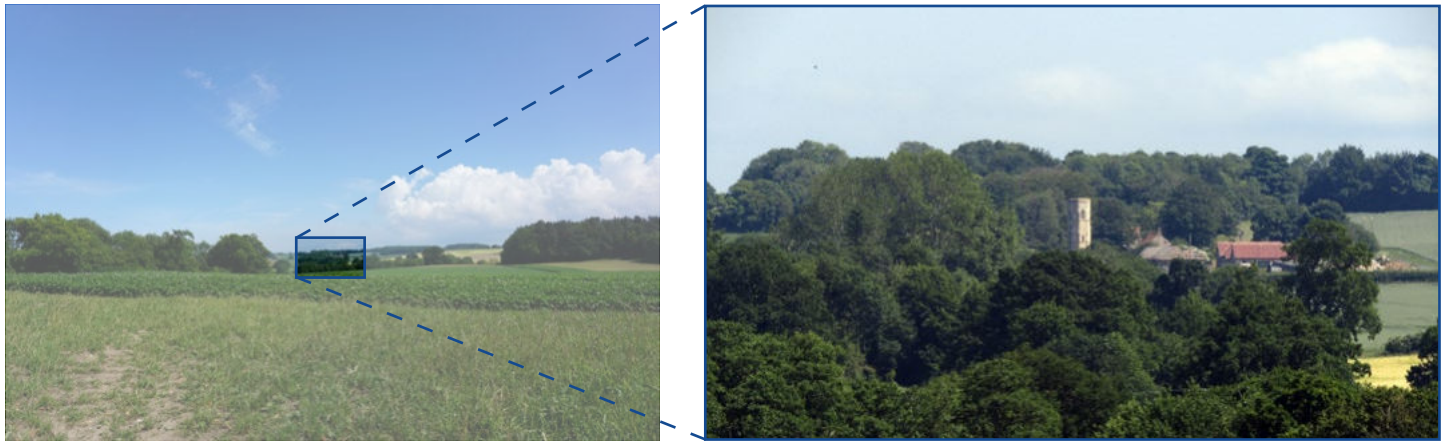
View 23

View of the church tower from Stody Road



View 24

View south-east out of the Conservation Area towards the tower of the former Church of St. Peter and St. Paul at Edgefield



View 25

Hunworth church from the public footpath near Beck Cottages, Stody



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 Edgefield Road 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 Holt 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 Stody 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 Edgefield Road 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 Edgefield Road, 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 timber fence wraps around the east and west sides of the junction of Stody Road and King Street contributing positively to 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



Rope and post fence enclosing the seating area of The Hunworth Bell



View of the churchyard wall showing a decorative wooden and iron gate



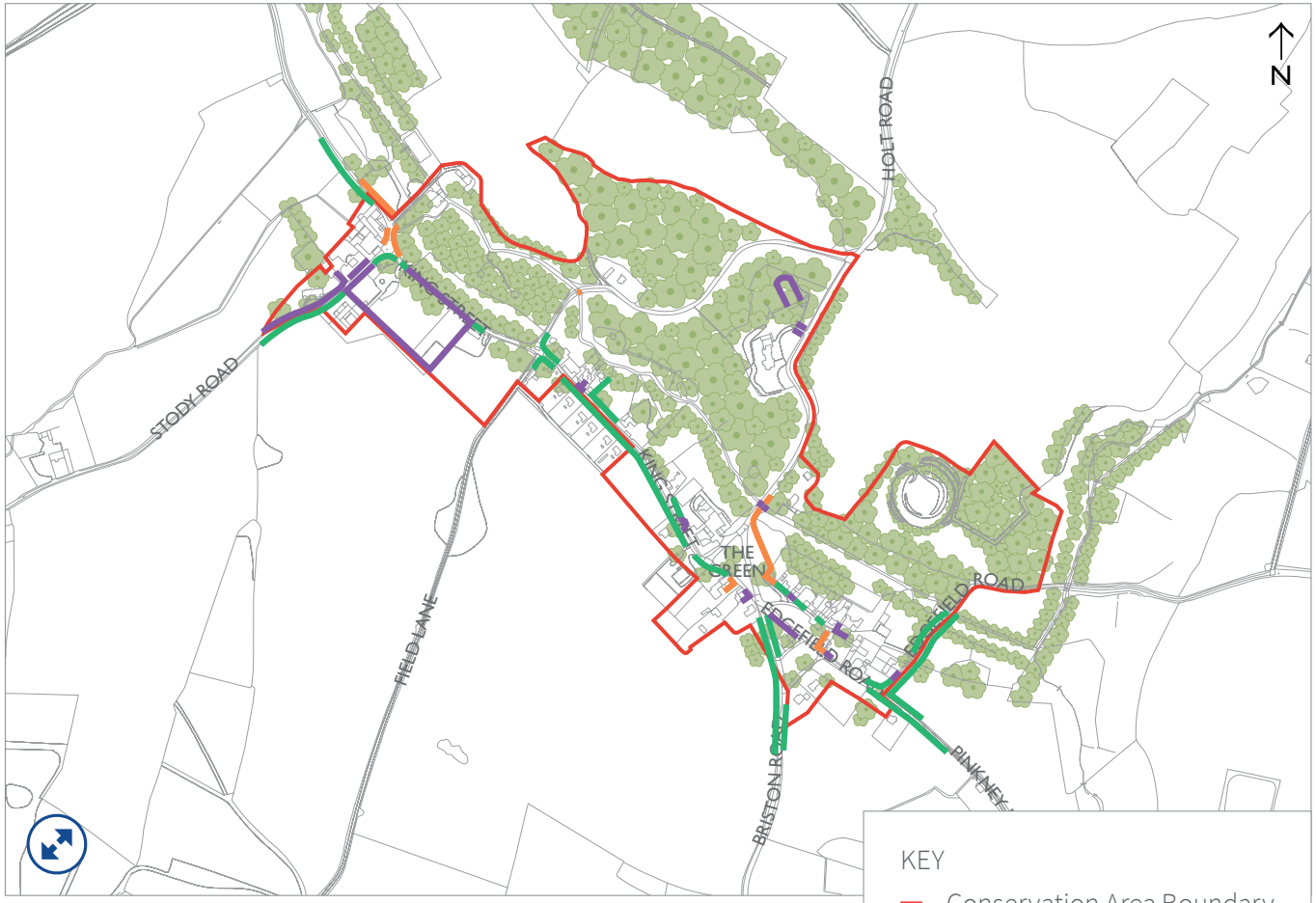
New walls and gate at Green Farm



Boundary wall to Hunworth Hall



Fence at the Stody 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.

KEY
- Conservation Area Boundary
- Walls
- Fences
- Hedges
- Trees

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 Holt Road on the Green. There are three islands of grass in the Green flanking Holt Road/Briston 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 beside the west elevation of the church



Fingerpost positioned beside 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 Holt 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, Holt Road, Briston Road and Edgefield Road, meet in an open aspect space that topographically slopes upwards from east to west. The Green consists of four 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 Briston Road and Edgefield Road, 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 Methodist chapel (now residential conversion).

The Conservation Area has many surrounding fields that 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 Holt Road. The old tower of Edgefield church can be glimpsed to the south of Holt 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-west of the village centre. 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-west 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.



Small fields and paddocks line King Street between buildings



View of houses lining the south end of the Green



Graveyard enclosed by a wall with green backdrop beyond



Small area of open space between Briston Road and Edgefield Road

4.3.5 Trees and Vegetation

Mature trees, hedges and grassy verges line areas of King Street to the north and Edgefield Road and Holt 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 Edgefield Road increases up a steep incline. The wooded area extends over the scheduled ringwork, although the Stody Estate has undertaken an agreed reduction of the vegetation to preserve the monument. There is no regular public access to the site. Hunworth Common also provides a large area of woodland, with trees extending across to Holt Road, creating a very enclosed feeling along this winding road.

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

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 or climbing plants.



Small cottage style front garden showing climbing and potted plants



Formal topiary garden behind Hunworth Hall



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 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, together with the sound of the water, indicate its presence and contribute to the rural feel.



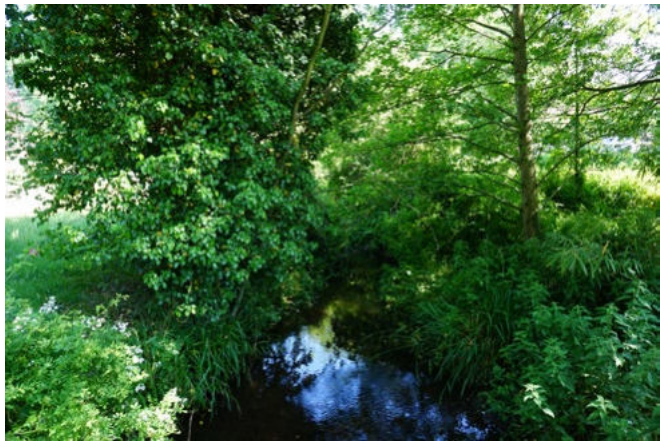
Trees lining the riverbank



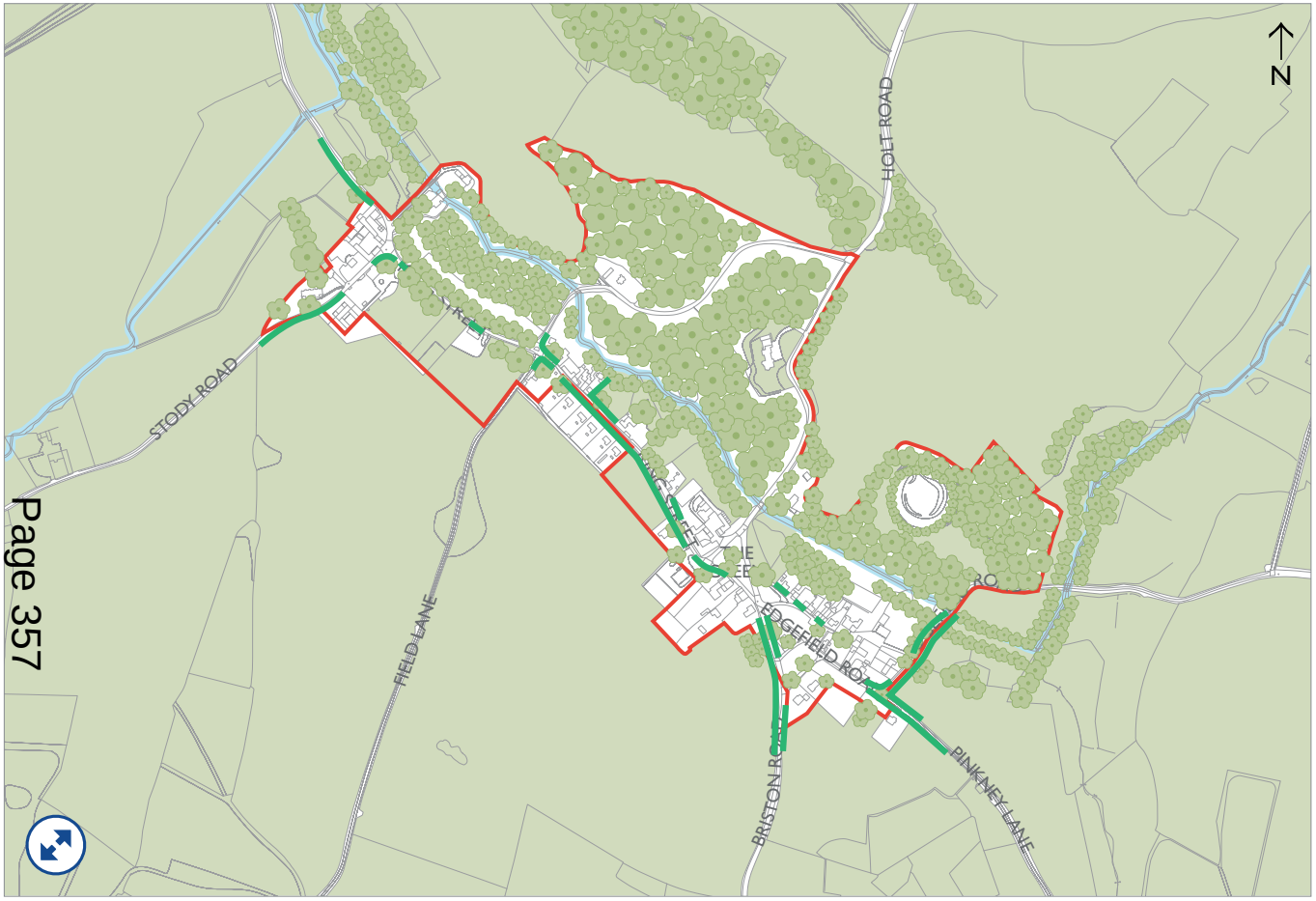
Ford across the track leading from King Street to Holt Road



View of the river form the track leading from King Street to Holt Road



View of the river from the bridge across Holt Road



Open Spaces, Trees, Vegetation 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

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.

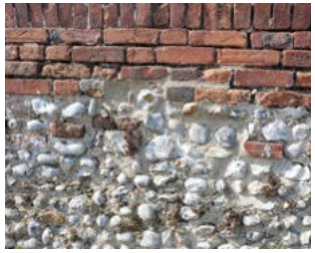
Modern houses in the Conservation Area are typically red brick but many examples have also used flint cobbles on walling which complements nearby historic buildings, for example at the south-east of the Conservation Area on Edgefield Road and on King Street. Corrugated sheeting was used as a practical roof covering during the nineteenth and twentieth centuries. Today it is used on a modern agricultural shelter but contrasts with the pantiles on most of the other buildings in the Conservation Area and 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.

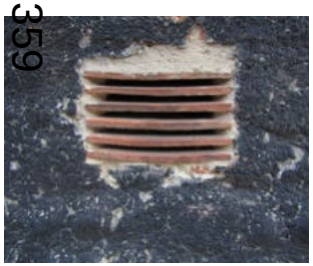
Page 358

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 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 Edgefield Road, 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 Edgefield Road 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 (see note on page 89 on Historic Buildings and Sustainability). 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 Edgefield Road



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 Edgefield Road 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 Edgefield Road 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 Holt 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 Stody 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 Briston Road and Ramsgate Road 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. Other 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 of red brick or cobble flint dressed with red brick, with red clay pantiles.

Extensions onto historic houses occur more frequently in the village. There are examples of red brick extensions on 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 Road and Briston 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 Methodist chapel north of the Green. The converted 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/Stody 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 next to 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. A barn at Hunworth Hall Farm reflects its former status as a house through decorative brickwork forming patterns and initials/dates within the flint wall.

The 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 at 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 in this use on OS maps from the late-nineteenth century and was established in 1836. It is on the south side at the north end of the Green and stands at the higher ground of the slope 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 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.



Front elevation of The Hunworth Bell pub



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.[19] 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.

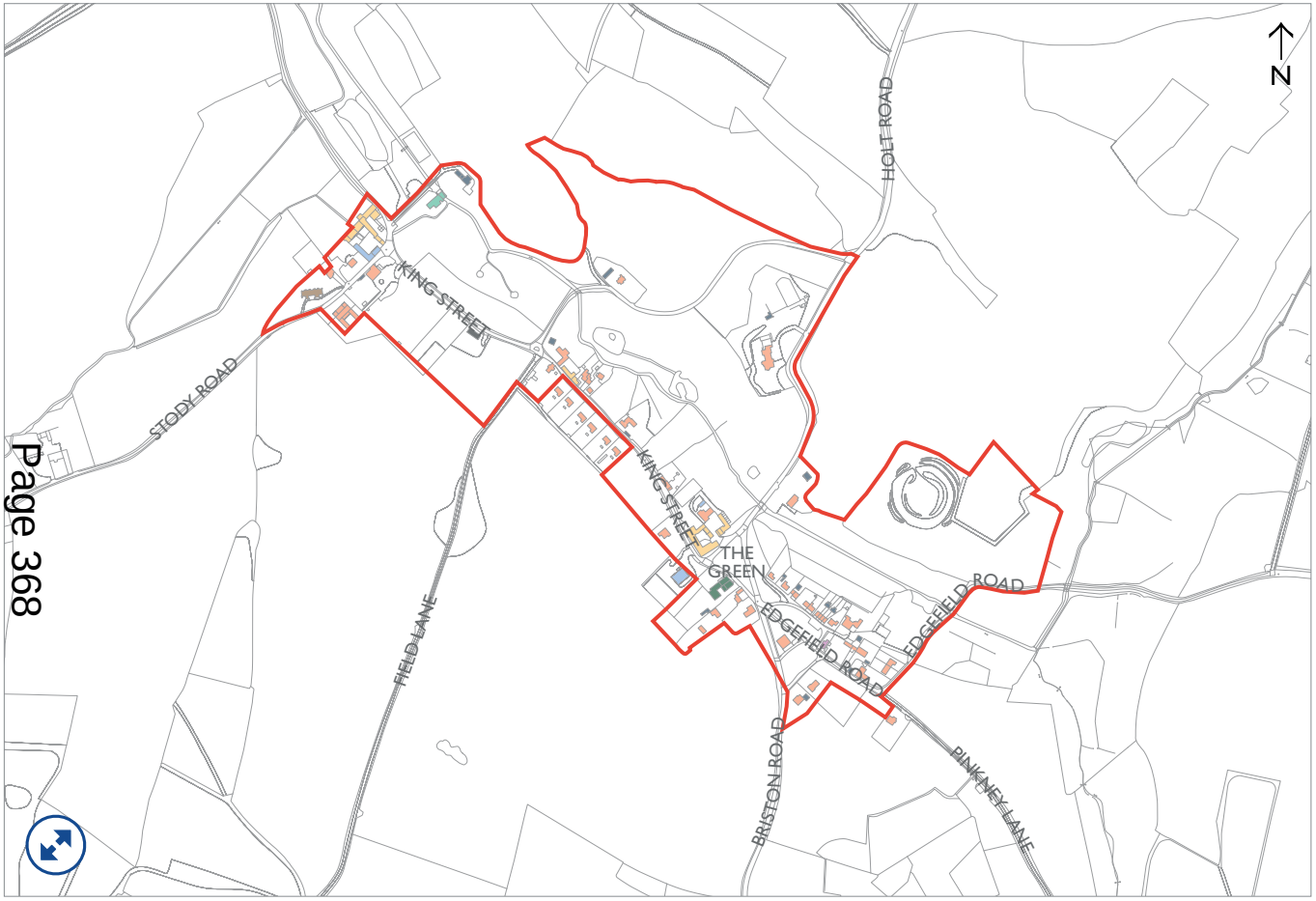
In the barn complex north of Hunworth Hall, five farm buildings remain unconverted, including a former pigsty. The buildings are predominantly of pebble flint but have large areas of red brick and weatherboarding on gable ends. Large wooden barn doors can be seen from the street which is an important 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







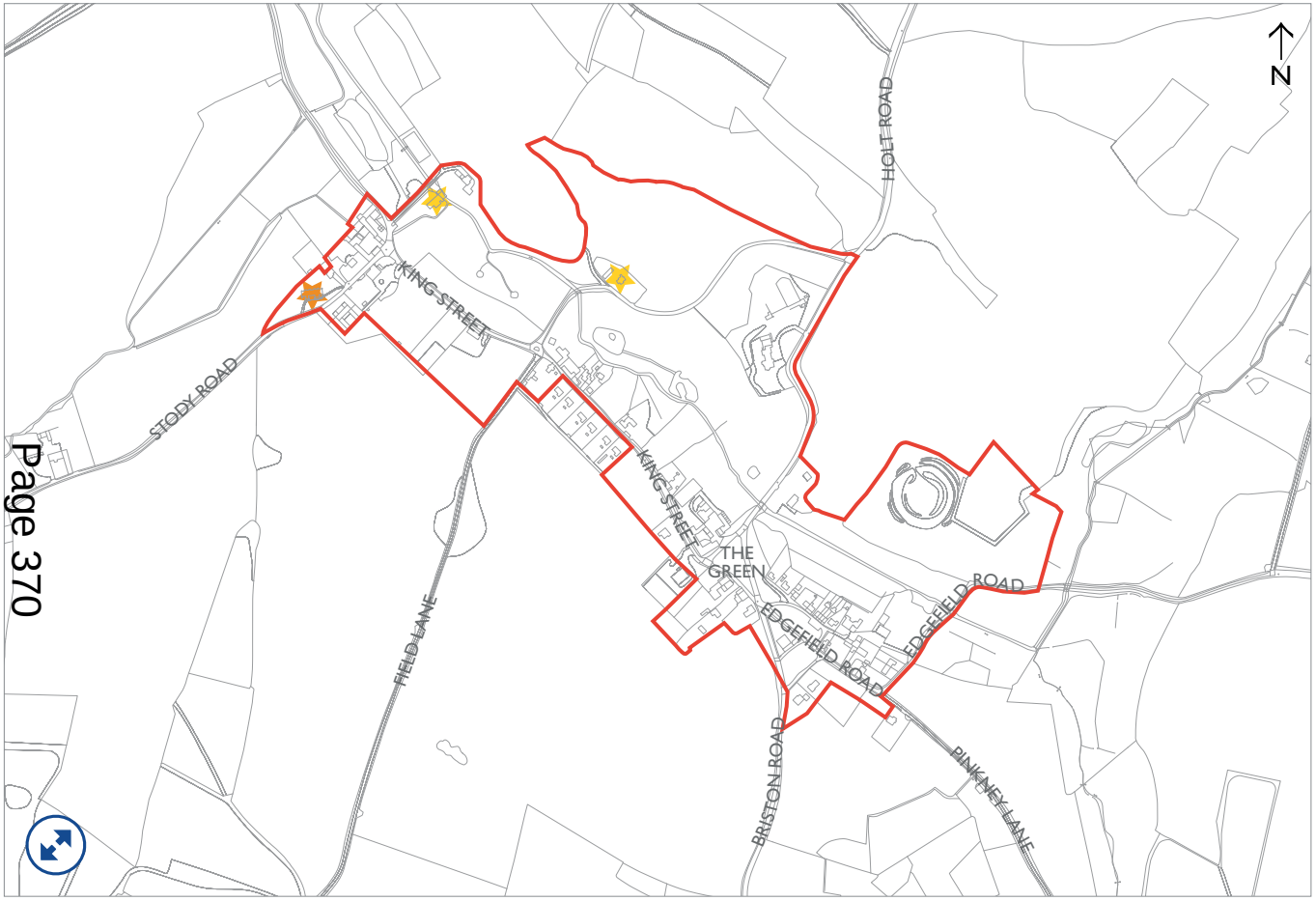












KEY
- Conservation Area Boundary
- Major Landmark
- Minor Landmark

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.

Page 371

Contents

5.1 Introduction
5.2 Listed Buildings
5.3 Locally Listed Buildings
5.4 Scheduled Monument
5.5 Heritage Assets Plan
5.6 Archaeology Summary

5 Heritage Assets

5.1 INTRODUCTION

The Hunworth Conservation Area, a heritage asset in its own right, contains other individual heritage assets, including both designated and 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 of 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 II* to 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 is 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.

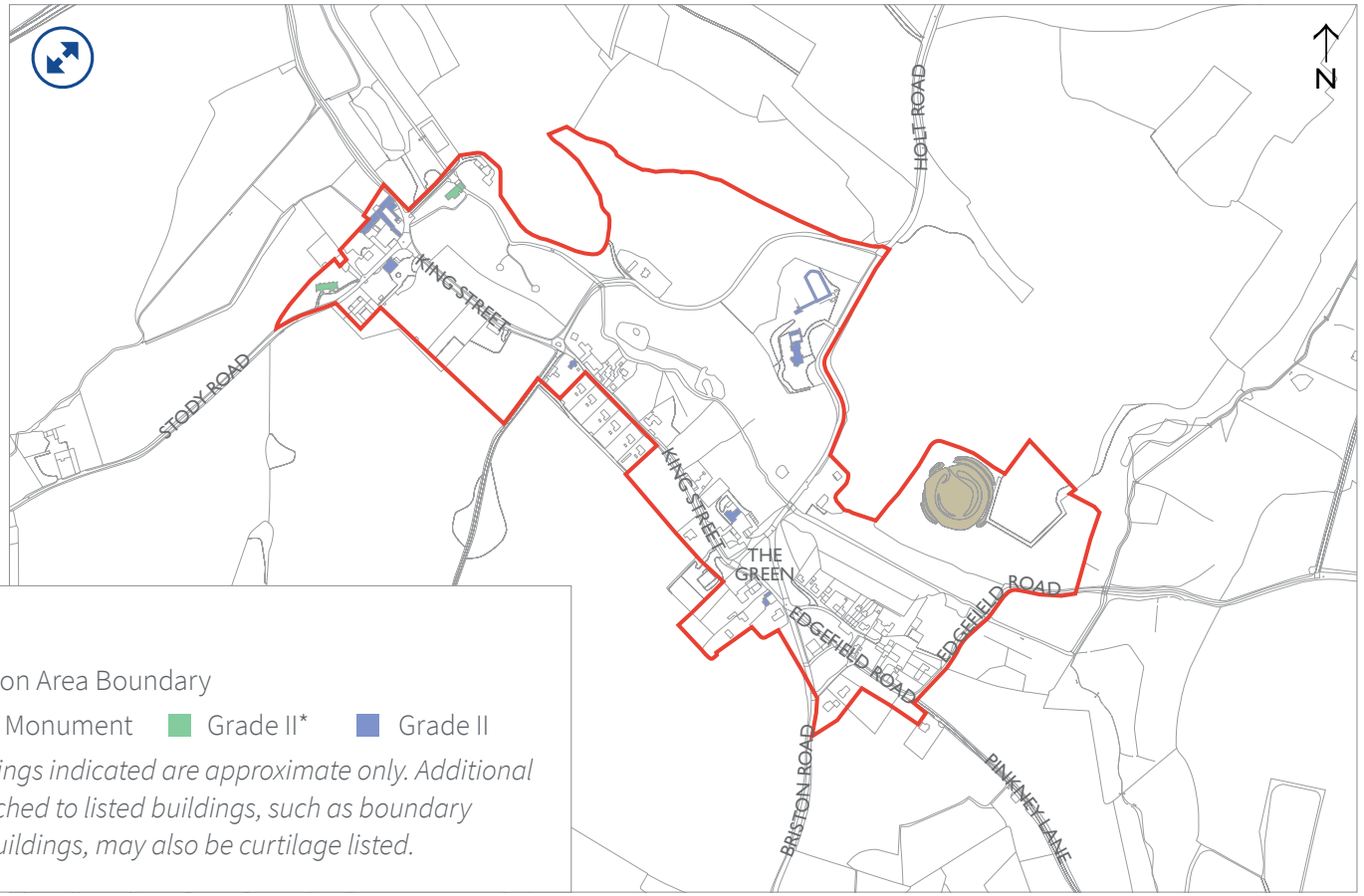
Buildings within Hunworth have been examined against these criteria and at present none have been identified for inclusion on the Local List.

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: Castle Hill medieval ringwork, a fortification dating from the early medieval period.

5.5 HERITAGE ASSETS PLAN

The following plan highlights the spread of 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.[21]

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.

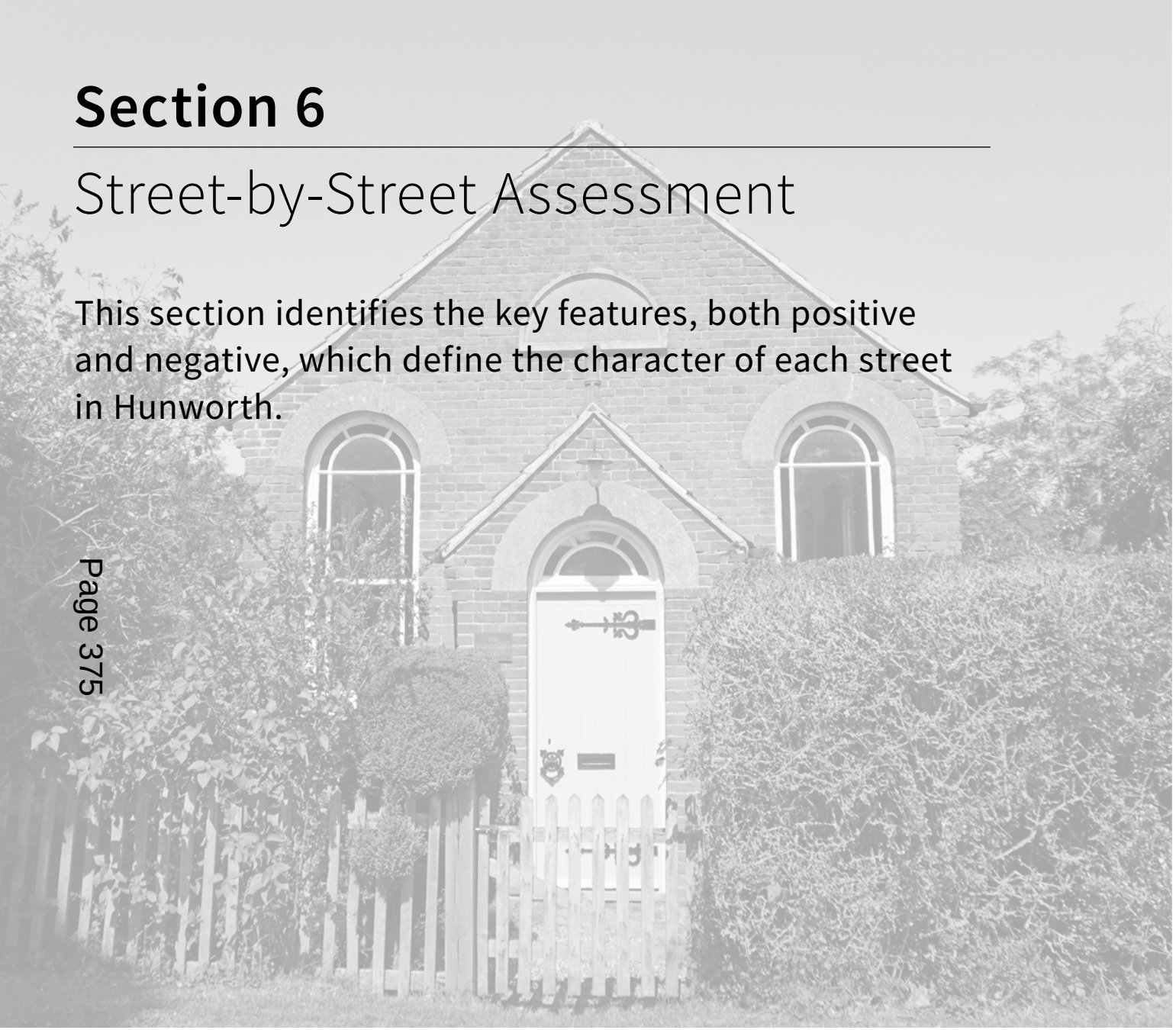
Castle Hill Ringwork (NHER 1059) is an almost circular enclosure with a single bank and ditch, sitting on a knoll above the Glaven Valley. Small scale excavations have been carried out but were not able to date the site, though it is thought to be Norman. There are a number of surviving earthworks visible 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 Britiffe are two of the oldest post-medieval houses in Hunworth. Other seventeenth century houses in Hunworth include Green Farm (NHER 35161) an early-seventeetnh 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.



Contents

1 Stody Road/King Street Junction
2 King Street
3 North End of the Village Green
4 South End of the Village Green
5 Hunworth Common and Blickling House
6 Castle Hill

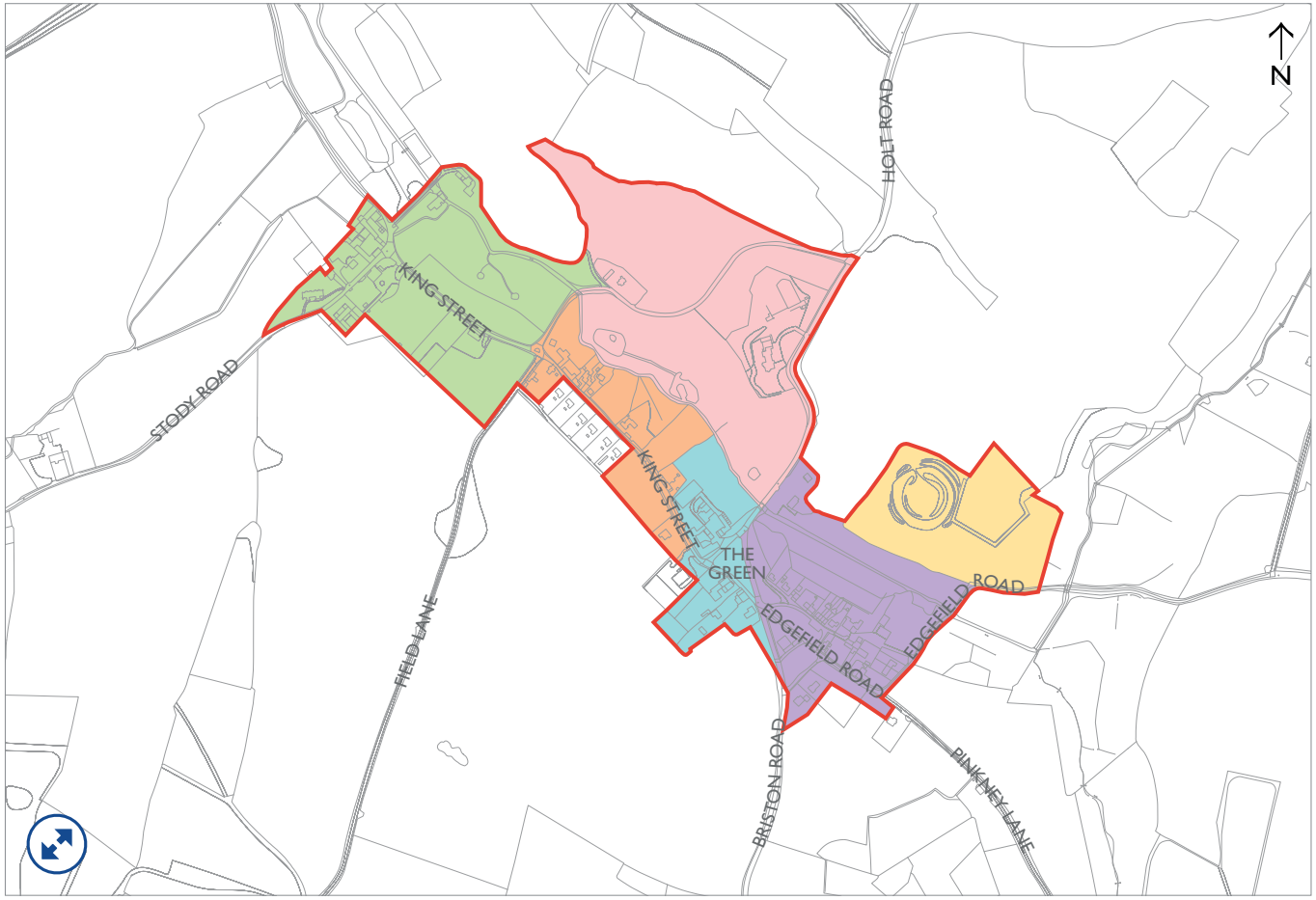
6 Street-by-Street Assessment

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 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

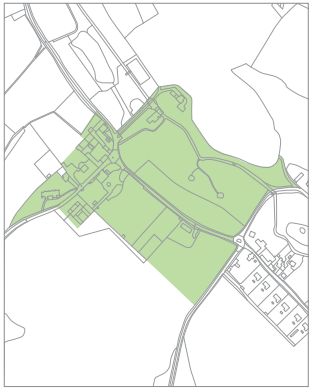
- Conservation Area Boundary
- Stody Road/King Street Junction
- King Street
- North End of the Green
- South End of the Green
- Hunworth Common and Blicking House
- Castle Hill



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.

1. STODY 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 Stody 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 to the north-east 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. STODY 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. A 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 (Note: Hunworth Mill proposed for removal from the CA)

Grade II

- Hunworth Hall
- Stock Shed c.70m north of Hunworth Hall
- House and attached cow shed c20m 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

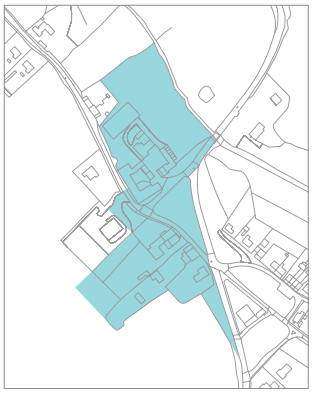
- The Firs

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 furniture 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 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, 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 grass bordered by small to medium houses that sweep along the north boundary of the open space. Edgefield Road 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 Edgefield Road.
- Buildings on the Green have small front gardens with low fence or hedge boundaries, medium sized houses around the bend on Edgefield Road 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 Edgefield Road and Briston 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 Edgefield Road. 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.

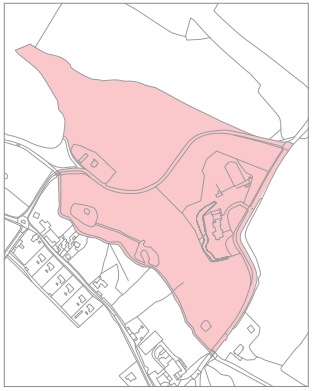
Listed Buildings

N/A

Proposed Locally Listed Buildings

N/A

5. HUNWORTH COMMON AND BLICKING HOUSE



North stretch of Holt 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 Holt Road.



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Defining Features

- River runs from north to south and has a ford where a track runs alongside the river.
- 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 Holt Road.
- Continual slope upwards of land from the river along Common Lane/Old Holt Road, a windy stretch of road.
- Steep verges covered in greenery line each side of Holt Road.
- View across field west of Holt Road with green backdrop.
- View of Edgefield old church tower east of Holt 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

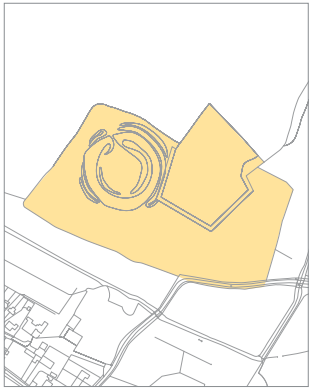
- The Old Rectory and attached walls and stables (Blickling House)
- Walled gardens and attached structures north of the Old Rectory

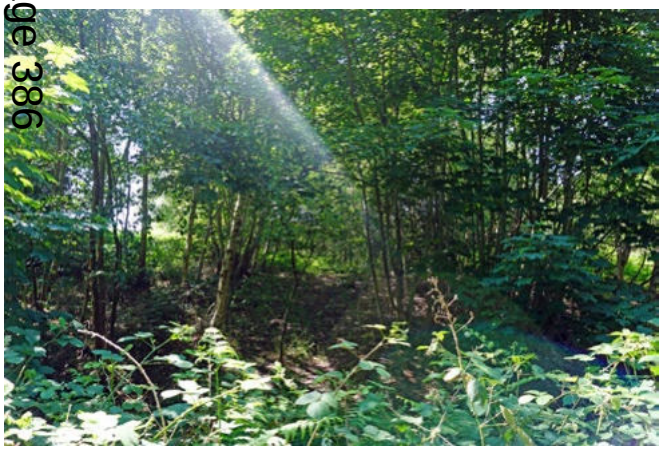
Proposed Locally Listed Buildings

N/A

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 part of the Conservation Area defined by woodland and fields.
- 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.

Key Issues

- 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.

- The vegetation should continue to be managed to preserve the scheduled monument.

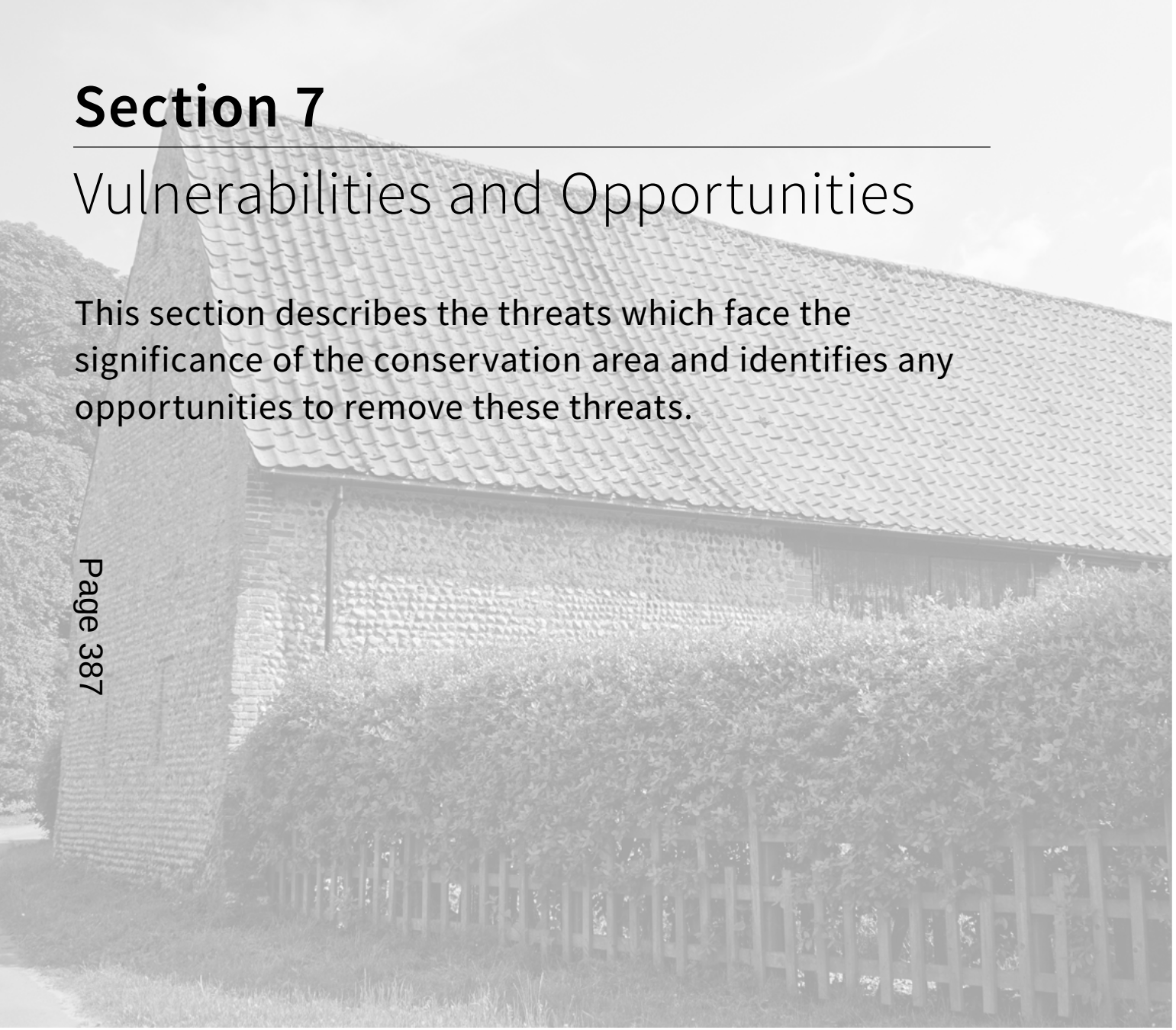
Scheduled Monument

- 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 these threats.

Contents

7.1 Condition

7.2 Negative Features, Materials and Techniques

7.3 Pressures from Development

7.4 Rural Character and Suburbanisation

7.5 Second Home Owners and Holiday Cottages

7.6 Dark Skies and Light Pollution

7.7 Agricultural Uses

7.8 River Location and Climate Change

7.9 Archaeology

7 Vulnerabilities and Opportunities

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 sections 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



Disused telephone box is tired and could benefit from repurposing for another use



Vegetation growth to a wall, likely to be causing structural damage



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 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 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. 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 mortarts 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 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. 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 versions in black should be located as discreetly as possible. Wheelie bins are an unfortunate 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.

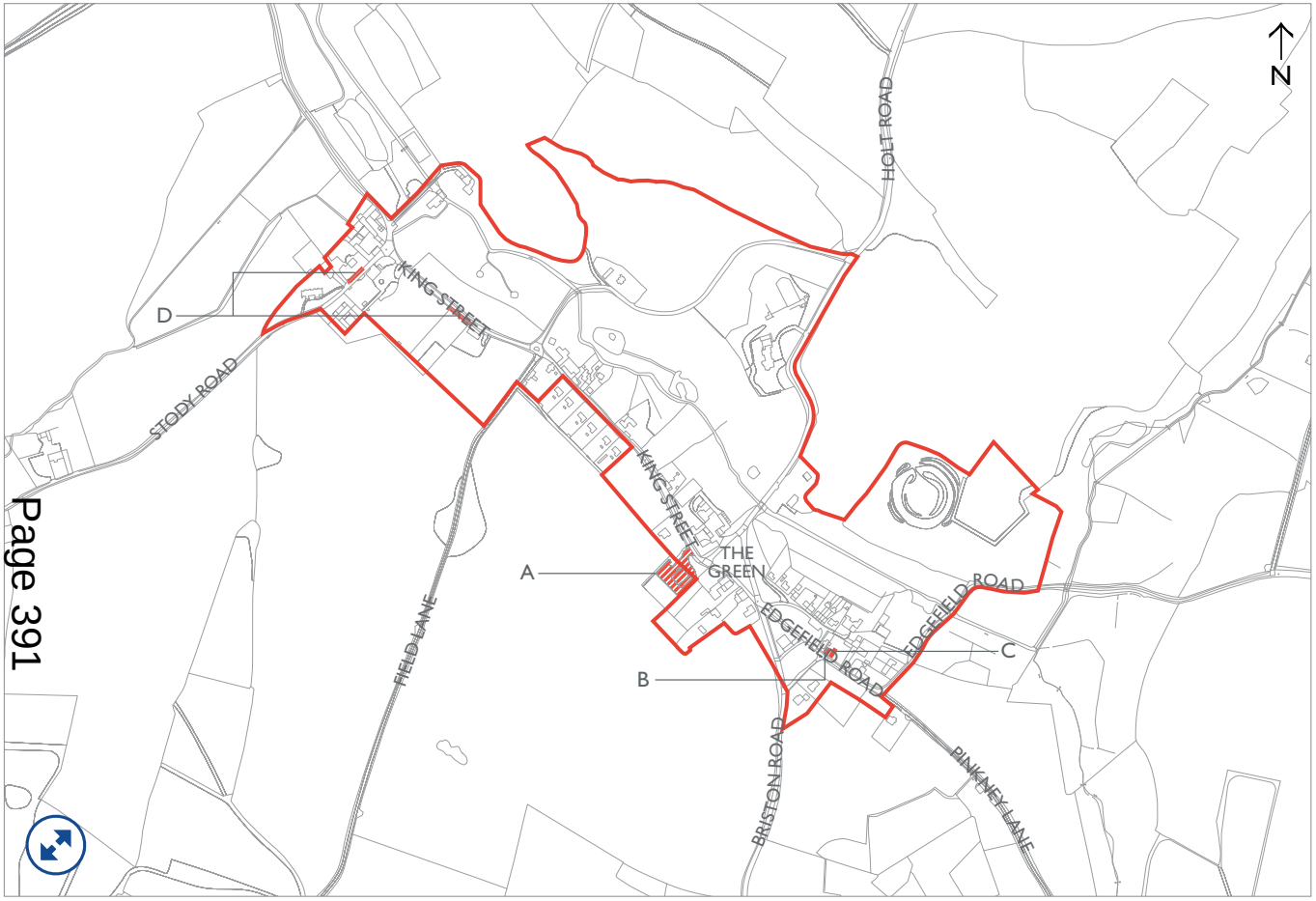
Inappropriate Features











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

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 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 housing will be required, this should be weighed against need and carefully planned to be located as sensitively as possible with minimal impact on heritage assets. Developments should take into account the characteristics of the immediate neighbouring houses and heritage and fit the available plot size.

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. The increasing intensity of storms caused by climate change means that gutters and drainpipes may not be sufficient to cope with increased rainfall in the future, 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,[22] 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.

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. Whilst the monument is only open to the public on a very limited number of occasions each year, it is a significant element in the history of the village and it would be beneficial to have some interpretation about it nearby on the street. This would allow its significance to be better appreciated. Alternatively it could be explained as part of a wider display on Hunworth's history at another location.

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.

Contents

8.1 Introduction

8.2 Conservation Philosophy

8.3 Recommendations

8 Management Plan

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.

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 Hunworth 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 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 and areas of sparser development.
- 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 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 new 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 retained.
- The important archaeological remains of the medieval ringwork will be preserved and, if possible, 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.

Page 88

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.

Historic Buildings and Sustainability

Historic buildings embody carbon and their retention and reuse is inherently sustainable. Maintaining the existing fabric minimises the need for replacements that require additional carbon to create. Historic England encourages a "whole life building" approach to applying ideas of sustainability to historic buildings with an emphasis on understanding how the historic building works as a whole rather than trying to "fix" one element. It also urges consideration of the whole carbon-life of materials when making decisions. In essence, it is necessary to think long-term, undertake sympathetic and informed maintenance to save energy and minimise replacements, and upgrade and reuse buildings to minimise energy loss and use the embodied carbon of old buildings whilst not putting the historic building fabric at risk.

For example, replacing a historic window with a uPVC double glazed window may seem an affordable way of reducing energy loss and therefore energy consumption. However, historic buildings work as a whole and typically require the ventilation from traditional "leaky" windows to prevent damp that can lead to both the deterioration of the rest of the fabric and potentially harmful mould growth. Introducing non-breathable materials, such as plastic windows and cement mortar around them, can cause the decay of the adjacent historic materials. Furthermore, uPVC windows tend to last less than 20 years before needing replacement. The replacement of a uPVC window with another uPVC window means the loss of the carbon embodied in the first window and the addition of the carbon in the new window. Additionally plastic of the window will not quickly and easily decay causing pollution. Regularly painted timber or metal windows can last for centuries, and can in some cases be re-glazed saving the creation of completely new units.

Historic England is constantly undertaking research on the important subject of enhancing the energy performance of historic buildings. On its website, guidance documents include:

- Energy efficiency in historic buildings
- Energy efficiency in traditional homes
- The application of building regulations (Part L) to historic buildings
- Energy Efficiency and Historic Buildings: Energy Performance Certificates (including advice for landlords and building managers)
- Solar Panels on historic buildings
- Heat Pumps in historic buildings
- Installing insulation and draughtproofing in historic buildings for:
  - Roofs
  - Walls
  - Windows and Doors
  - Floors.

New advice is constantly being published as the technologies develop.

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 preeminent and their setting is not harmed. In Hunworth the existing pattern of development, with clusters of buildings and areas of sparser development, should be respected. Open plots between areas of building are common and should not be completely filled in with new building. Some development may be possible if it is sensitive and proportionate.

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 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 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 village's 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 better interpretation either in the form of a physical panel or information that can be downloaded on mobile phones.

Recommendations

- Improve 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 proposed 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.

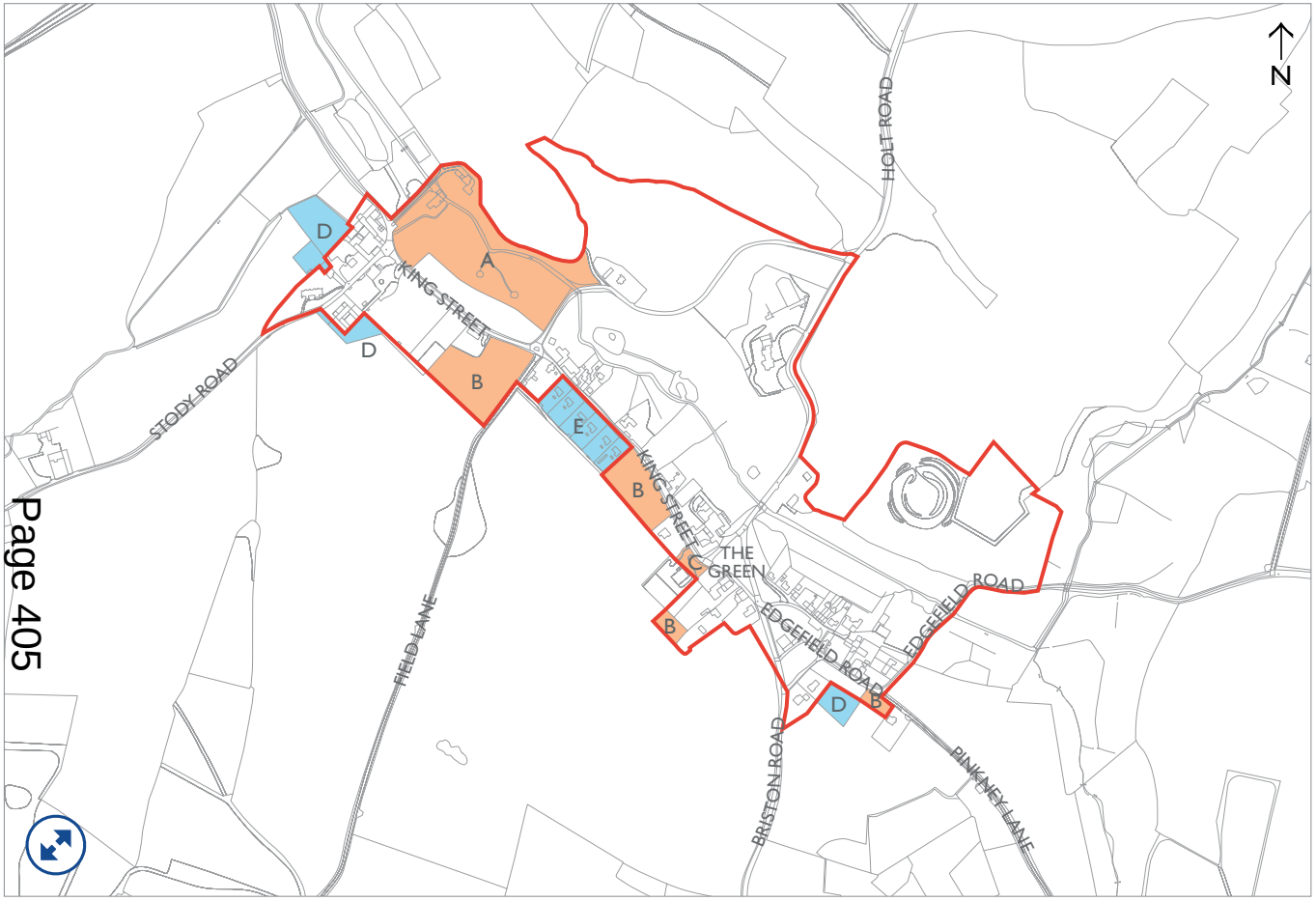
B There are several small sections of field that are included in the boundary on the south side of King Street and on Pinkney Lane. These also better relate in character to the significance of the Glaven Valley Conservation Area, where another key characteristic of its significance is the agricultural 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.

C Only part of the plot on which the modern agricultural barn on the south side of King Street sits is currently 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 Glaven Valley Conservation Area. The boundary demarcation on King Street will remain within the Hunworth Conservation Area as it contributes to the streetscape.

Include within the Conservation Area boundary:

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

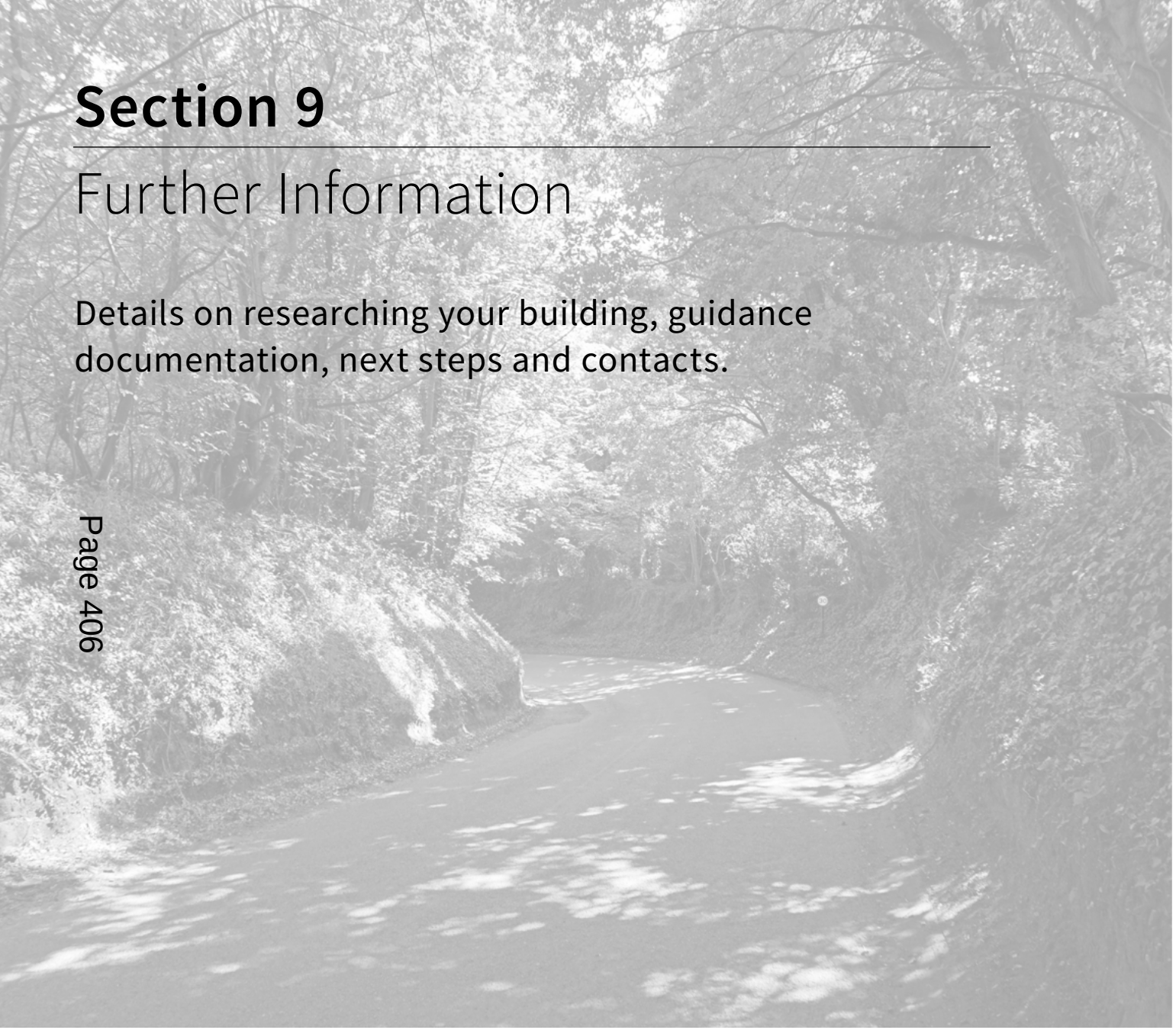
- Current Boundary
- Proposed exclusion from the Conservation Area
- Proposed inclusion within the Conservation Area

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

Details on researching your building, guidance documentation, next steps and contacts.



Page 406

9 Further Information

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.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



Contents

A Endnotes and Bibliography

B Glossary of Terms

C Audit of Heritage Assets

D Full Size Plans

Appendix A

Endnotes and Bibliography



A Endnotes and Bibliography

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

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NRS 21385 Survey of the Estate of Robert Britiffe Esq in the parishes of Hunworth, Stody, Thornage, Bringingham in Norfolk, 1726

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

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Norfolk Mills Hunworth watermill, http://www.norfolkmills.co.uk/Watermills/hunworth.html

North Norfolk SSSI Citation, https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1001342.pdf

Open Domesday, https://opendomesday.org/place/TG0635/hunworth/

River Glaven Conservation Group, 'About the River Glaven', https://www.riverglaven.co.uk/index.php/about-the-river-glaven/

Stody Estate, https://www.stodyestate.co.uk/

LEGISLATION

Planning (Listed Buildings and Conservation Areas) Act 1990

Appendix B

Glossary of Terms



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, 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 harm[23] (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).

Page 415

Appendix C

Audit of Heritage Assets

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



STODY ROAD/KING STREET JUNCTION

Address / Building Name	Church of St. Lawrence
Street-by-Street Area	Stody 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	Stody 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	Stody 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	The Plant House and attached cow shed c20m north of Hunworth Hall
Street-by-Street Area	Stody 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	Stody 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.

See list entry for an image.

Address / Building Name	Barn c70 north of Hunworth Hall
Street-by-Street Area	Stody 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-eat gable with initials EB for Edmund Britiffe.



STODY ROAD/KING STREET JUNCTION (CONT.)

Address / Building Name	Hunworth Mill
Street-by-Street Area	Stody 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.

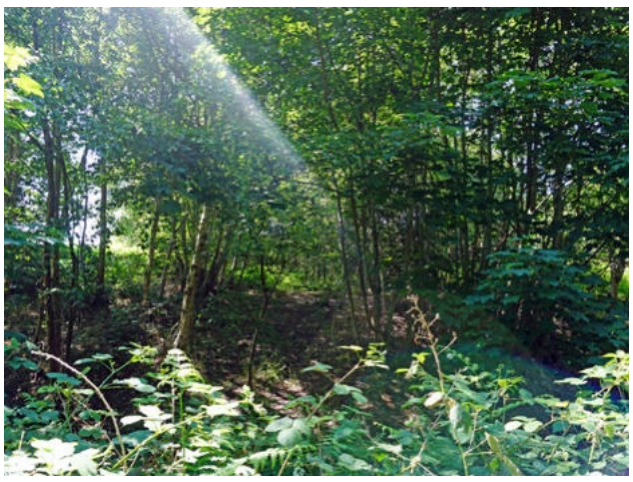


Address / Building Name	Dickers
Street-by-Street Area	North end of the Green
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373796
Brief History	Date 1682. C19 and C20 additions.
Brief Description	House. Two storeys. Flint and red brick with pantile roof.



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 below ground in the interior of the enclosure.



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 Common
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.



Appendix D

Full Size Plans



Replace with
Layered PDF

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NORTH NORFOLK DISTRICT COUNCIL

PURCELL

Sharrington

Conservation Area Appraisal and Management Plan

Third Draft: March 2022



NORTH NORFOLK DISTRICT COUNCIL

PURCELL

Contents

How to Use This Document 03
How to Use the Layered PDF in Appendix D 04
Frequently Asked Questions 05

1 **Introduction** 06
1.1 Sharrington Conservation Area 07
1.2 What is a Conservation Area? 07
1.3 The Purpose and Scope of the Conservation Area Appraisal and Management Plan 09
1.4 What Does Designation Mean for Me? 10
1.5 Pre-Application Advice 10
1.6 Who Have We Consulted While Preparing this Plan? 11
1.7 What Do These Terms Mean? 11

2 **Summary of Special Interest** 12

3 **Historic Development** 14
3.1 Early History 15
3.2 Medieval 16
3.3 Sixteenth and Seventeenth Centuries 16
3.4 Eighteenth Century 18
3.5 Nineteenth Century 20
3.6 Twentieth and Twenty-First Centuries 23

4 **Character Assessment** 26
4.1 Location and Topography 27
4.2 Setting and Views 29
4.3 Townscape, Spatial Analysis and Greenery 44
4.4 Architecture 53

5 **Heritage Assets** 65
5.1 Introduction 66
5.2 Listed Buildings 66
5.3 Locally Listed Buildings 66
5.4 Scheduled Monument 67
5.5 Heritage Assets Plan 67
5.6 Archaeology Summary 68

6 **Street-by-Street Assessment** 69
1 Bale Road 71
2 Lower Hall Lane 73
3 Ash Yard 75
4 The Street (East-West) 77
5 The Street (North-South) 79

7 **Vulnerabilities and Opportunities** 81
7.1 Condition 82
7.2 Negative Features, Materials and Techniques 83
7.3 Pressures from Development 86
7.4 Rural Character and Suburbanisation 86
7.5 Second Home Owners and Holiday Cottages 88
7.6 Dark Skies and Light Pollution 88
7.7 Agricultural Uses 88
7.8 River Location and Climate Change 89

8 **Management Plan** 90
8.1 Introduction 91
8.2 Conservation Philosophy 92
8.3 Recommendations 93

9 **Further Information** 102

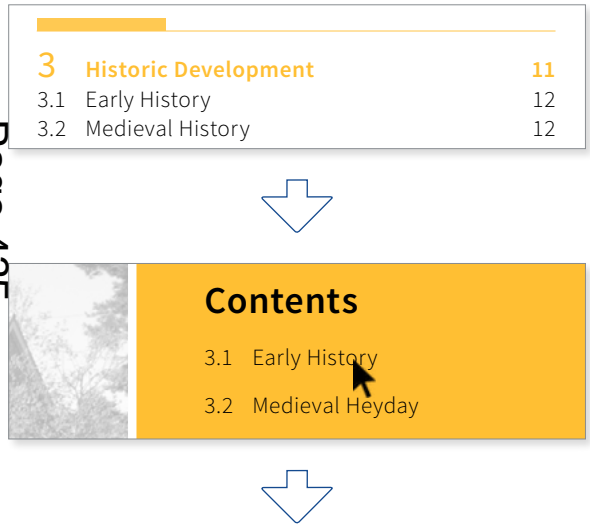
Appendices 105
A Endnotes and Bibliography 106
B Glossary of Terms 109
C Audit of Heritage Assets 111
D Full Size Plans 115

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.

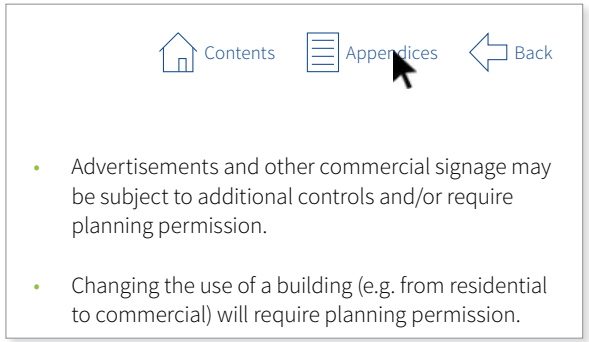


Navigation

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.



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.

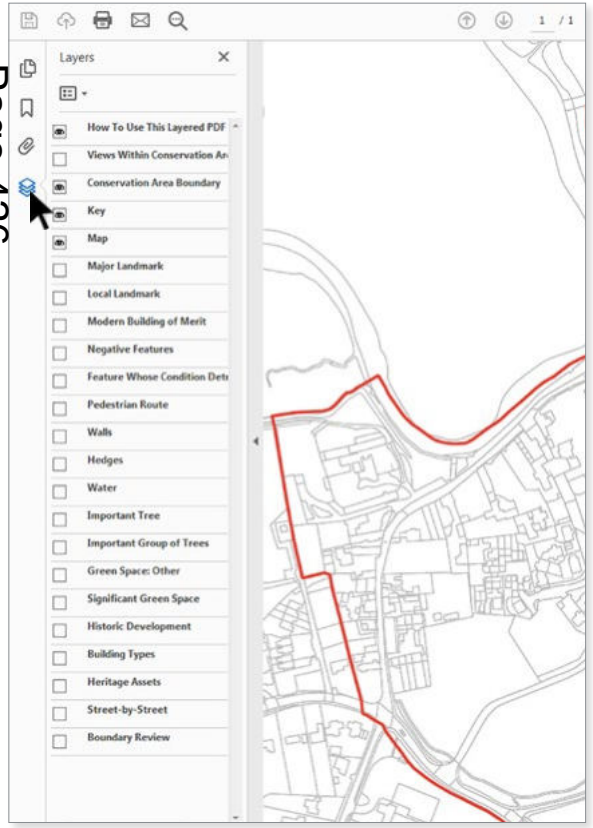


How to Use the Layered PDF in Appendix D

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

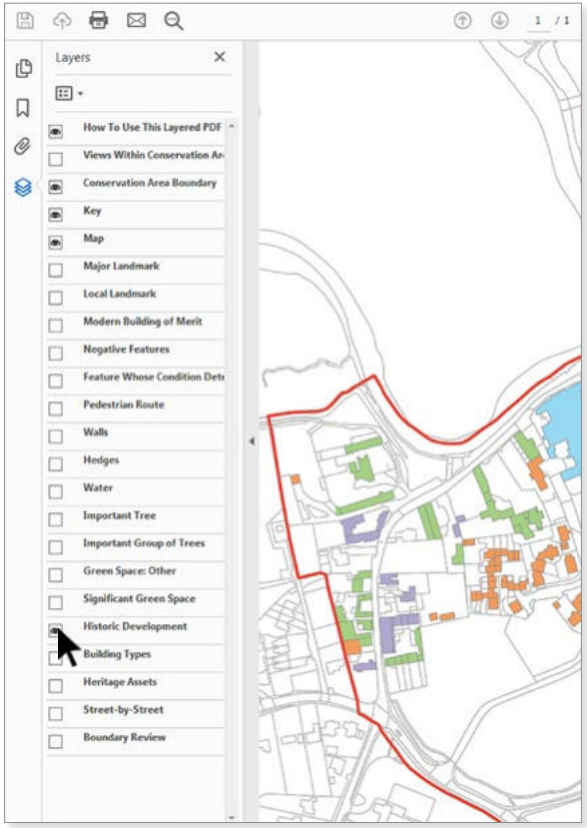
Click on the layers icon to open the layers panel. This will bring up options for the different mapping elements that are available to view.



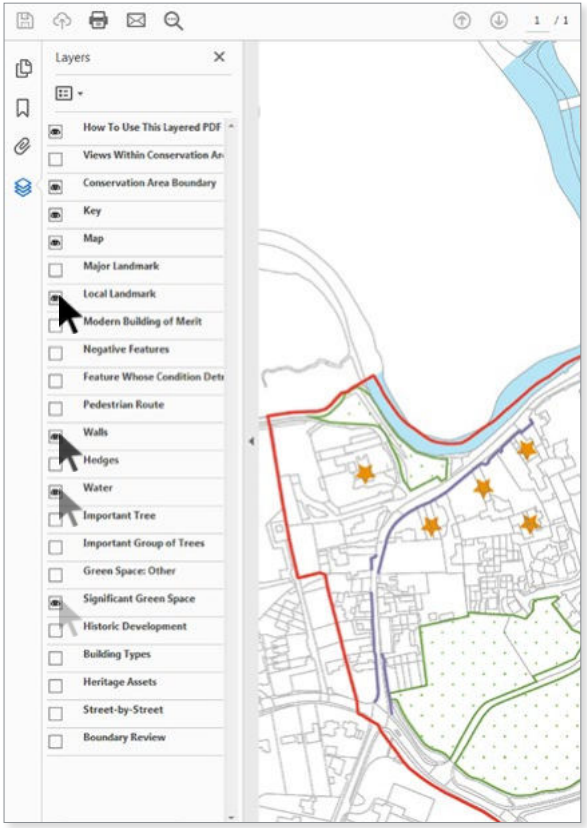
Viewing Different Layers

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

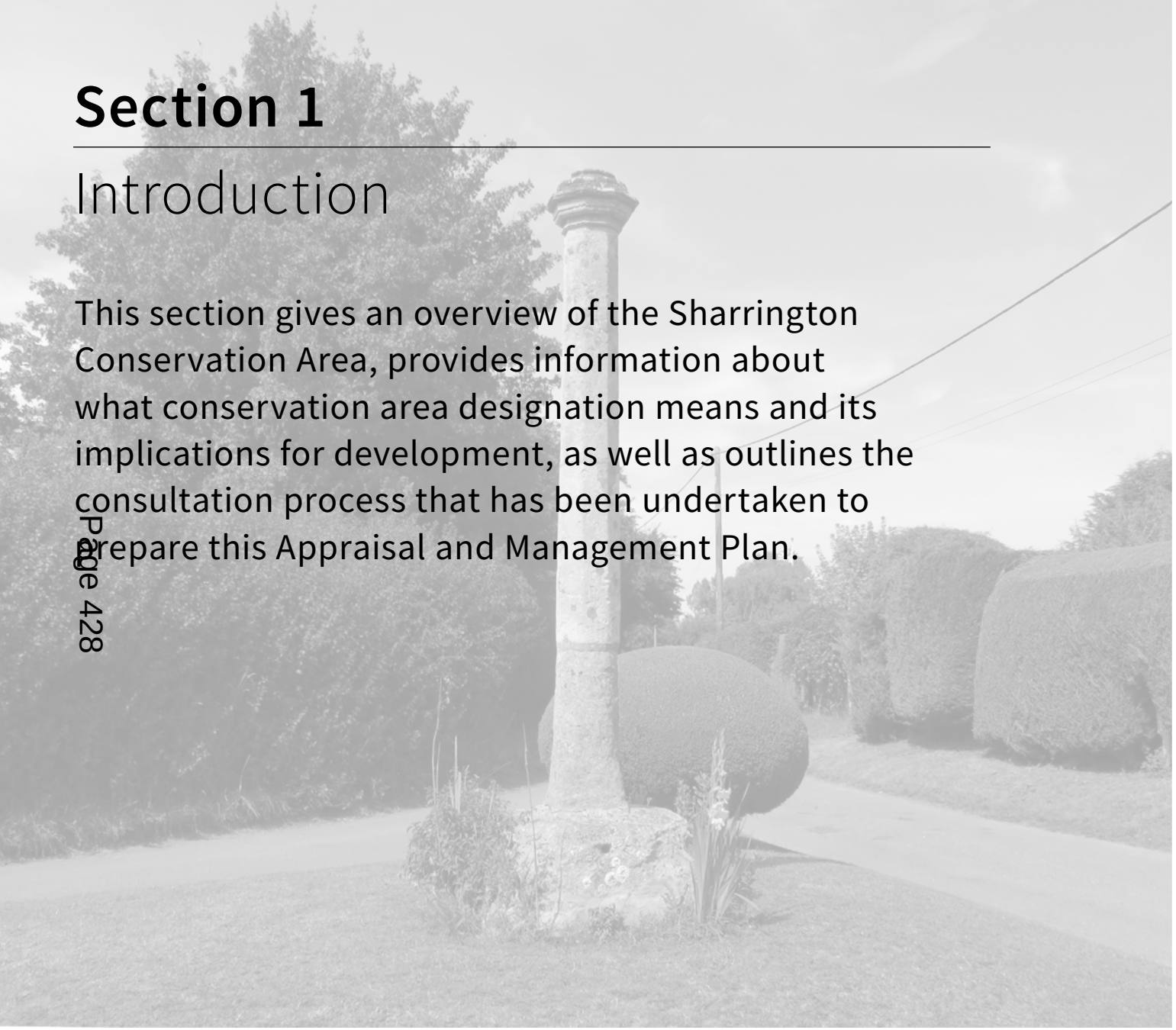
- Is my property within the Conservation Area?
  See Boundary Map
- What is the overall special interest of the Conservation Area?
  See Section 2
- What characteristics of the built environment contribute to the special interest of the Conservation Area?
  See Section 4
- How old is my property?
  See 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 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.

Contents

1.1 Sharrington 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 Introduction

1.1 SHARRINGTON CONSERVATION AREA

The Sharrington Conservation Area was originally designated in 1979. 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 Farm 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 late nineteenth century estate cottages around the village contributing a sense of unity.

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]

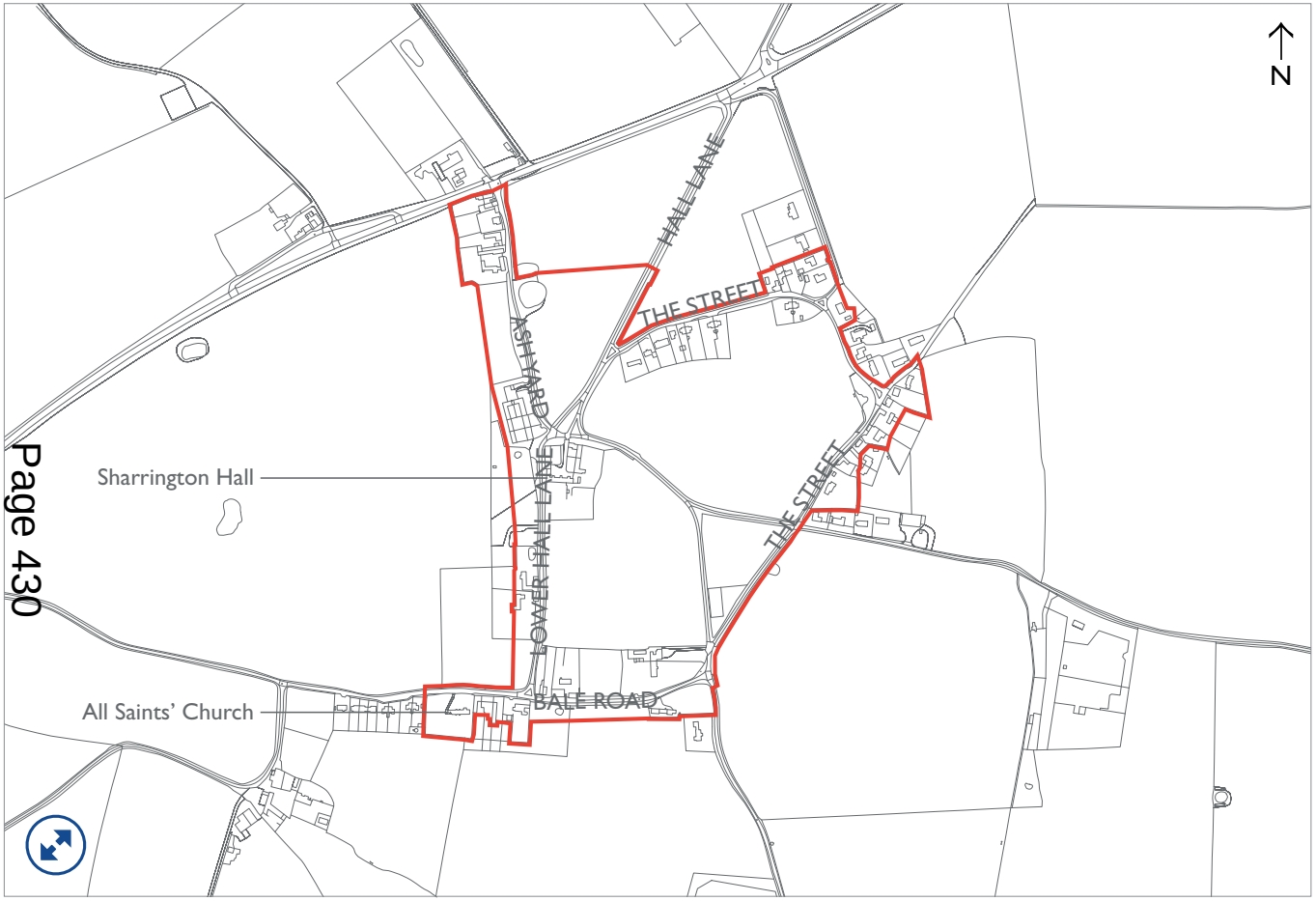
Designation of a conservation area recognises the unique quality of an area as a whole. It is the contribution of individual buildings and monuments as well as other features including (but not limited to) topography, materials, spatial relationships, thoroughfares, street furniture, open spaces and 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, 2021) 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 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 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 requires 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.[03]

The Draft Sharrington Conservation Area Appraisal and Management Plan was made available for public consultation across an eight-week period between 22nd November 2021 and 21st January 2022. This included the publication of the draft document on North Norfolk District Council's website and public workshops held at Hunworth and Sharrington village halls on 15th December 2021.

Other means of consultation carried out included:

- 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.

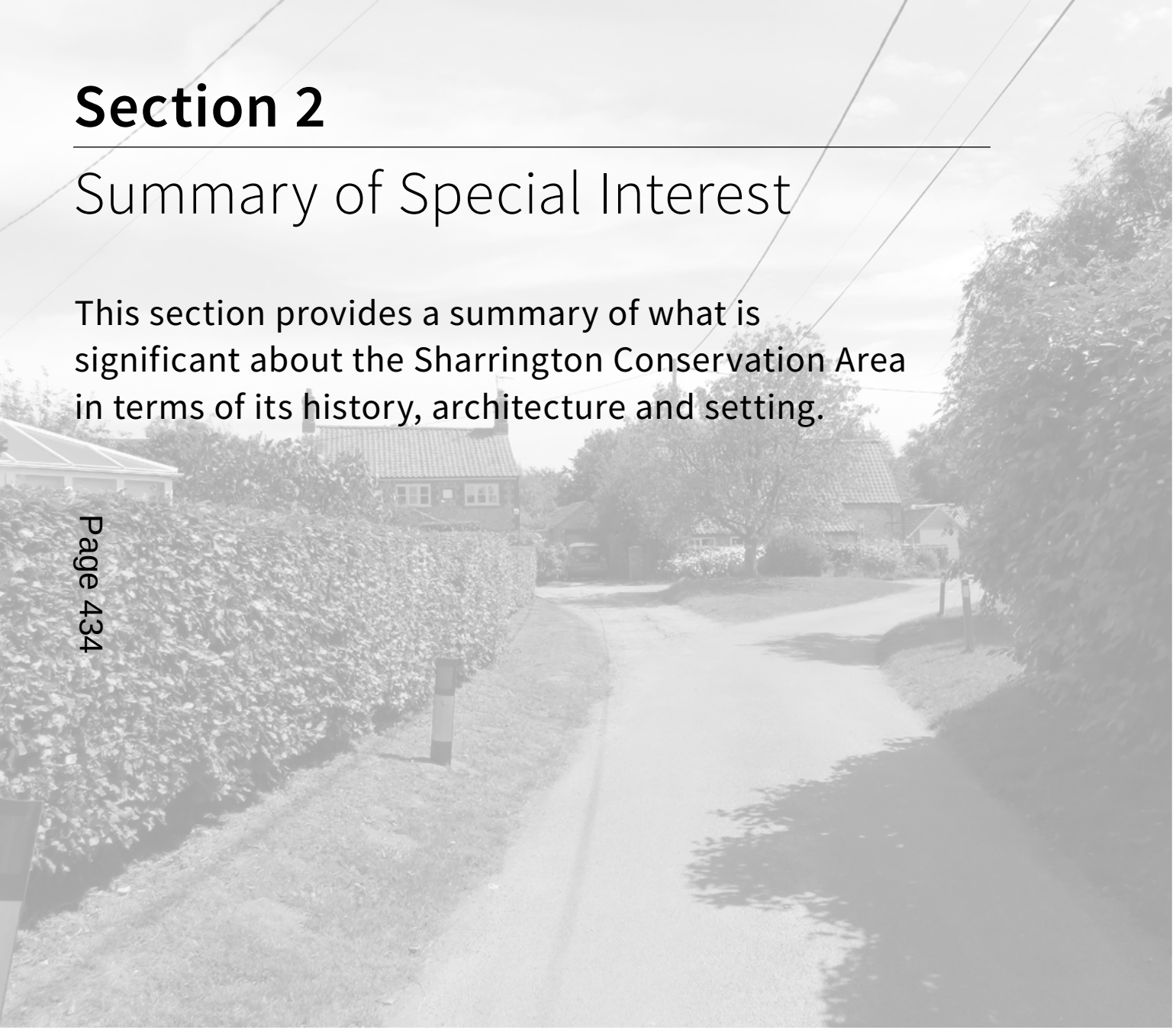
1.7 WHAT DO THESE TERMS MEAN?

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.



2 Summary of Special Interest

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 a large agricultural group 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 farmhouses 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 with 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.

Section 3

Historic Development

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

Contents

3.1 Early History
3.2 Medieval
3.3 Sixteenth and Seventeenth Centuries
3.4 Eighteenth Century
3.5 Nineteenth Century
3.6 Twentieth and Twenty-First Centuries

3 Historic Development

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 Farm 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 Sharington.[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 Farm.[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 pilgrims[12] 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 Hall Farm.[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 surviving 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] In 1601, William Hunt was Lord of Sharrington.[16] 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.

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 Farm 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.



Front elevation of Sharrington Hall



Hunt Hall Farmhouse



Daubeney Hall Farm

3.4 EIGHTEENTH CENTURY

In the eighteenth century, there were further, albeit small scale, developments within the village where settlement spread to the east and infill settlement occured in the south-west and north-west of the village. Developments included 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 were built for the first time around the curved peripheries of a large field.



Detail from Faden's 1797 map of Norfolk showing Sharrington

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, which may be archaeological evidence for a moat which once ran around the peripheries of Sharrington Hall suggesting it was a fortified manor house. On the 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] 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. 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[19]. 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' (meaning small field or enclosure). 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. It is grander and more regular than earlier vernacular houses within the village and 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 and a fan light surmounts a six-panelled door within a pilastered doorcase (the portico was added in the 1980s).



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. On the opposite side of Bale Road St. Michael's House is depicted for the first time on a map, indicating a late-eighteenth or early-nineteenth century date of construction.

In some places, the shape and division of fields within the village is as it is today. The large open field east of Daubeney Farm 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. An arched brace timber roof was fitted with carved stone corbels.[20] A nineteenth century font was also added to the interior of the Church.[21]

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 dates inscribed in 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.



Pair of semi-detached estate cottages on The Street



Date stone in quatrefoil surround in terracotta



Wesleyan Chapel on The Street



Detail of the date stone on the Wesleyan Chapel

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. Since the 1841 Tithe Map, further barns had been constructed in the group of farm buildings on the west side of the southern end of Ash Yard (now The Old Barn). An inscribed brick on the rear of one of these barns gives the date 1862/7 (weathering makes the last number difficult to read), which may be its date of construction.

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.

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 on the 1907 OS map (not reproduced).

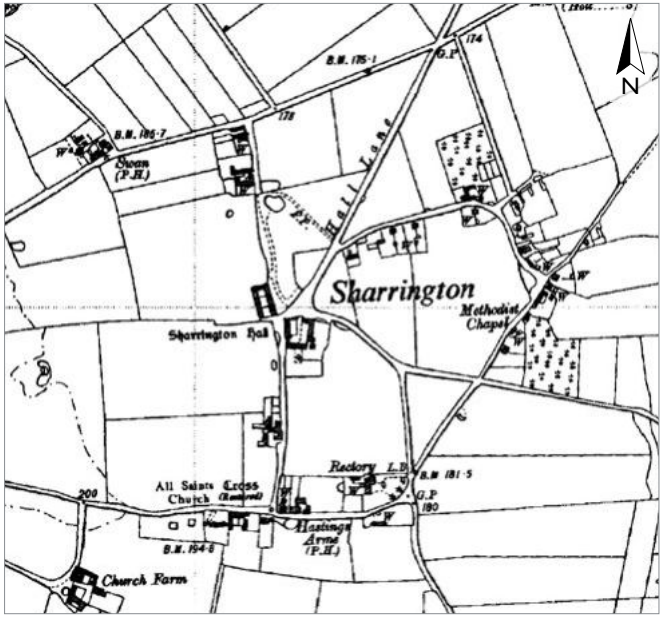
Development within the village was fairly minimal in the early twentieth century. South of the village on The Street (towards Brinton), a type 22, concrete, hexagonal pill box from the Second World War stands immediately east of the road. During the Second World War, an aeroplane crashed just west of the village in the field on Bullfer Lane.[22] 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.[23]

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 Joy Davies and Leslie Bowmar, stars of *The Archers* radio show on BBC 4. June Spencer and Patricia Greene, also stars of the same programme, joined the celebrations of the first refurbishment of the Village Hall in 1988.

Also in the 1950s, the estate cottages were extended to provide larger accommodation to meet changing living standards.

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 at the time of writing was in the process of being converted for residential use.



1952 OS map © Crown Copyright 2020. All rights reserved. Licence number 100020449.



Sculptural panel in relief above the doorway of Sharrington Village Hall

Ordnance Survey © Crown Copyright 2019. All r

The 1980 OS map of Sharrington (not reproduced) 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.

In 2010, the Archbishop of Canterbury, Rowan Williams, visited Sharrington church and made a statement about the importance of churches in rural communities and the potential of church buildings to host other local services.[24]

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



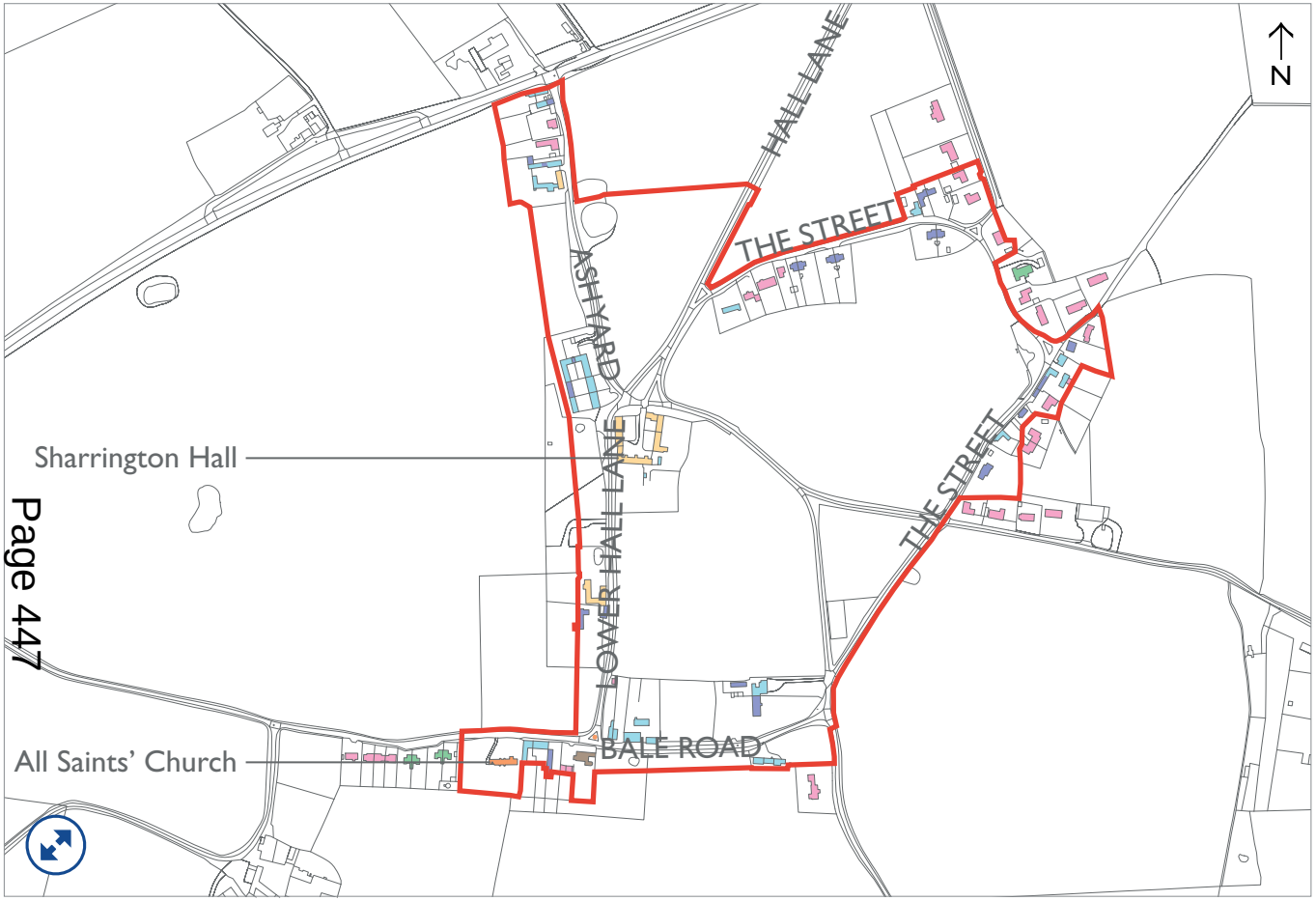
Twentieth century housing west of Bale Road



The Old Barn, a residential barn conversion from the twentieth century north of Sharrington Hall



Modern house on The Street



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

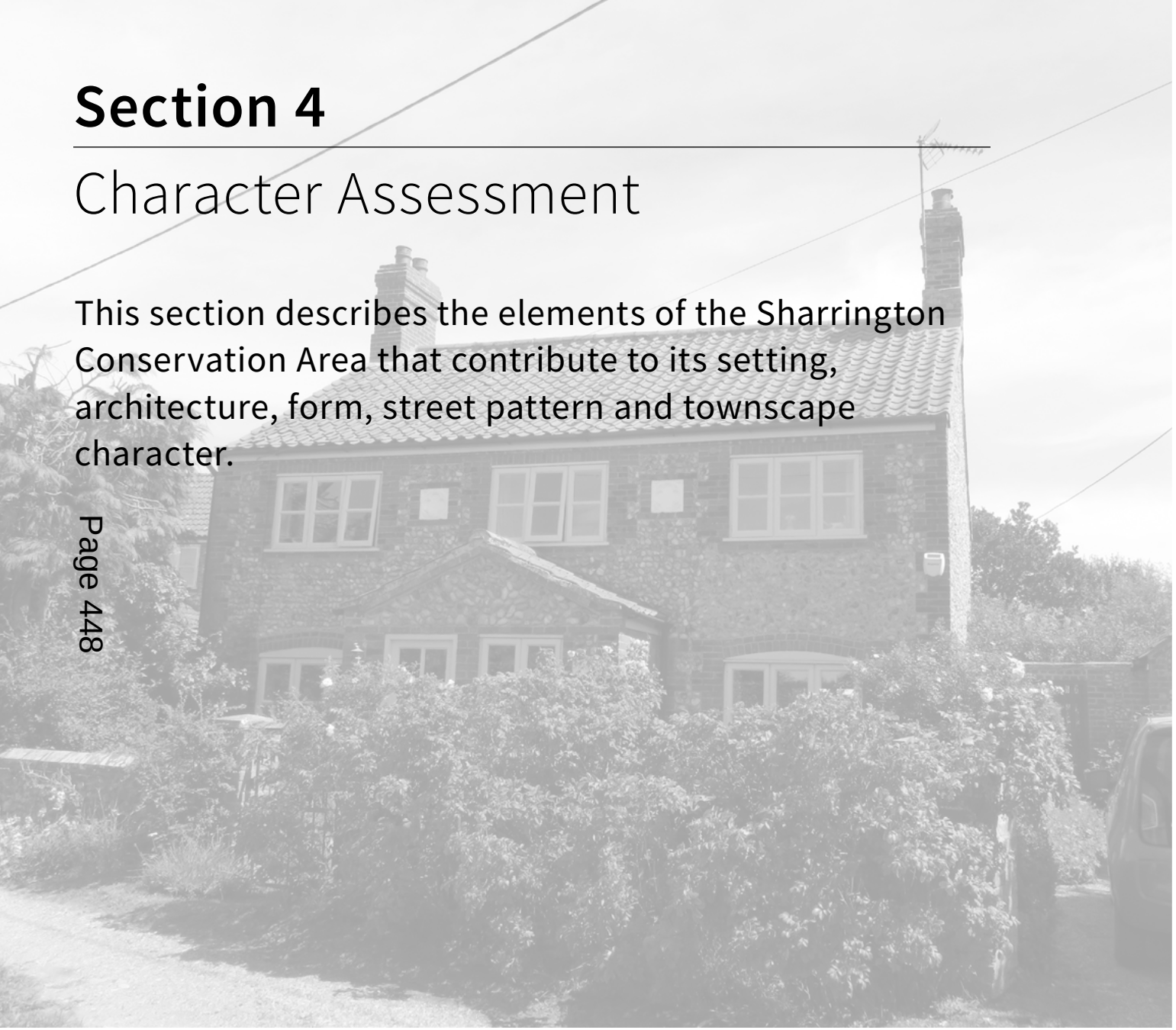
- Conservation Area Boundary
- Medieval
- Late 16th/Early 17th Century
- Pre-1841
- 1841-1886
- 1886-1905
- 1928-1953
- 1954

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.

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.



Contents

4.1 Location and Topography

4.2 Setting and Views

4.3 Townscape, Spatial Analysis and Greenery

4.4 Architecture

4 Character Assessment

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 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 path 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.

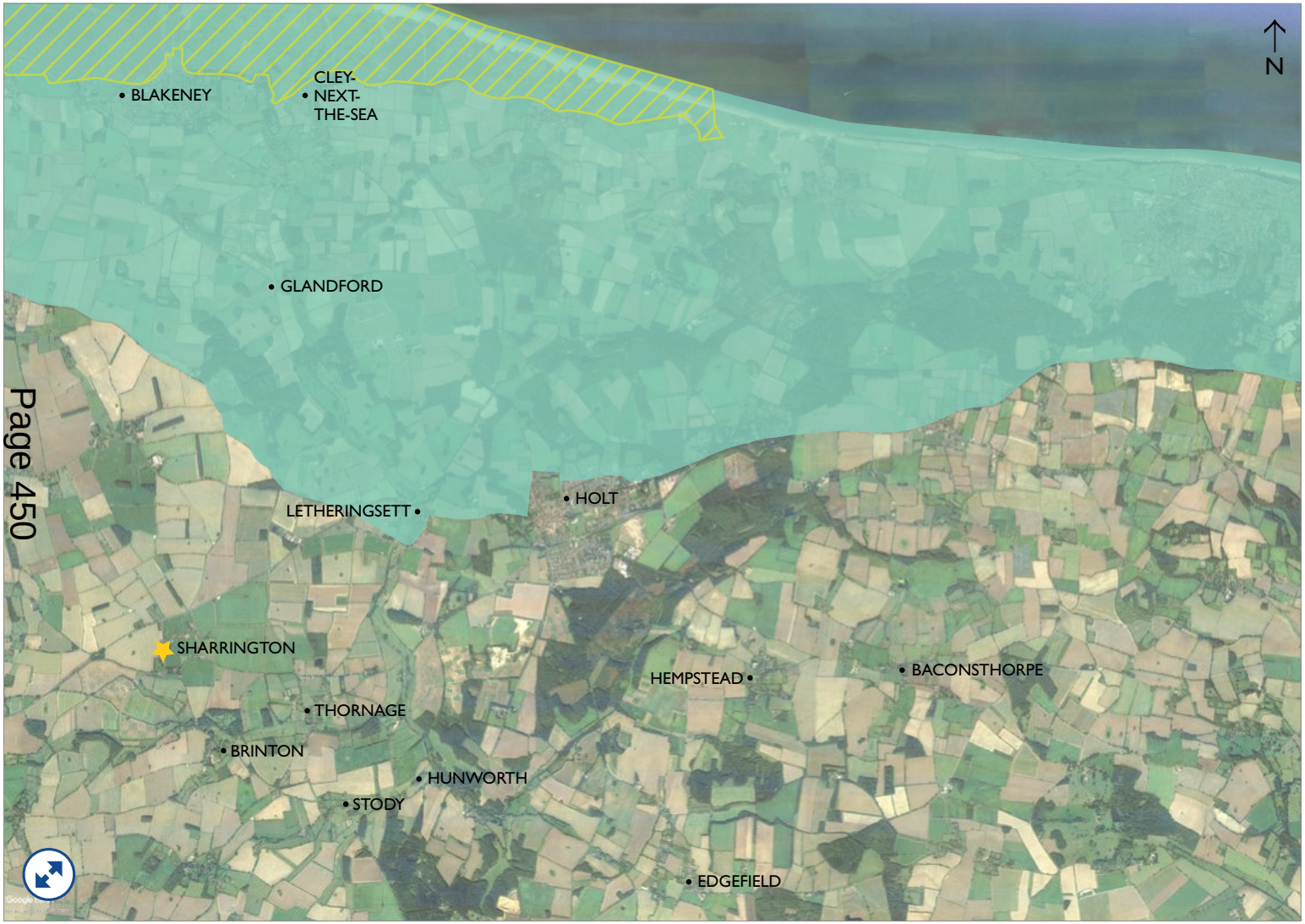
Sharrington is located close to the North Norfolk Coast Area of Outstanding Natural Beauty (AONB). In addition, it is part of the area known as the North Norfolk Heritage Coast and the marshland coast to the north forms part of the North Norfolk Coast Site of Special Scientific Interest (SSSI), which constitutes one of the largest undeveloped coastal habitats of its type in Europe.[25] 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 the 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. A tributary to 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.

Page 452



View south of the Conservation Area showing an open field against a rolling green backdrop

4.2.2 Adjacent 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 Area and the experience of the approach to the Conservation Area, as well as on views into and out of the Conservation Area.



Twentieth century houses west of Bale Road

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 Hastings 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).

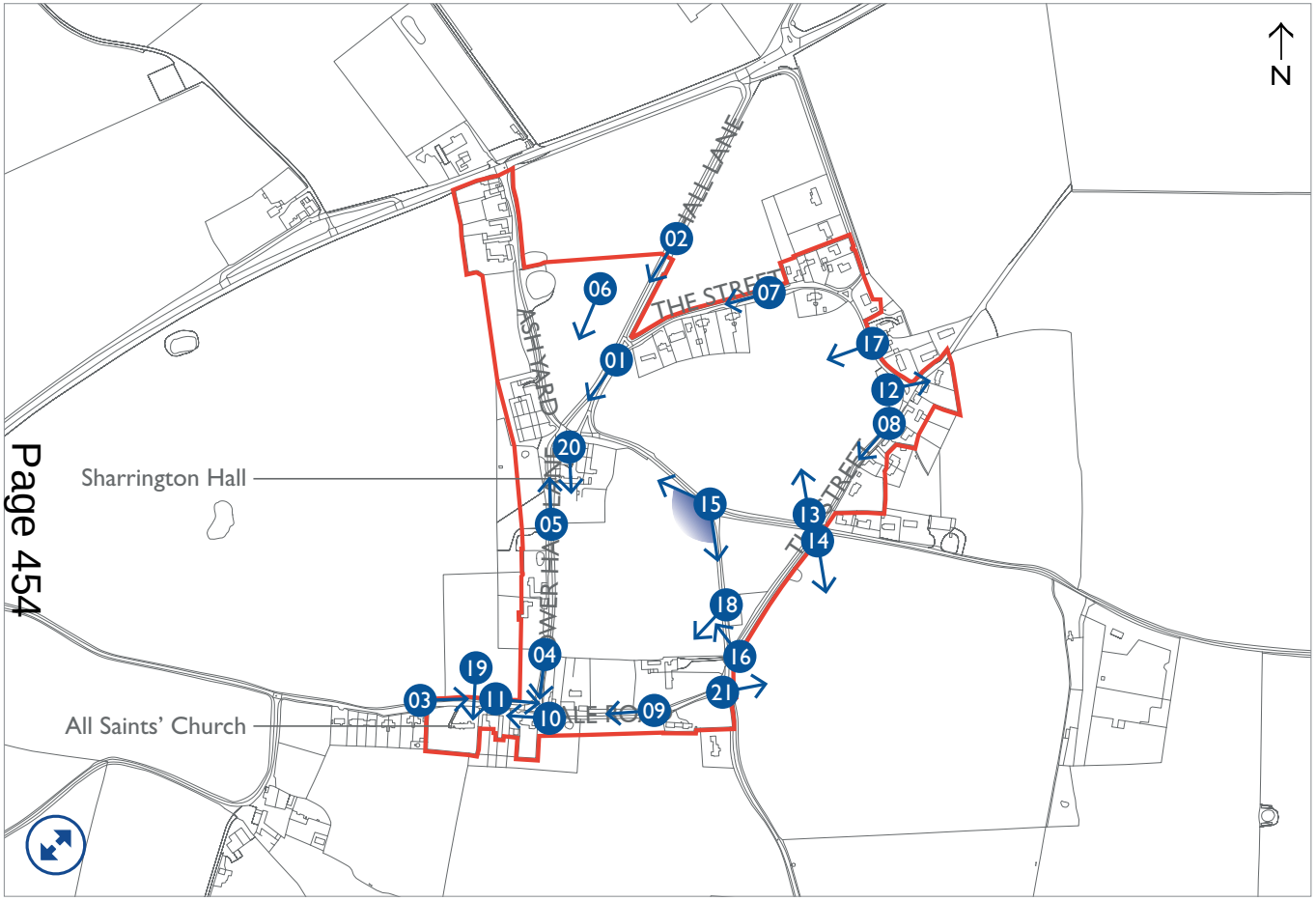
Large and open fields are located at the centre of the Conservation Area and along roads which are often bordered by clusters of houses and farm buildings (Views 15-18). The fields enable clear views across the village and provide the agricultural context for many of the farm buildings that are nearby. 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 is 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.



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 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 Lane 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 Bale Road from the east showing the cottages on the south side of the road



View 08

View along The Street eastwards 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 Farm barn, the church tower and The Old Rectory



View 16

View of Sharrington Hall and Daubeney Farm 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



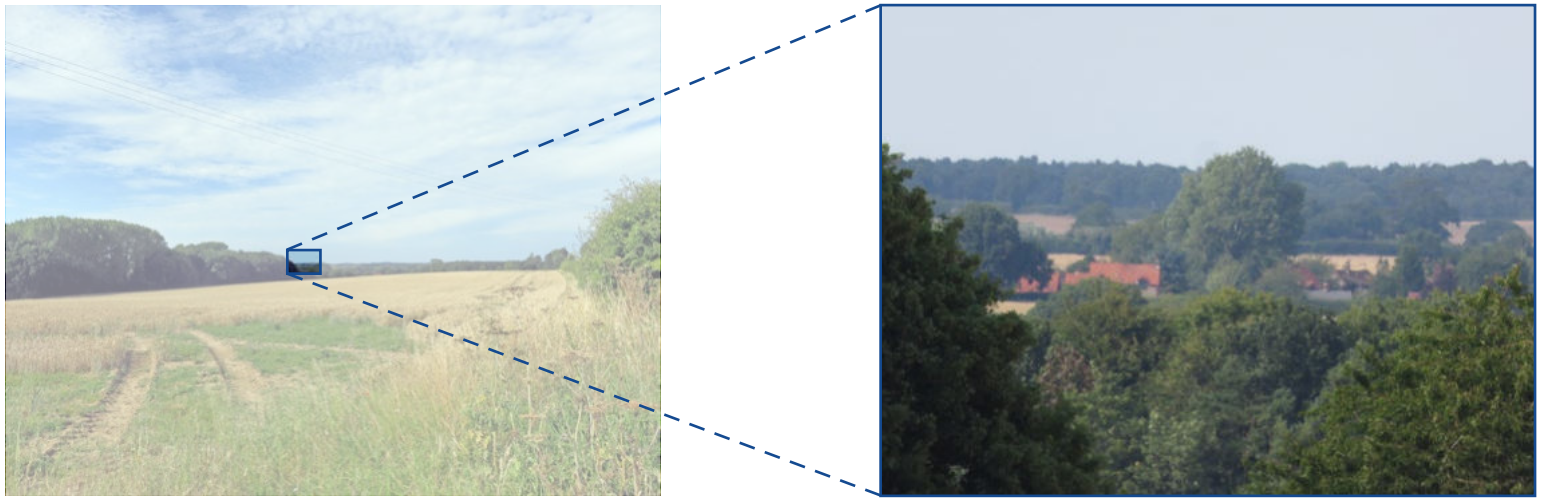
View 25

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 Rovale 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.

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



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



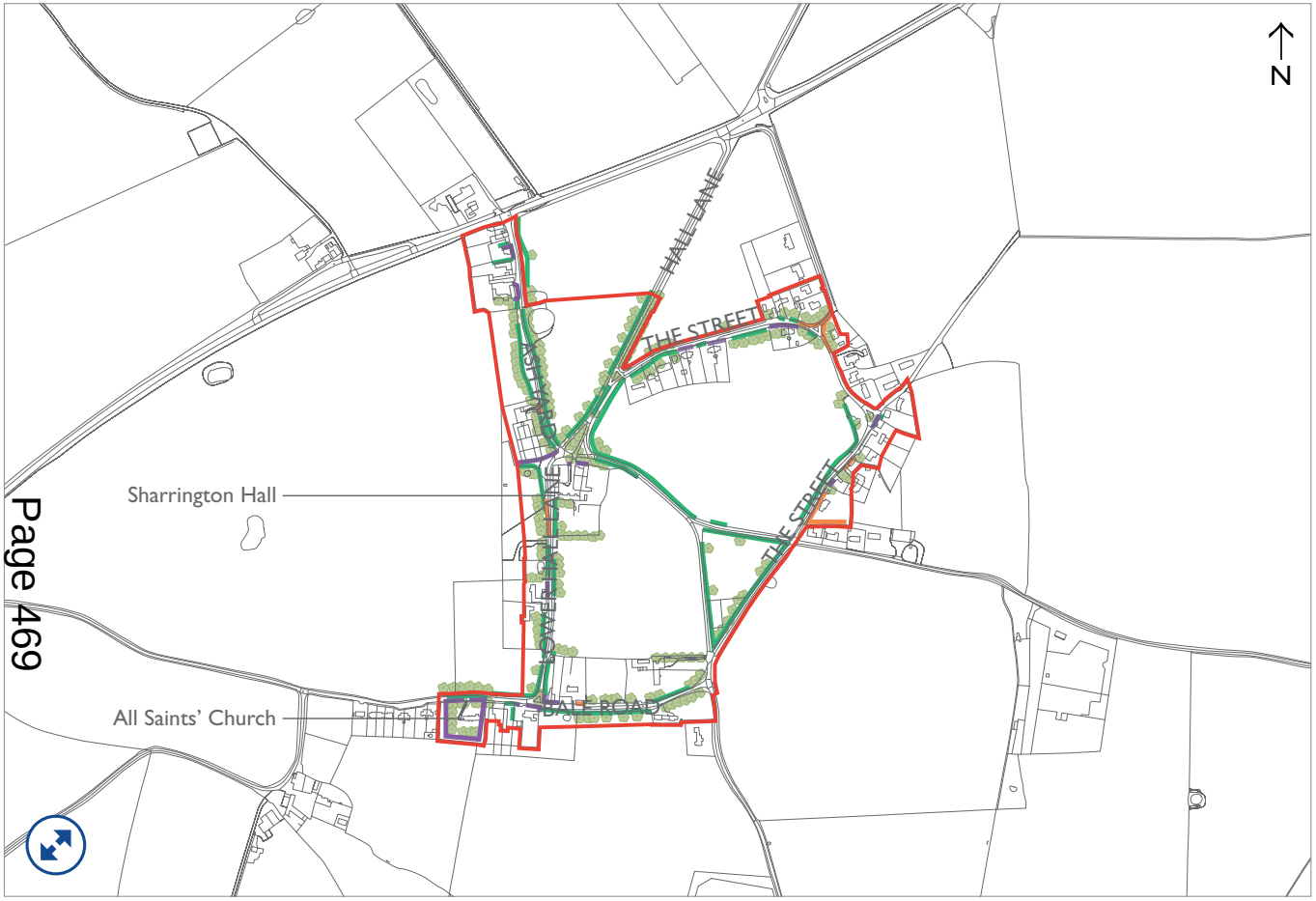
Natural boundaries of hedge and mature trees fronting The Rectory



Cobble flint and red brick wall fronting Sharrington Hall



Iron railings surrounding the Wesleyan Chapel on The Street



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 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. 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 beside 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, there is a timber bench with a First World War dedication installed in 2018. Two further benches are located in small open spaces, one north of Sharrington Hall and one at Jubilee Corner, and there are benches on Ash Yard opposite the pond and outside the Village Hall.

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.



Cast 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 ditch is situated opposite Sharrington Hall barns.

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 located 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.

Trees within the Conservation Area are protected and prior notice is required for any works to them. Trees in the churchyard are also subject to the Diocesan Faculty system.



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 Farm 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

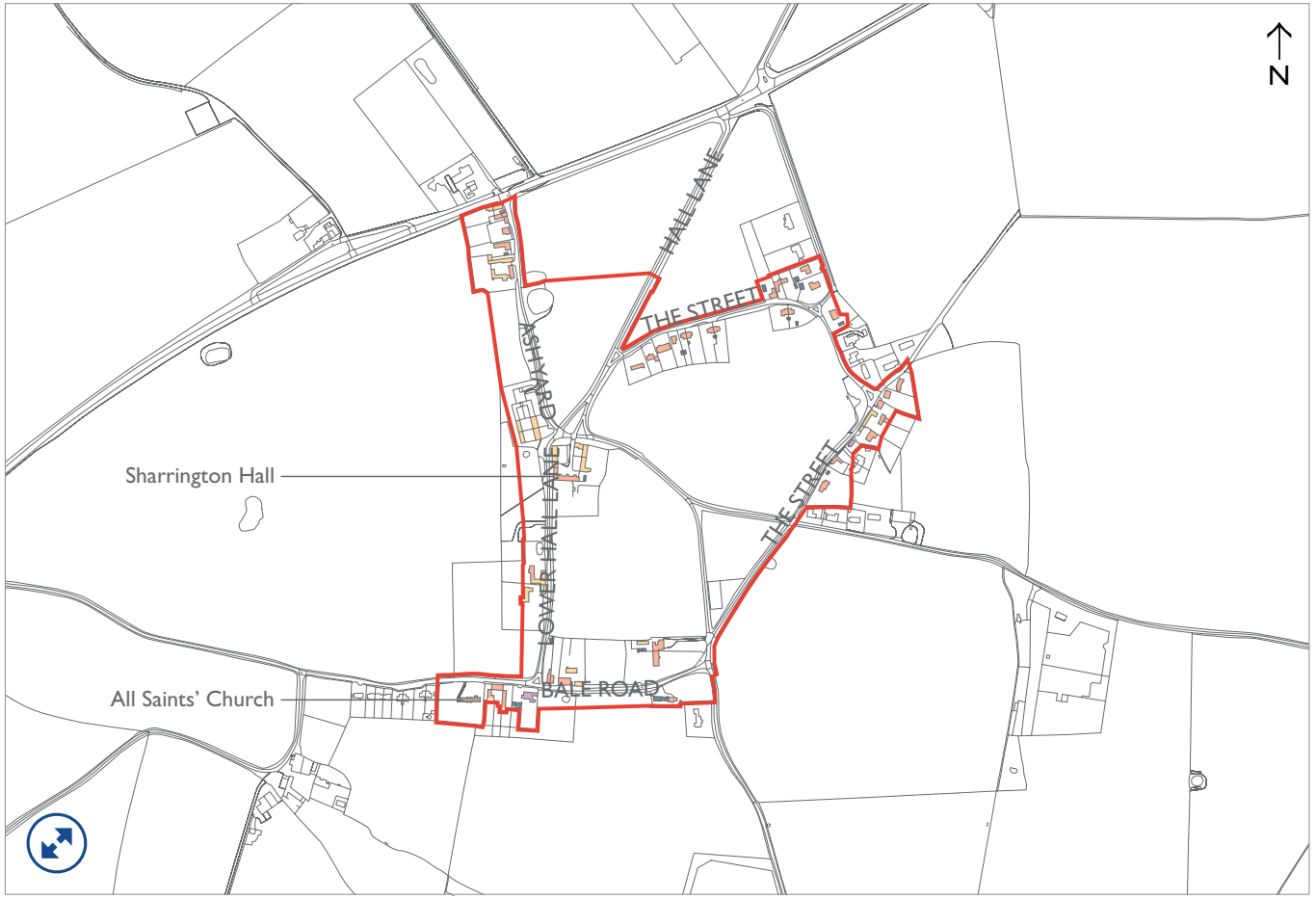


4.4.2 Building Types and design

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, the 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 Sharrington 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 group of cottages are located north of Ash Yard and are of a small scale and are detached. Bricks are used to form the date of York Cottage and 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.



The Cottage on The Street



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 of the property. Daubeney Farm on Lower Hall Lane is an attractive seventeenth century farm with nineteenth century details. 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 is of modest height and its single range is of flint and red brick.



Front elevation of Daubeney Hall Farm 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 barn belonging to Daubeney Hall Farm on Lower Hall Lane is one of the few remaining buildings in the village still used as a barn and workshop. It is of two storeys of flint and brick dressings with a red clay pantile roof.



Farm building in front of Daubeney Hall Farm

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 a modern Georgian-style 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 with cobble flint, 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 at the junction of 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 within the southern part of the Conservation Area on The Street. Although it is largely screened by vegetation and mature trees, features of the house can be glimpsed from Bale Road and The Street. The house has a date 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 modern 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 including on some 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

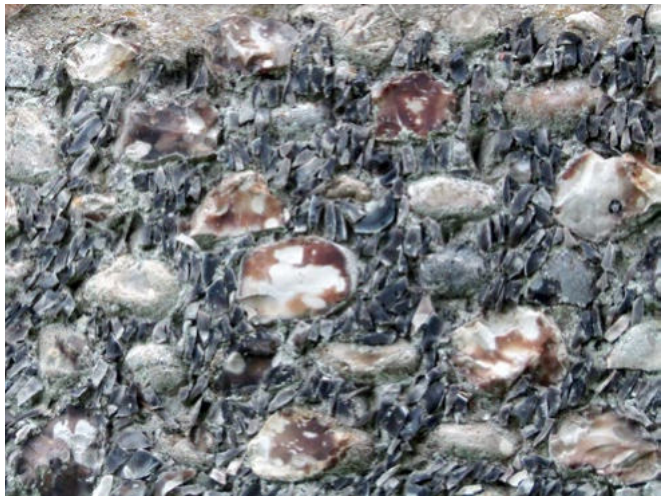


Modern garage dressed in black weatherboarding

Conversion to residential: agricultural

Most conversions within the village are 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 been converted to residential, although this is only clear from the east elevation of the road 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 in 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 sight 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 the Hayloft 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 two-centred arch door and doorway, 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. Iron railings surrounding the Chapel are a unique feature in the Conservation Area that reflects the different original function and status of the building.

The Hastings 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.



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 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 at 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





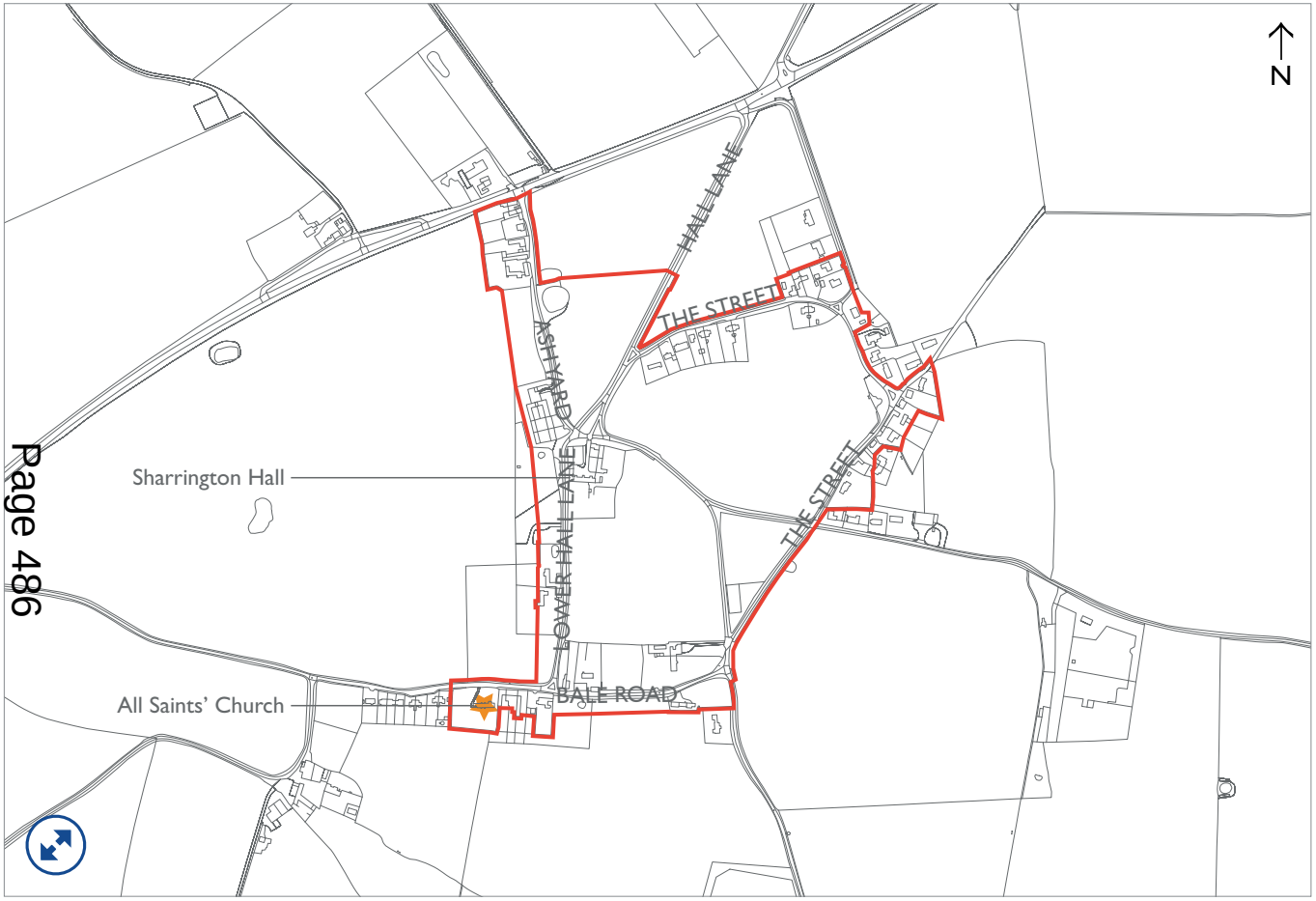










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Section 5

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.

Contents

5.1 Introduction
5.2 Listed Buildings
5.3 Locally Listed Buildings
5.4 Scheduled Monument
5.5 Heritage Assets Plan
5.6 Archaeology Summary

5 Heritage Assets

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 of 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. For churches, there is a parallel Diocesan faculty system for consent for changes. Listing ranges from Grade I (the highest level of protection) through II* to 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 the plan on the following page 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 is not formally designated.[26] 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.

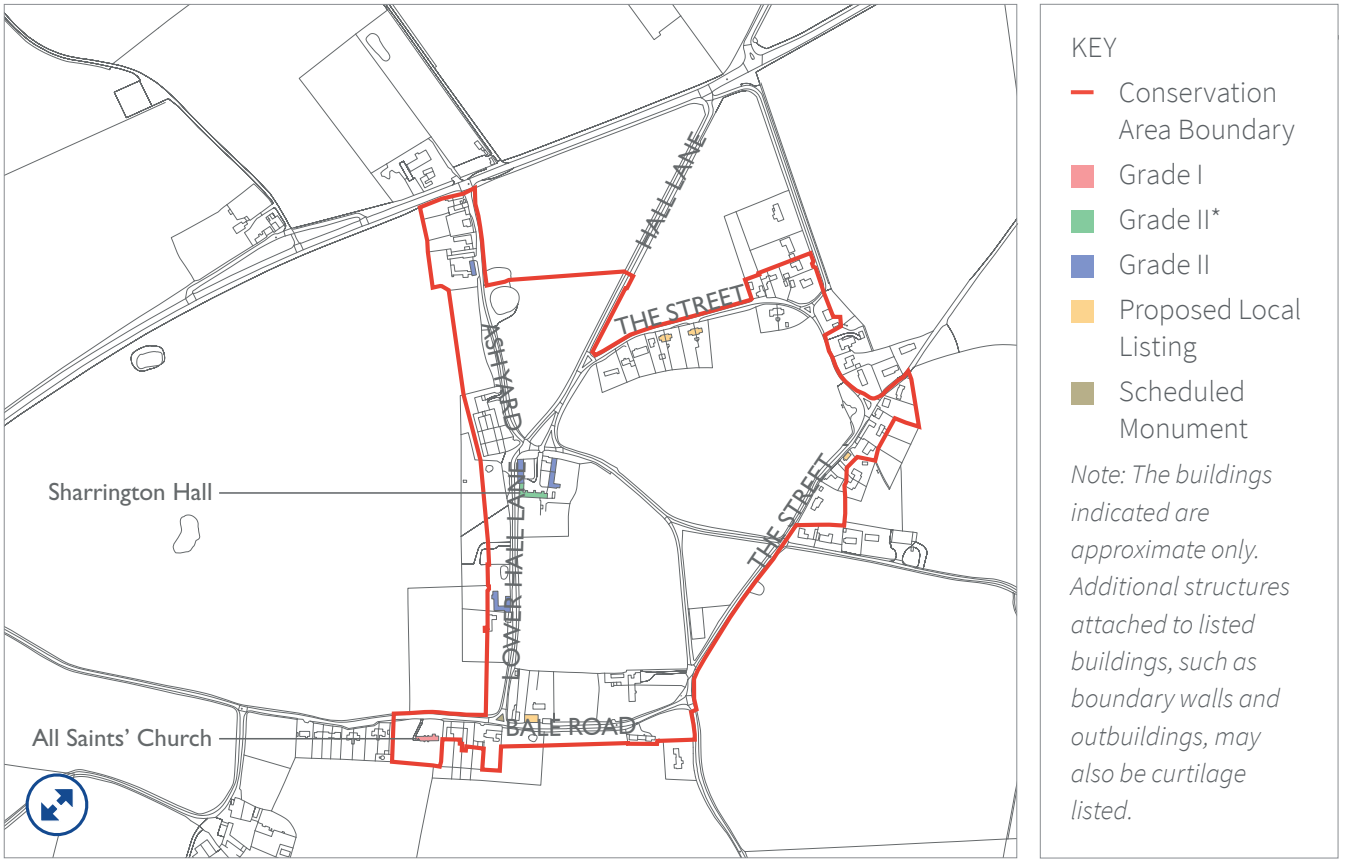
Buildings within Sharrington have been examined against these criteria and those which are proposed in this Appraisal for inclusion on the Local List are identified in the Street-by-Street Assessment at Section 6 and in the audit of heritage assets in Appendix C.

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.



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. [27]

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 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).

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).

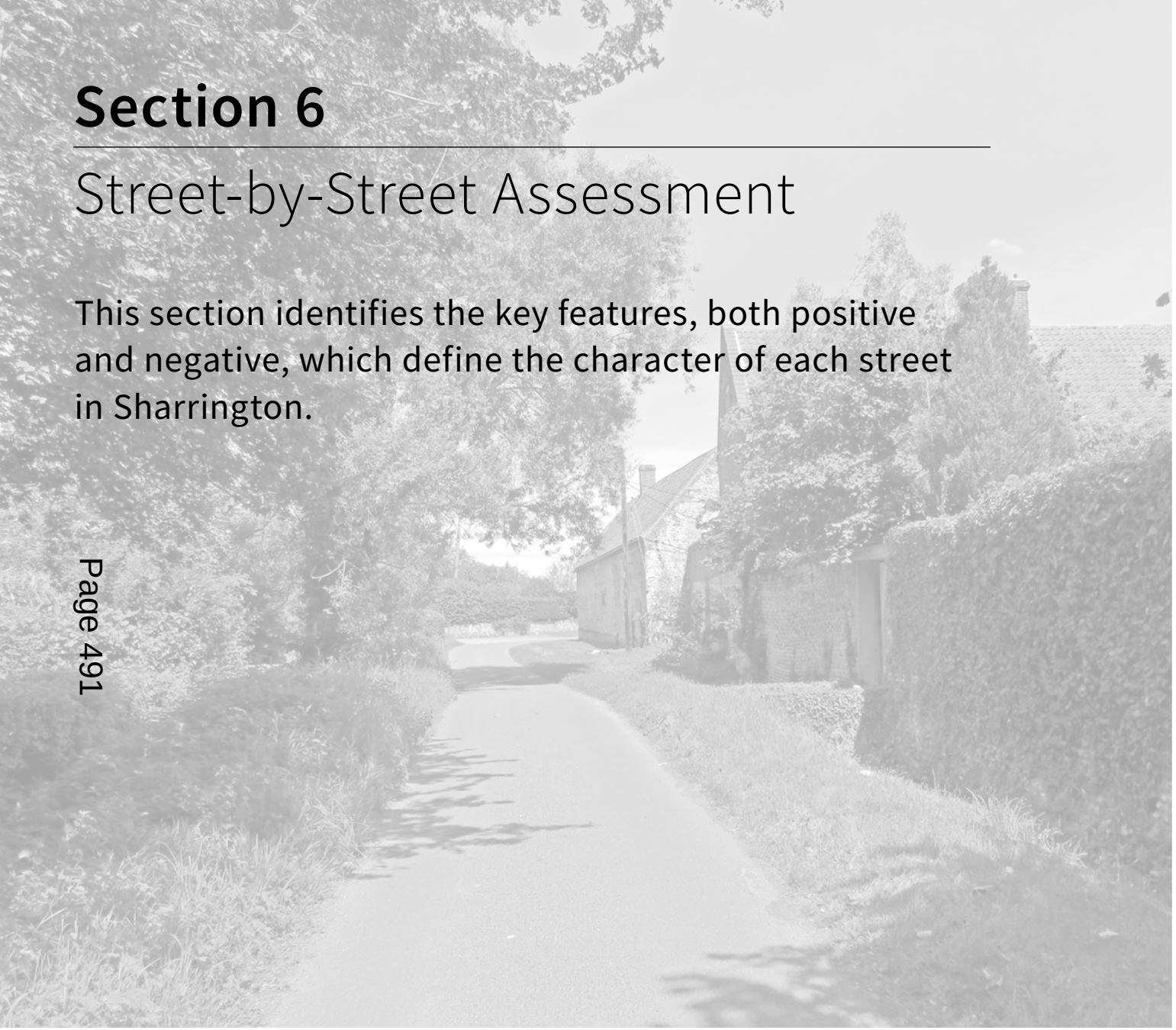
The medieval period is represented by the remains of two stone crosses (NHER 3174, 12315), which were possible preaching stations for pilgrims on their way to Binham and Walsingham Priories. All Saints' Church (NHER 3205) has a thirteenth century nave and chancel in one, and a fourteenth century west 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.



Page 491

Contents

1 Bale Road

2 Lower Hall Lane

3 Ash Yard

4 The Street (East-West)

5 The Street (North-South)

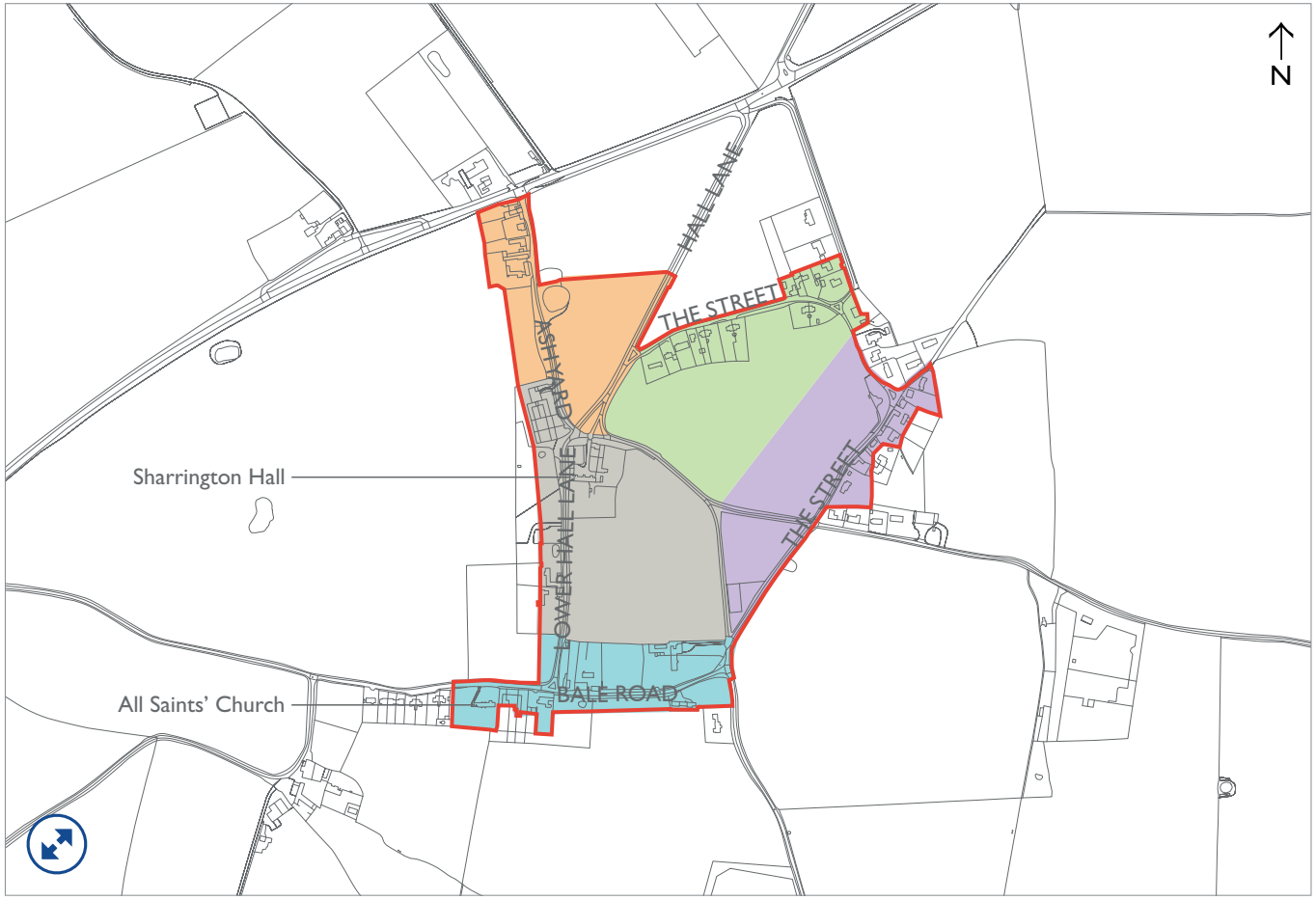
6 Street-by-Street Assessment

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.

KEY

- Conservation Area Boundary
- Bale Road
- Lower Hall Lane
- Ash Yard
- The Street (East-West)
- The Street (North-South)



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. 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.





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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.
- 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.
- uPVC windows detract from historic buildings and the character of the area.

1. BALE ROAD (CONT.)

Recommendations and Opportunities for Enhancement

- The Cross should be repaired with the cement repairs removed and replaced with lime mortar repairs.
- Hedgerows should be regularly cut to maintain their width and quality.
- Leaning gravestones should be monitored 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

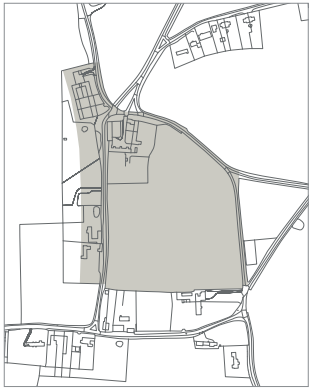
- The Chequers

Scheduled Monument

- Village Cross

2. LOWER HALL LANE

Central portion of village incorporating Sharrington Hall and associated barns (now converted) and Daubeney Hall Farm and associated barns. A green with trees and 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.
- Drainage ditch 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 tress 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

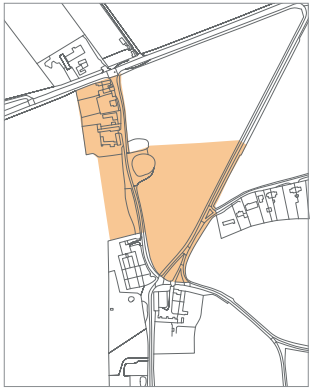
Grade II
- Daubeney Hall Farm and attached stable to south
- Barn to north-west of Sharrington Hall
- Barn, stable and single storey flint addition at west, to north-east of Sharrington Hall

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 the area.
- Decorative pebble flint and red brick gables which can be seen from Hall Lane.

Key Issues

- Wires, telegraph poles and aerials/satellite dishes clutter rural image of the street.
- uPVC windows and doors detract 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

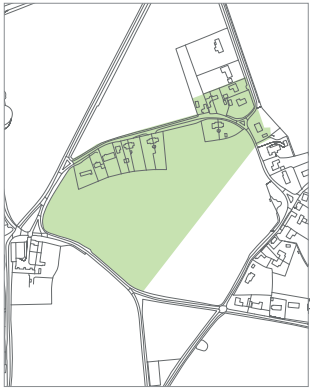
- Hunt Hall Farmhouse

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.





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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 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 detract from heritage assets.
- Vehicles parked in front of historic houses.
- Bins left on street in front of properties.
- Modern and suburban-style large stone driveways and garages detract from the quaint appearance of the village.
- Non-native coniferous trees such as monkey puzzle trees, though an endangered species in the wild, are inappropriate for the setting.

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
- 18-19 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.
- Vehicles parked in front of historic houses.

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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 surroundings.
- 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

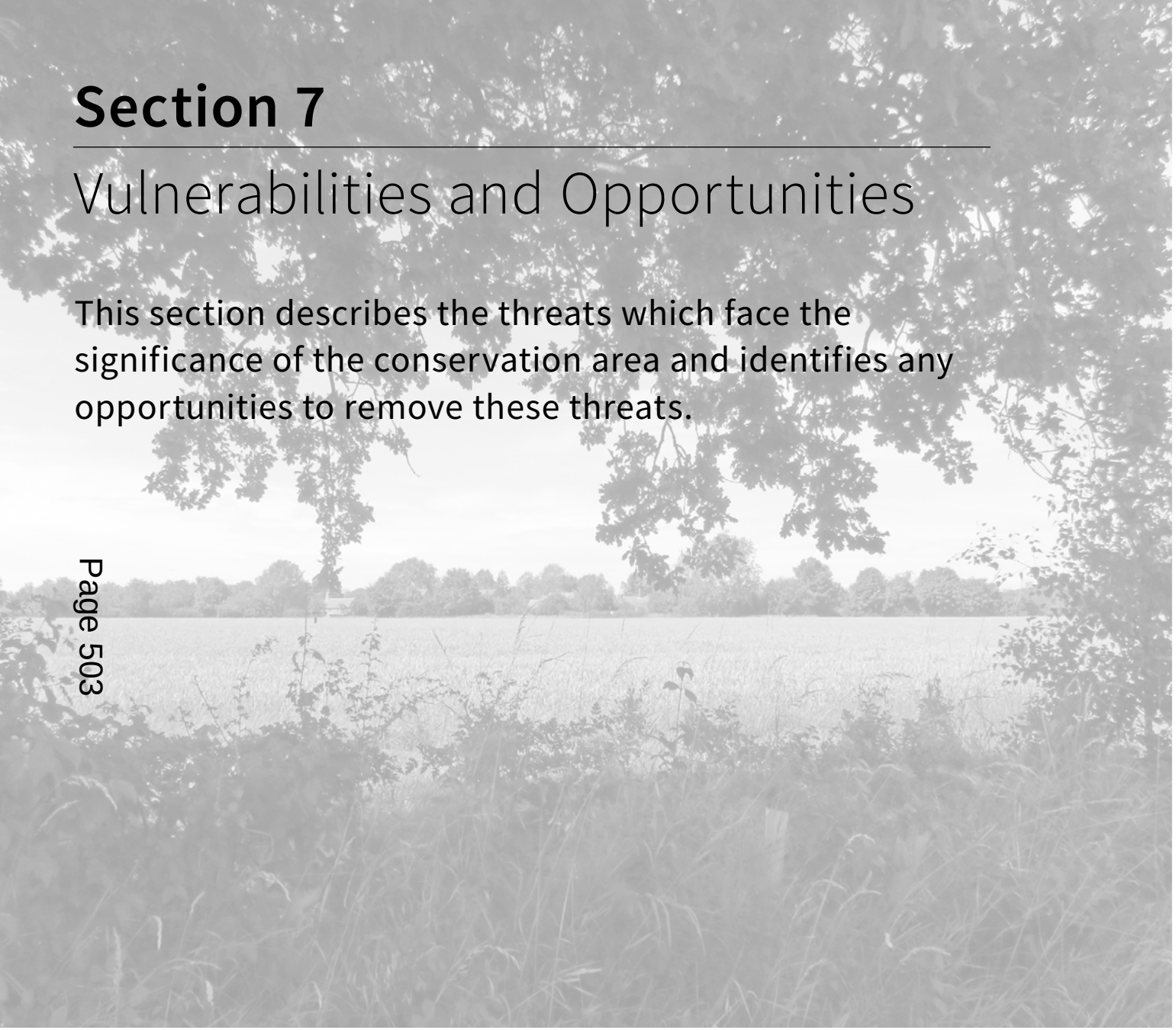
N/A

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 these threats.

Page 503

Contents

7.1 Condition

7.2 Negative Features, Materials and Techniques

7.3 Pressures from Development

7.4 Rural Character and Suburbanisation

7.5 Second Home Owners and Holiday Cottages

7.6 Dark Skies and Light Pollution

7.7 Agricultural Uses

7.8 River Location and Climate Change

7 Vulnerabilities and Opportunities

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.

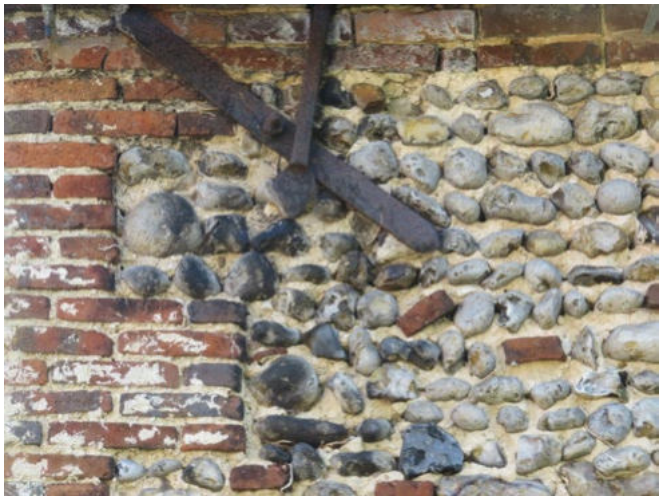
There are currently no obviously vacant properties in the village. It is important that buildings remain in use as they are more likely to be maintained and for any issues to be noticed and addressed.



Cementitious pointing



Eroded pointing causes loss of flints



Regular overspilling of water from missing, damaged or inadequately sized rainwater goods causes damage to the historic fabric



The hedge has thinned and revealed the fence



Although reeds are thicker in summer, the ponds would benefit from clearing



Worn corners to the junctions are common in the village

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 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; and
- 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.



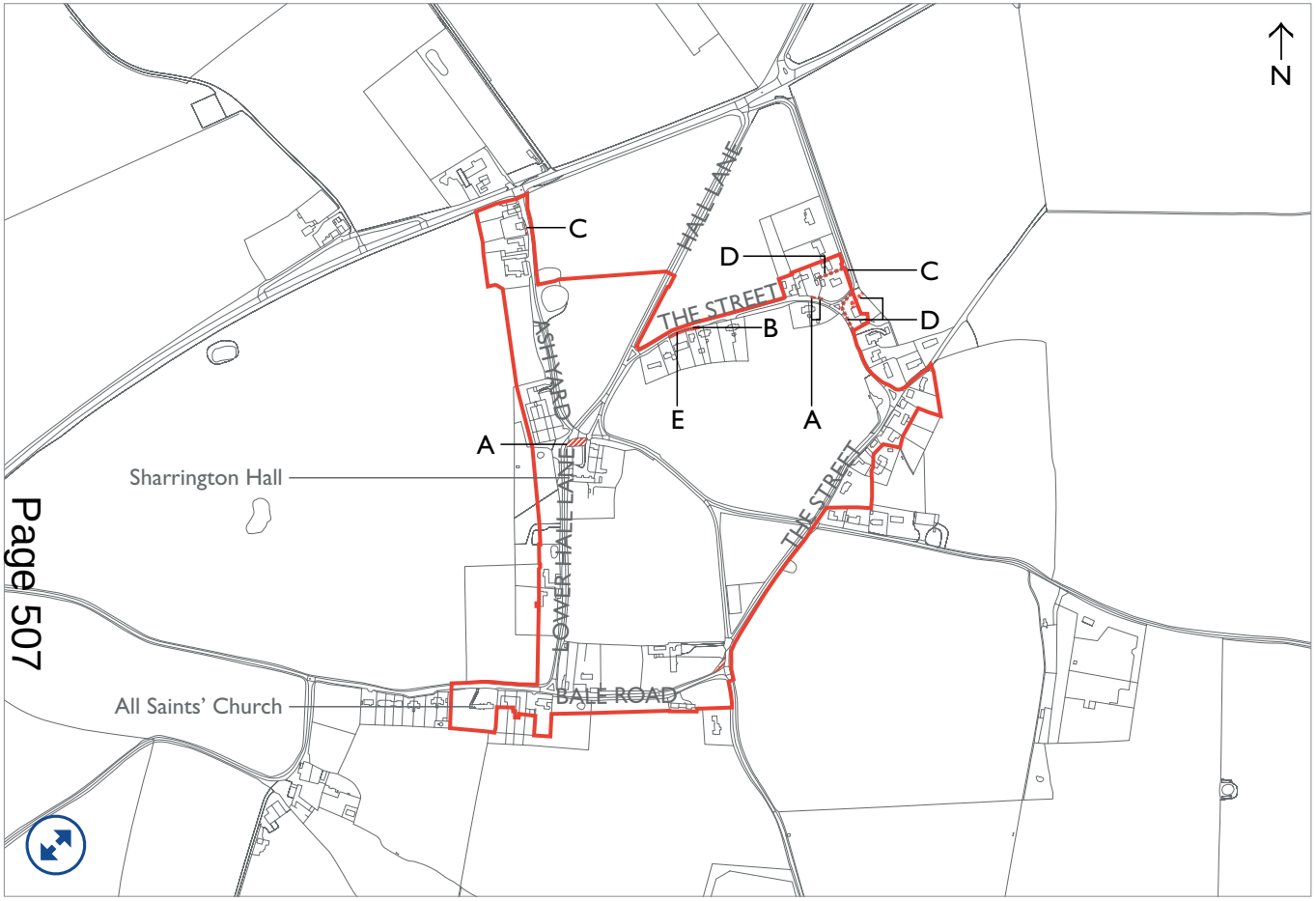
Satellite dish



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. Holiday cottages may generate some local jobs and revenue and, to a lesser extent, second homes may do also. 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. There have also been instances of second home owners who moved permanently to the village and became closely involved in village life.

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 COMMUNAL BUILDINGS

Sharrington is fortunate in having two functioning communal buildings: the church and the Village Hall. Both are run by small groups of local residents and face considerable challenges in gaining sufficient income and other funding to maintain and operate the buildings. Whilst special funding may be available for certain projects relating to the conservation and upkeep of the buildings, the process of applying for funds can be arduous and put further strain on the small team running the building. It is important to balance the benefits of maintaining these communal facilities for the benefit of local residents and ensuring the aesthetic value of the listed church and the Conservation Area are maintained in the long term.

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 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.



Agricultural buildings just outside the Conservation Area

7.8 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.

7.9 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. The increasing intensity of storms caused by climate change means that 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,[28] 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.

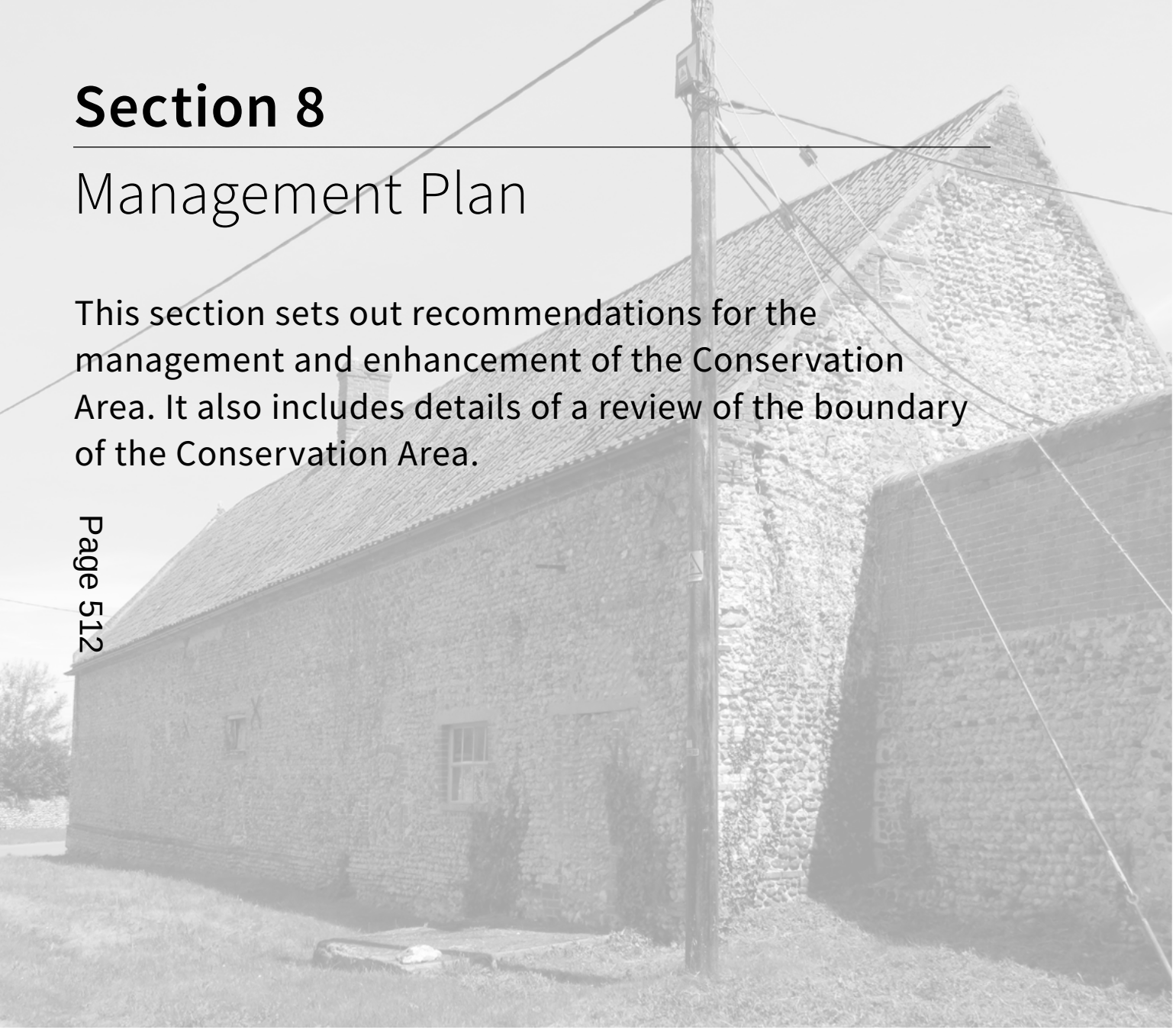
The need to respond to changing climatic conditions may also put pressure on the historic environment and individual buildings with the incorporation of renewable energy sources, increased insulation, the fitting of window shutters and other measures. Current planning legislation and heritage guidance 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.



Page 512

Contents

8.1 Introduction

8.2 Conservation Philosophy

8.3 Recommendations

8 Management Plan

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.

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 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.

Historic Buildings and Sustainability

Historic buildings embody carbon and their retention and reuse is inherently sustainable. Maintaining the existing fabric minimises the need for replacements that require additional carbon to create. Historic England encourages a "whole life building" approach to applying ideas of sustainability to historic buildings with an emphasis on understanding how the historic building works as a whole rather than trying to "fix" one element. It also urges consideration of the whole carbon-life of materials when making decisions. In essence, it is necessary to think long-term, undertake sympathetic and informed maintenance to save energy and minimise replacements, and upgrade and reuse buildings to minimise energy loss and use the embodied carbon of old buildings whilst not putting the historic building fabric at risk.

For example, replacing a historic window with a uPVC double glazed window may seem an affordable way of reducing energy loss and therefore energy consumption. However, historic buildings work as a whole and typically require the ventilation from traditional "leaky" windows to prevent damp that can lead to both the deterioration of the rest of the fabric and potentially harmful mould growth. Introducing non-breathable materials, such as plastic windows and cement mortar around them, can cause the decay of the adjacent historic materials. Furthermore, uPVC windows tend to last less than 20 years before needing replacement. The replacement of a uPVC window with another uPVC window means the loss of the carbon embodied in the first window and the addition of the carbon in the new window. Additionally, the plastic of the window will not quickly and easily decay causing pollution. Regularly painted timber or metal windows can last for centuries, and can in some cases be re-glazed saving the creation of completely new units.

Historic England is constantly undertaking research on the important subject of enhancing the energy performance of historic buildings. On its website, guidance documents include:

- Energy efficiency in historic buildings
- Energy efficiency in traditional homes
- The application of building regulations (Part L) to historic buildings
- Energy Efficiency and Historic Buildings: Energy Performance Certificates (including advice for landlords and building managers)
- Solar Panels on historic buildings
- Heat Pumps in historic buildings
- Installing insulation and draughtproofing in historic buildings for:
  - Roofs
  - Walls
  - Windows and Doors
  - Floors.

New advice is constantly being published as the technologies develop.

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 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 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 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 and could be replaced.

D Part of the garden of Bunns Yard to regularise the boundary.

E Part of the field south of Bale Road to align with the hedge marking the field boundary line.

Include within the Conservation Area boundary:

F Gardens and orchard on the south side of Bale Road that are currently partly included to regularise the boundary.

G Gardens to the west of Lower Hall Lane and east of The Street that are currently partly included to regularise the boundary.

H 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.

I 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.

J 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.



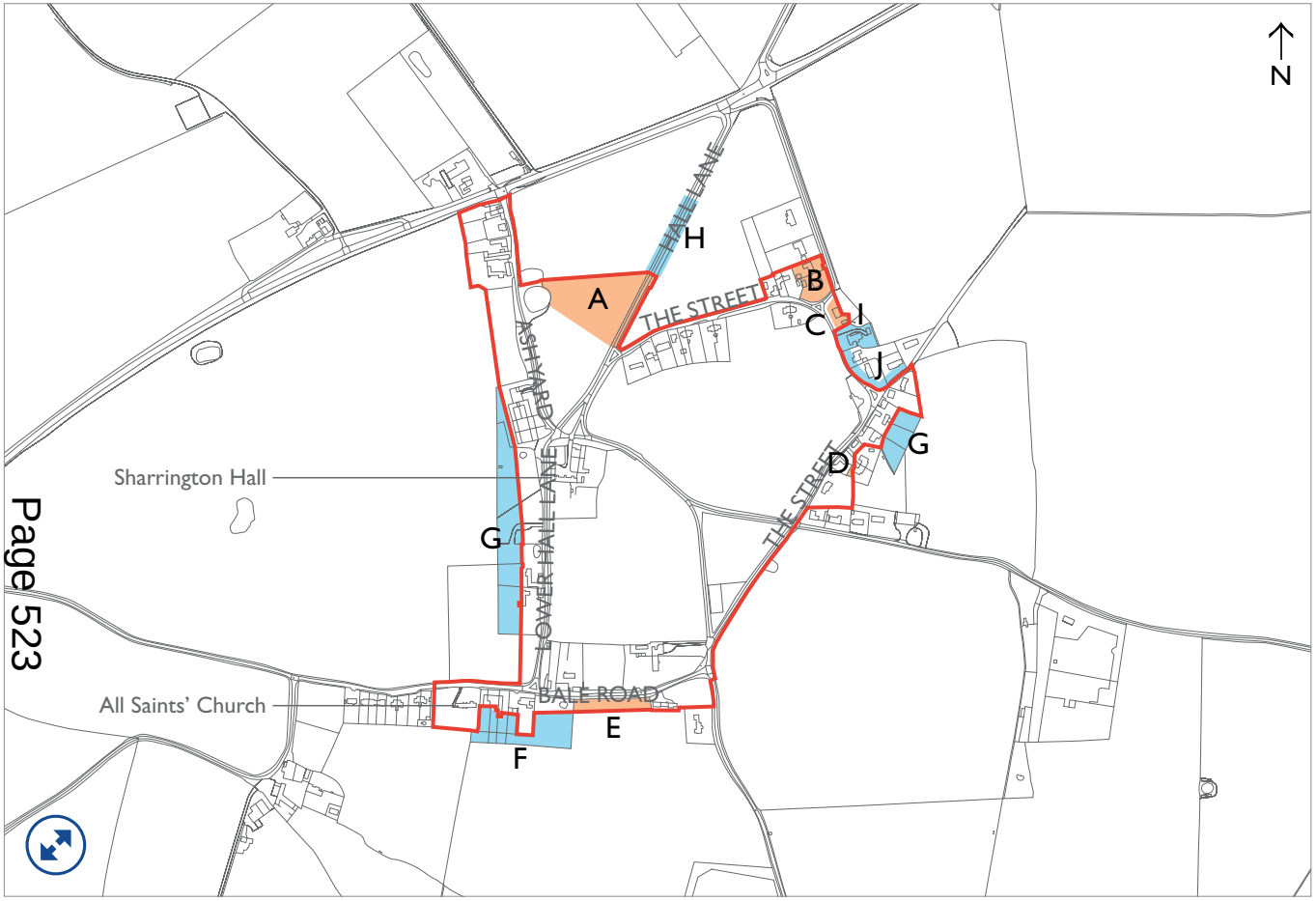
The Hog Penny



Chapman's Yard



Village Hall

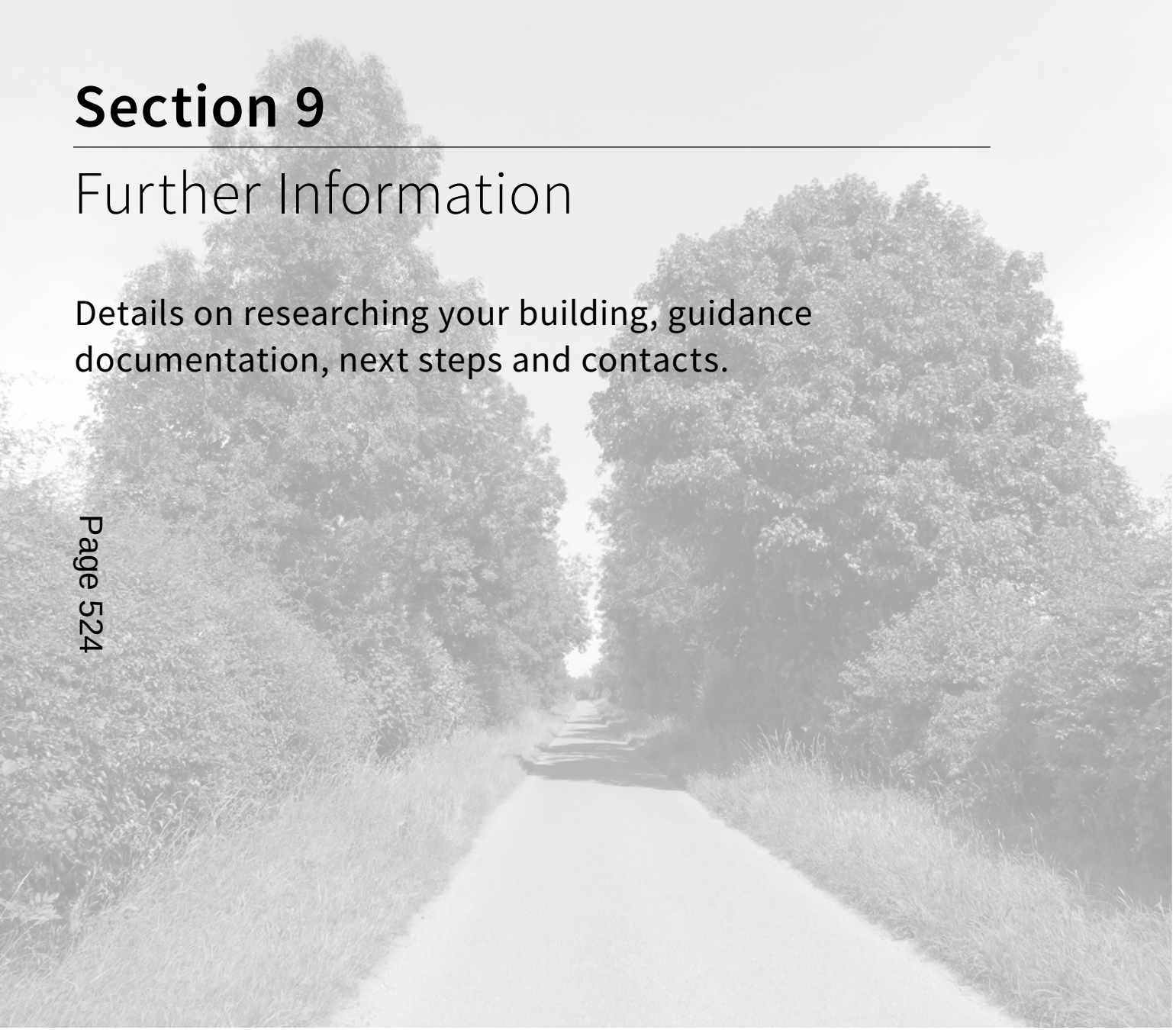


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Section 9

Further Information

Details on researching your building, guidance documentation, next steps and contacts.



Page 524

9 Further Information

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.

Appendices



Contents

A Endnotes and Bibliography

B Glossary of Terms

C Audit of Heritage Assets

D Full Size Plans

Appendix A

Endnotes and Bibliography



Page 528

A Endnotes and Bibliography

ENDNOTES

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

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26 See Historic England Local Heritage Listing (2016) for more details

27 Norfolk Heritage Explorer, 'Brinton', http://www.heritage.norfolk.gov.uk/record-details?TNF194

28 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

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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



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, 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 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.



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.



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.



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	1871
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 Weslyan 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.



Address / Building Name	18-19, The Street
Street-by-Street Area	The Street (east-west)
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	1871
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. Included at the request of the Parish Council.



Appendix D

Full Size Plans



Replace with
Layered PDF

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NORTH NORFOLK DISTRICT COUNCIL

PURCELL

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Stody

Conservation Area Appraisal and Management Plan

Third Draft: April 2022

NORTH NORFOLK DISTRICT COUNCIL

PURCELL

Contents

How to Use This Document 03
How to Use the Layered PDF in Appendix D 04
Frequently Asked Questions 05

1 **Introduction** 06
1.1 Proposed Stody Conservation Area 07
1.2 What is a Conservation Area? 07
1.3 The Purpose and Scope of the Conservation Area Appraisal and Management Plan 08
1.4 What Does Designation Mean for Me? 10
1.5 Pre-Application Advice 10
1.6 Who Have We Consulted While Preparing this Plan? 10
1.7 What Do These Terms Mean? 11

2 **Summary of Special Interest** 12

3 **Historic Development** 14
3.1 Early History 15
3.2 Medieval 15

(Continued)
3.3 Seventeenth and Eighteenth Century 16
3.4 Nineteenth Century 18
3.5 Twentieth and Twenty-First Century 20

4 **Character Assessment** 23
4.1 Location and Topography 24
4.2 Setting and Views 26
4.3 Townscape, Spatial Analysis and Greenery 38
4.4 Architecture 45

5 **Heritage Assets** 56
5.1 Introduction 57
5.2 Listed Buildings 57
5.3 Locally Listed Buildings 57
5.4 Heritage Assets Plan 58
5.5 Archaeology Summary 59

6 **Street-by-Street Assessment** 60
1 Brinton Road (North-South) 62
2 Brinton Road (East-West) 64
3 Hunworth Road 66

7 **Vulnerabilities and Opportunities** 67
7.1 Condition 68
7.2 Negative Features, Materials and Techniques 69
7.3 Pressures from Development 71
7.4 Rural Character and Suburbanisation 72
7.5 Second Home Owners and Holiday Cottages 73
7.6 Dark Skies and Light Pollution 73
7.7 Agricultural Uses 73
7.8 River Location and Climate Change 74

8 **Management Plan** 75
8.1 Introduction 76
8.2 Conservation Philosophy 77
8.3 Recommendations 78

9 **Further Information** 86

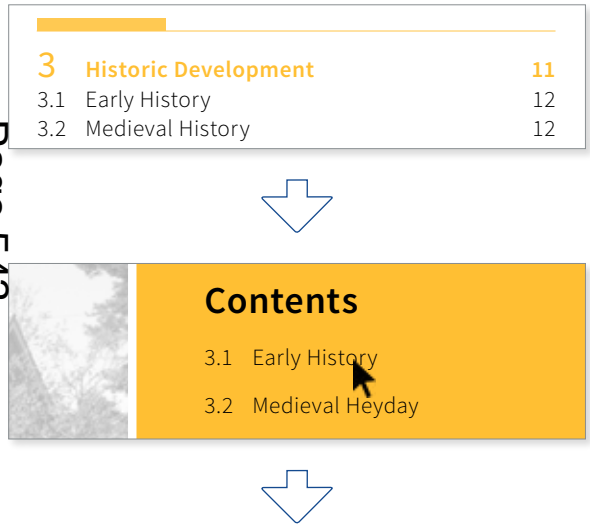
Appendices 89
A Endnotes and Bibliography 90
B Glossary of Terms 93
C Audit of Heritage Assets 95
D Full Size Plans 98

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.

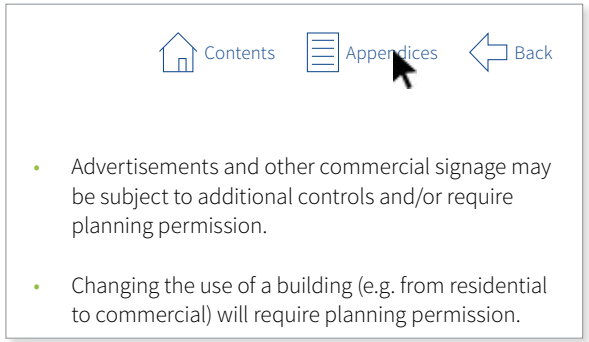


Navigation

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.



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

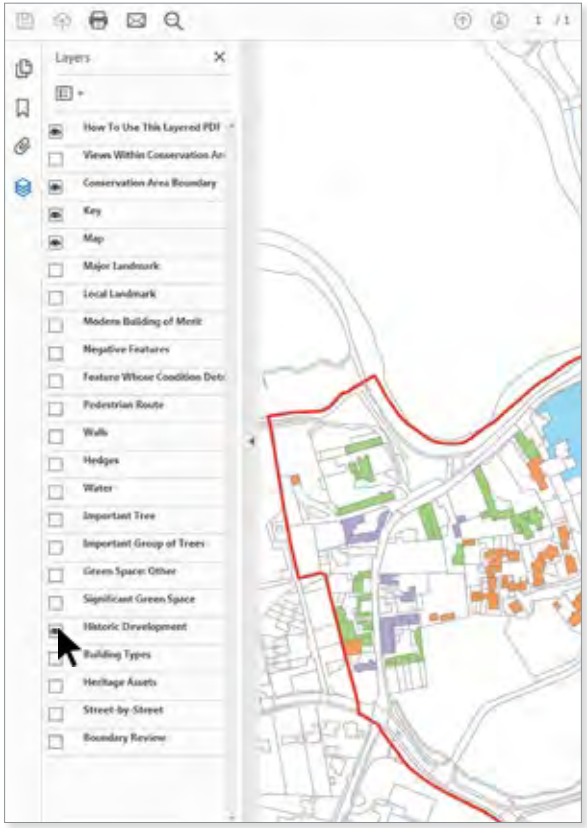
Click on the layers icon to open the layers panel. This will bring up options for the different mapping elements that are available to view.



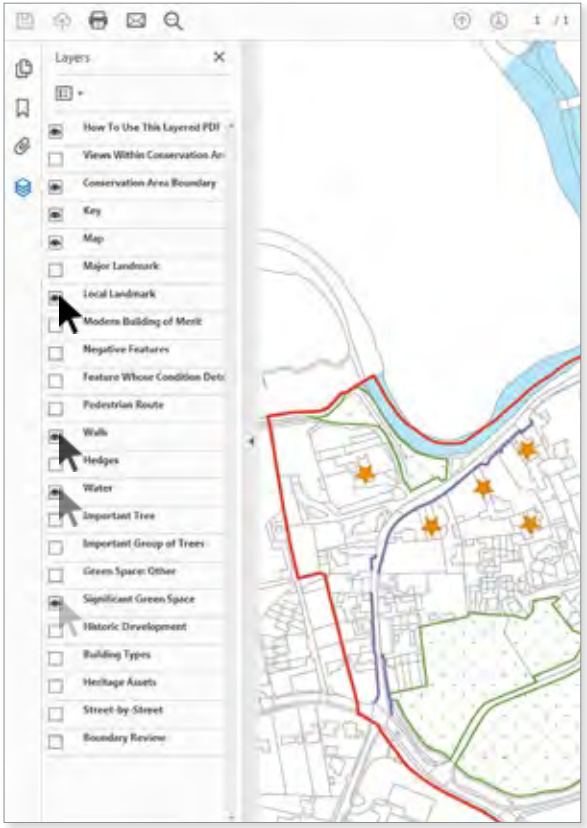
Viewing Different Layers

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 Stody 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.

Contents

1.1 Proposed Stody 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 Introduction

1.1 PROPOSED STODY 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. It then extends east along Hunworth Road up to and including Vale House.

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 the Briningham and Burgh Beck tributaries of 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, 2021) 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.



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.

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 proposed Stody 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 requires 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 Stody 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 Stody Conservation Area Appraisal and Management Plan was made available for public consultation across an eight-week period between 22nd November 2021 and 21st January 2022. This included the publication of the draft document on North Norfolk District Council's website and public consultation workshops held at the village halls at Hunworth and Sharrington on 15th December 2021.

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 2021 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.

The Stody Estate has also assisted with the preparation of the appraisal.

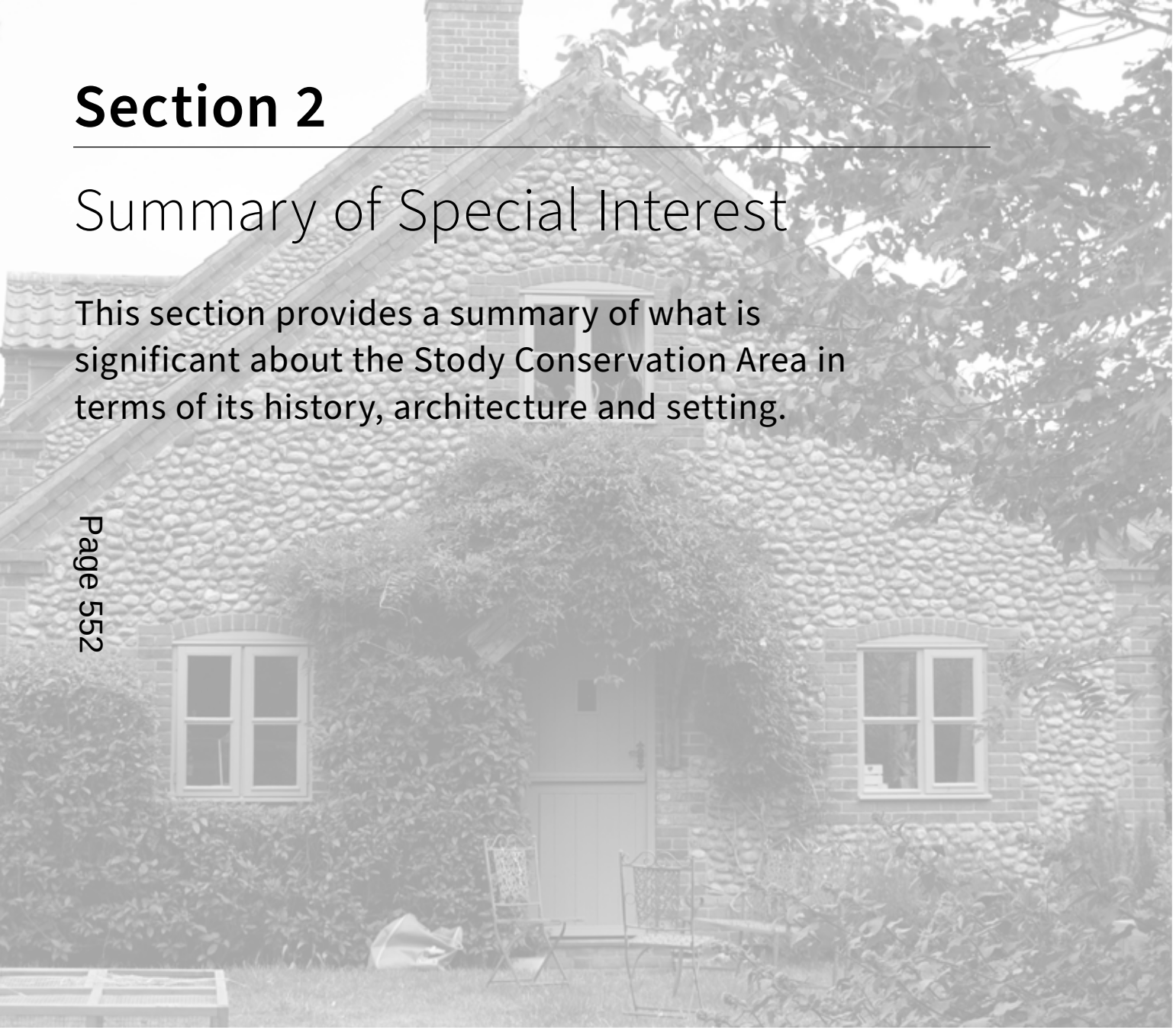
1.7 WHAT DO THESE TERMS MEAN?

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 Stody Conservation Area in terms of its history, architecture and setting.



Page 552

2 Summary of Special Interest

An understated estate village, Stody is a dispersed, mostly linear settlement that drifts round the curve of Brinton Road and trails along the gentle bends of Hunworth Road. Shaping the undulating topography of the village, the two becks, tributaries of the River Glen, run through the village from east to west. The round tower church is prominently located on a slope above the Briningham Beck, creating attractive views of the Grade I listed flint building. Together the church and Stody Hall form the traditional heart of the vernacular Norfolk village.

Stody has a long history with the earliest occupation of the village dating back to the Neolithic period. The round tower of the Church of St Mary 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 an important industry in North Norfolk and three mills were once present in the village but no longer remain. The hall and village have passed through the hands of several different families and the historical land ownership of the village has often been the same as Hunworth.

There are relatively few buildings in Stody and they 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 on one of the modern barns at Stody Hall Barns. The most significant buildings in Stody are recognised by their national heritage designations. The grade I listed Church of St Mary has a round tower with an attractive knapped flint trefoil pattern reflecting the status of the building. Vale House is a late Elizabethan farmhouse at the east end of the village whilst 5 and 6 Hunworth Road are nineteenth century cottages that are typical of the area. 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 successor to the medieval manor house, Stody Hall, a large vernacular brick and flint house, is proposed for local listing. The village is mainly residential with a scattering of flint and red brick cottages and medium sized houses. The Old King William public house in the north end of the village was sensitively converted into residential use in the twentieth century. Conversions of buildings from their original use have been sensitive and subtle throughout the village.

In essence, Stody is agricultural as shown by the farms in and around the village and the fields that encircle it. The beck which cuts through the centre of the village is a defining feature which can be heard as well as seen from the bridge on Brinton Road. Brinton and Hunworth Roads are lined with hedgerows, mature trees and grassy verges which contribute to the rural character and contrasting feelings of enclosure and openness as one moves through the village. The well-tended gardens contribute to the green setting of the buildings.

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 on the edges of the village. The open fields which surround the Conservation Area enable 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.



Page 554

Contents

3.1 Early History

3.2 Medieval

3.3 Seventeenth and Eighteenth Century

3.4 Nineteenth Century

3.5 Twentieth and Twenty-First Century

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 and Hunworth 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.

3.1 EARLY HISTORY

Roman 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.[07] 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 plan of Robert Britiffe's estate at Hunworth in 1726, which also shows outlying lands at Holt, Thornage and Briningham. The estate passed to him from his brother Edmund around 1717. Robert Britiffe, was a very successful barrister, Recorder for Norwich and King's Lynn, legal advisor to Sir Robert Walpole and Marquess Townshend and MP for Norwich for nearly 20 years as well as being son-in-law to the 1st Earl of Buckinghamshire of Blickling Hall. The plan, an extract of which is reproduced adjacent, 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.

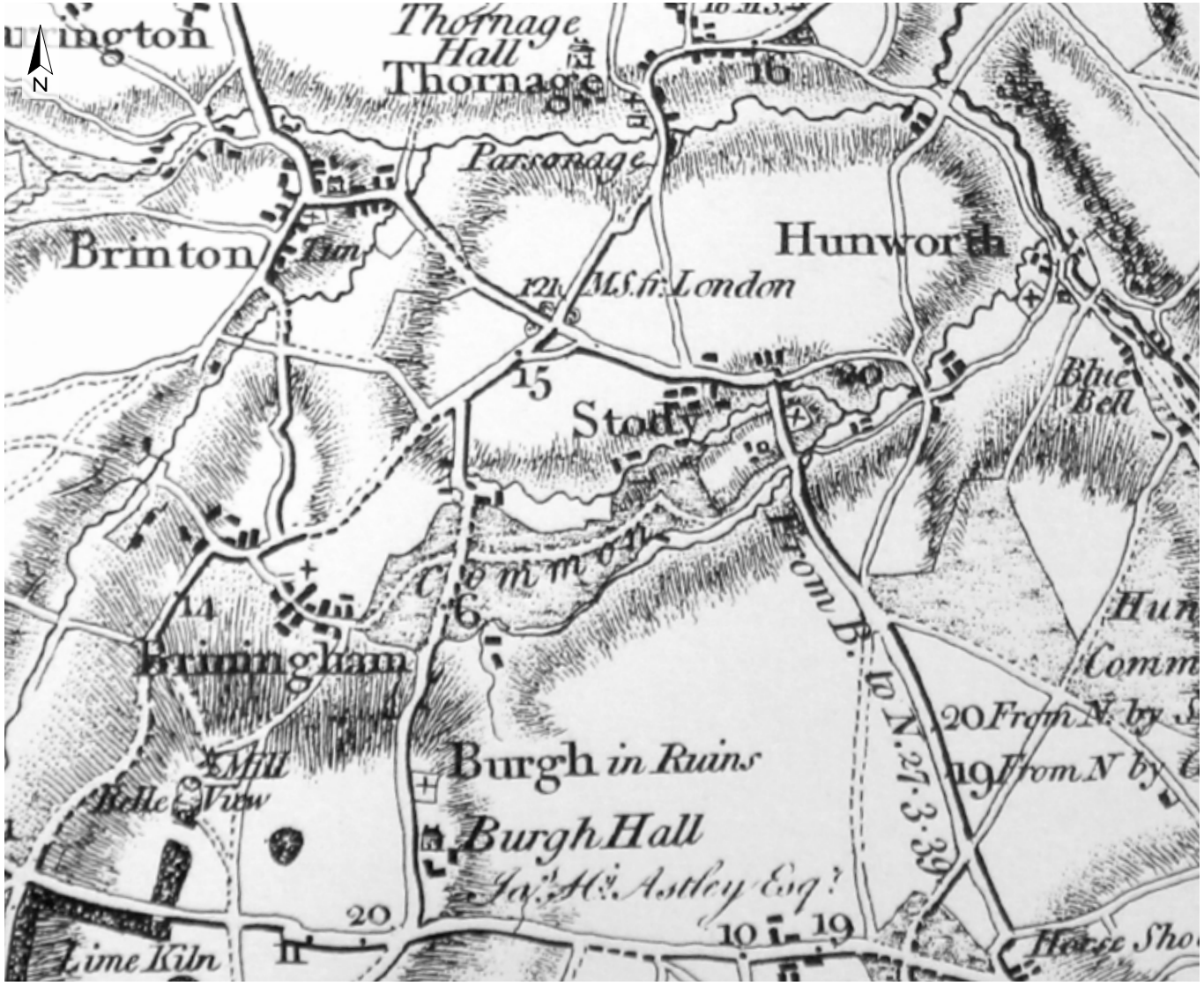
Hunworth Road is called Studday Street on the map and is bisected by a road to Holt, much of which no longer exists. Two buildings are shown on the map: to the north set in an orchard or garden with trees is one labelled Funnel, to the south is another, in a larger garden with an outbuilding labelled Topping. It is possible these correspond with Meadow Cottage and Letter Box House respectively but it is curious that Vale House does not appear to be shown. However, this may have been because it was not owned by Britiffe.



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)

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 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.

To the east, the road bisecting Hunworth Road is shown as returning to the north of the church as well as forking north-eastwards to Holt. Buildings are shown, somewhat inaccurately, in the location of Vale House, Letter Box House, the terrace of three cottages and the listed pair of cottages, although these are not necessarily the buildings extant in 1797.



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

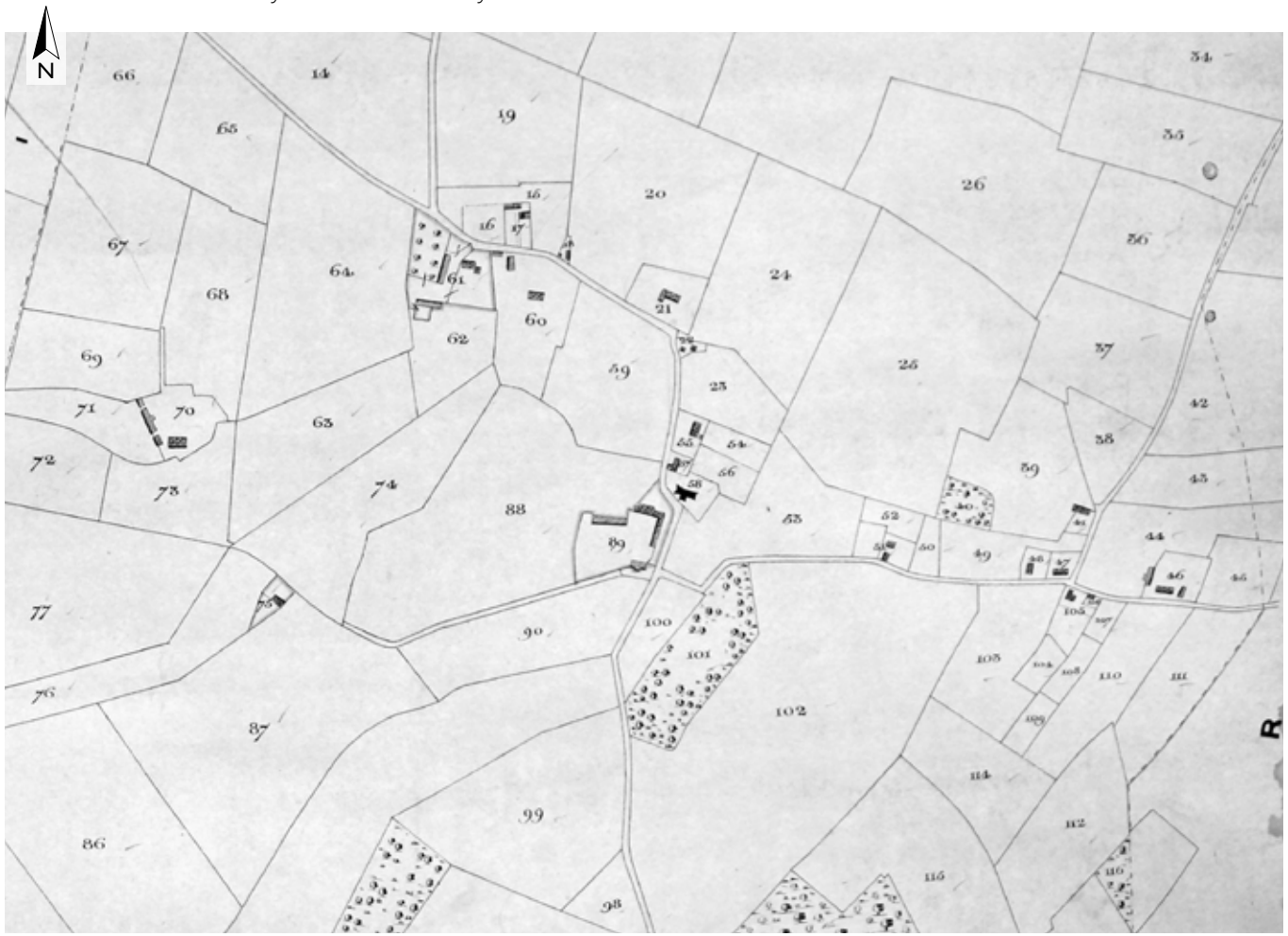
3.4 NINETEENTH CENTURY

The present layout of Stody was largely in place by the early nineteenth century. Whilst not entirely accurate, the Tithe Map provides the first representation of all the main buildings and boundaries in the parish and records the land ownership in Stody in 1840. Since Faden's map, the open fields and commons had been divided and allotted under the enclosure acts of the early nineteenth century. The road bisecting Hunworth Road had been closed and incorporated into the fields apart from a short track to Beck Cottages.

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, replaced by agricultural fields. 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 tithe map shows many of the existing buildings along Hunworth Road and some which no longer exist. A small cottage is shown east of Letter Box House in its own very small plot. Vale House is shown with an outbuilding to the east and what appears to be a barn to the west, neither of which are still extant. Plot 51 is the approximate site of 5 and 6 Hunworth Road but there appears to be a small cottage located on the road with an outbuilding behind.

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).

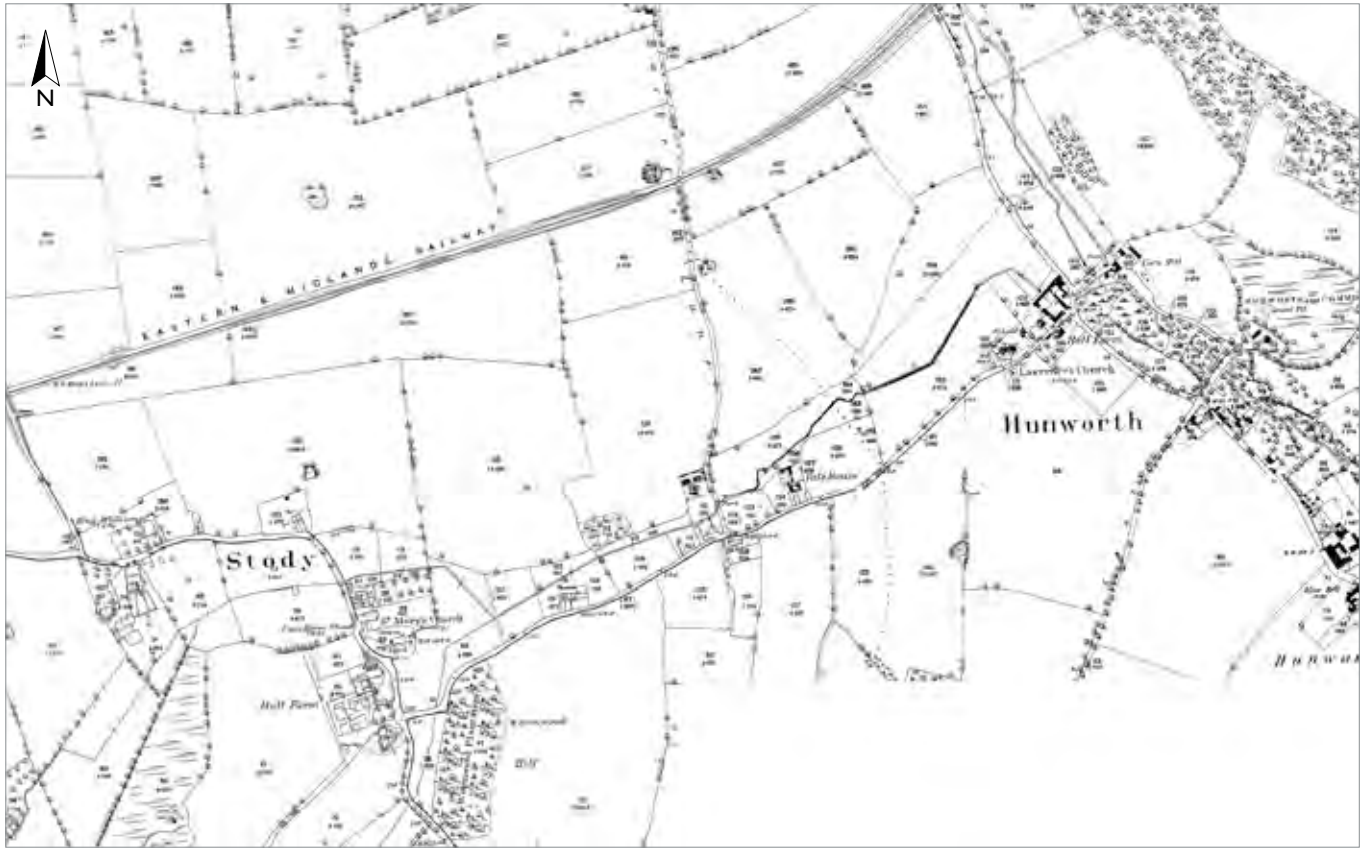


Tithe Map, Parish of Stody, 1840 (Norfolk Record Office: DN/TA 323)

The earliest OS map of Stody from the 1880s depicts the village in greater detail and accuracy than the earlier maps, though there has been relatively minor expansion. 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 Plantation.

The development at Stody in the early nineteenth century was largely restricted to farm buildings. Spindles 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. On the eastern side of the village on Hunworth Road, a cottage and outbuilding had been demolished and a terrace of four cottages built (today Nos. 5 and 6 Hunworth Road). The terrace or building to the north of the road had been replaced since 1848 with two pairs of cottages (now Beck Cottages) and the tiny cottage to the south of the road had been demolished and the neighbouring building extended (today Letter Box House). The large barn and outbuilding in the grounds of Vale House had both been demolished and a new L-shaped range of outbuildings constructed to the north.

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.

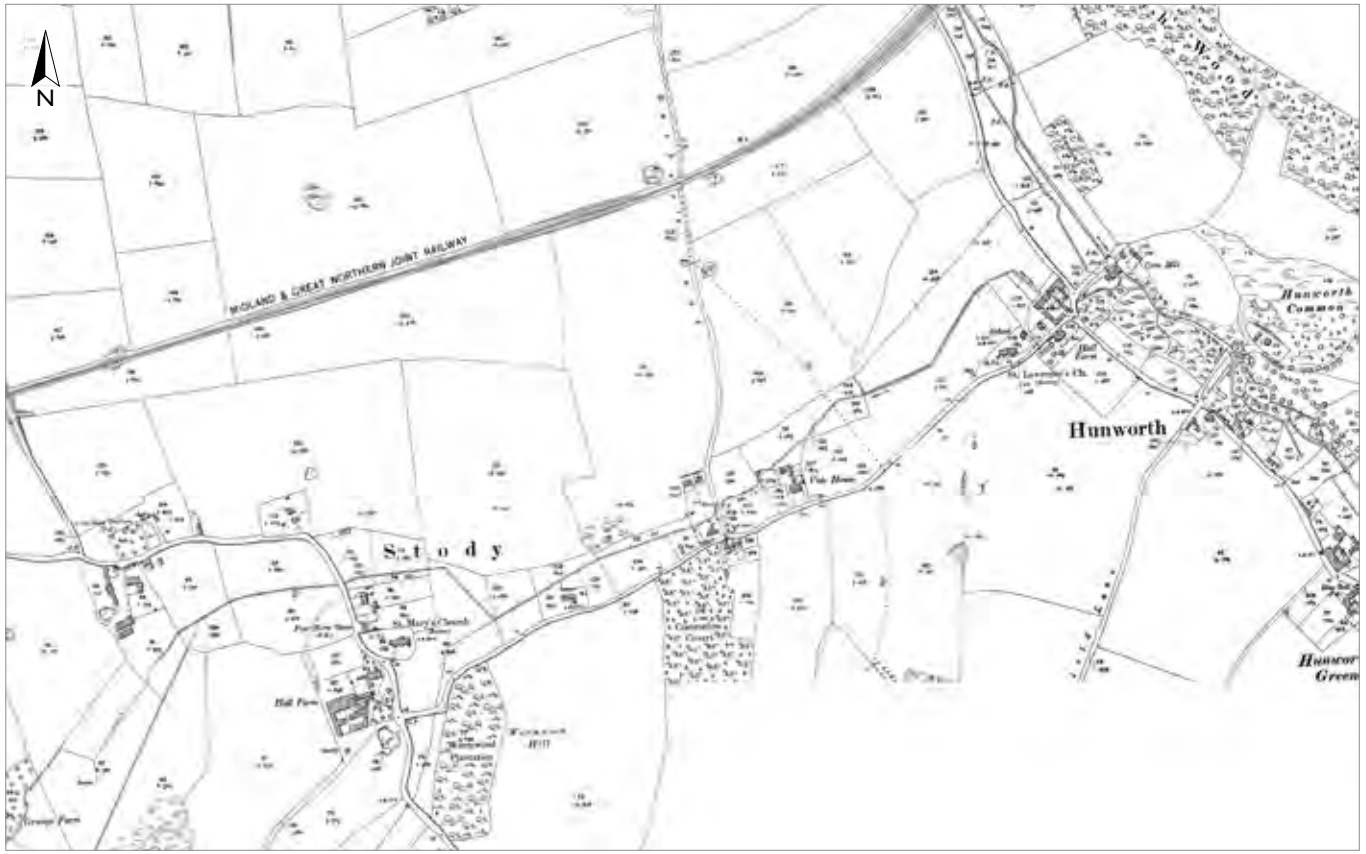


1881-1886 1:2,500 OS map © Crown Copyright and Landmark Information Group Ltd (All rights reserved, 2020)

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. Some of the residential buildings were shown as divided (what is now Letterbox House and the three cottages opposite on Hunworth Road) where previously they were shown as single buildings. A new wood was also laid out to the south of Hunworth Road called Coronation Covert. The name suggests it may have coincided with the Coronation of Edward VII in 1902. The railway line to the north of the settlement was now marked as Midland and Great Northern Railway. The most significant change in the village occurred outside the Conservation Area. In March 1903, the thatched house known as Stody Lodge was severely damaged by fire and its timber extension housing the Billiard Room by Boulton and Paul was entirely destroyed.[08] The salvageable part of the building was repaired but a new Stody Lodge was constructed further south.

In 1932, the first Viscount Rothermere bought the Hunworth and Stody Estate from the Lothian family and commissioned Walter Sarel to build a hunting lodge 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.

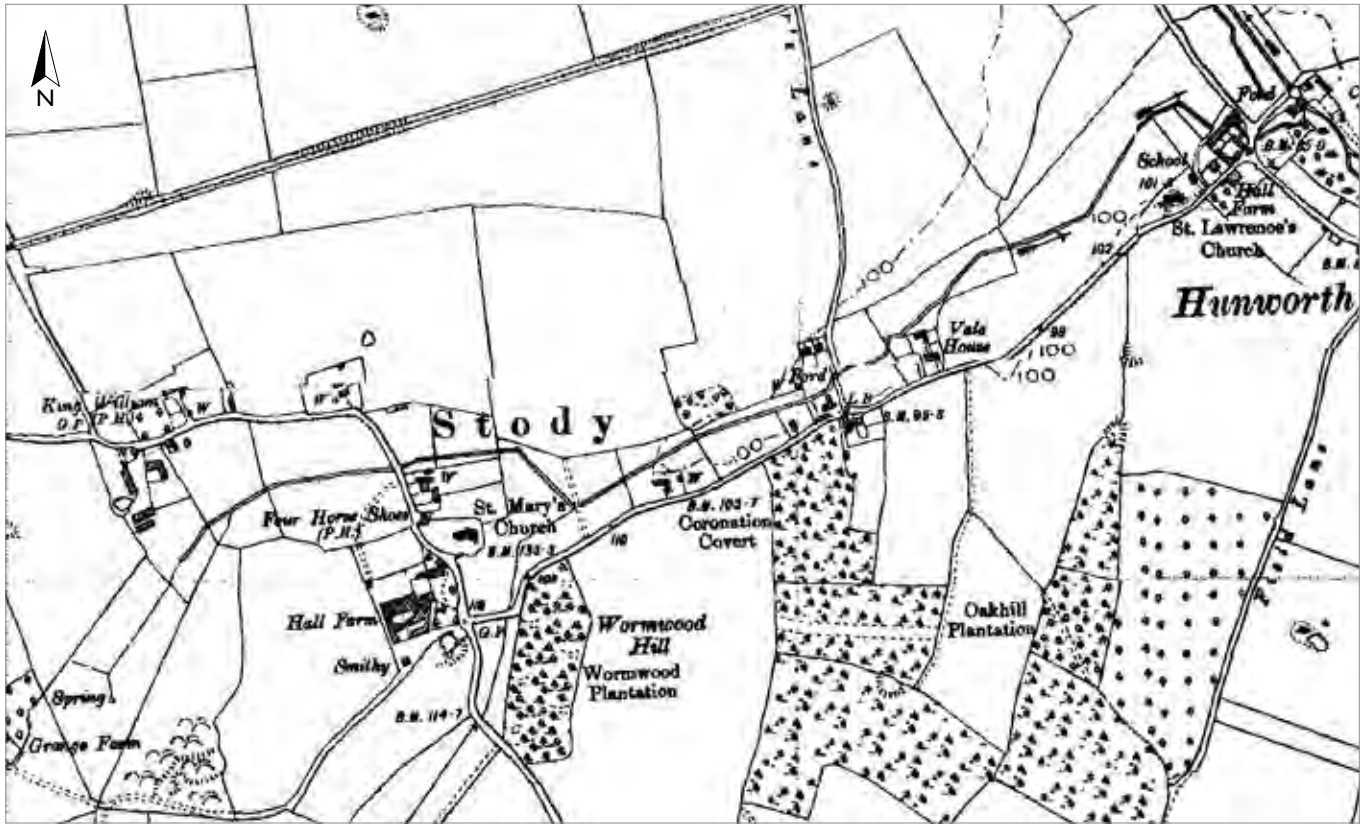


1905-1906 1:2,500 OS map © Crown Copyright and Landmark Information Group Ltd (All rights reserved, 2020)

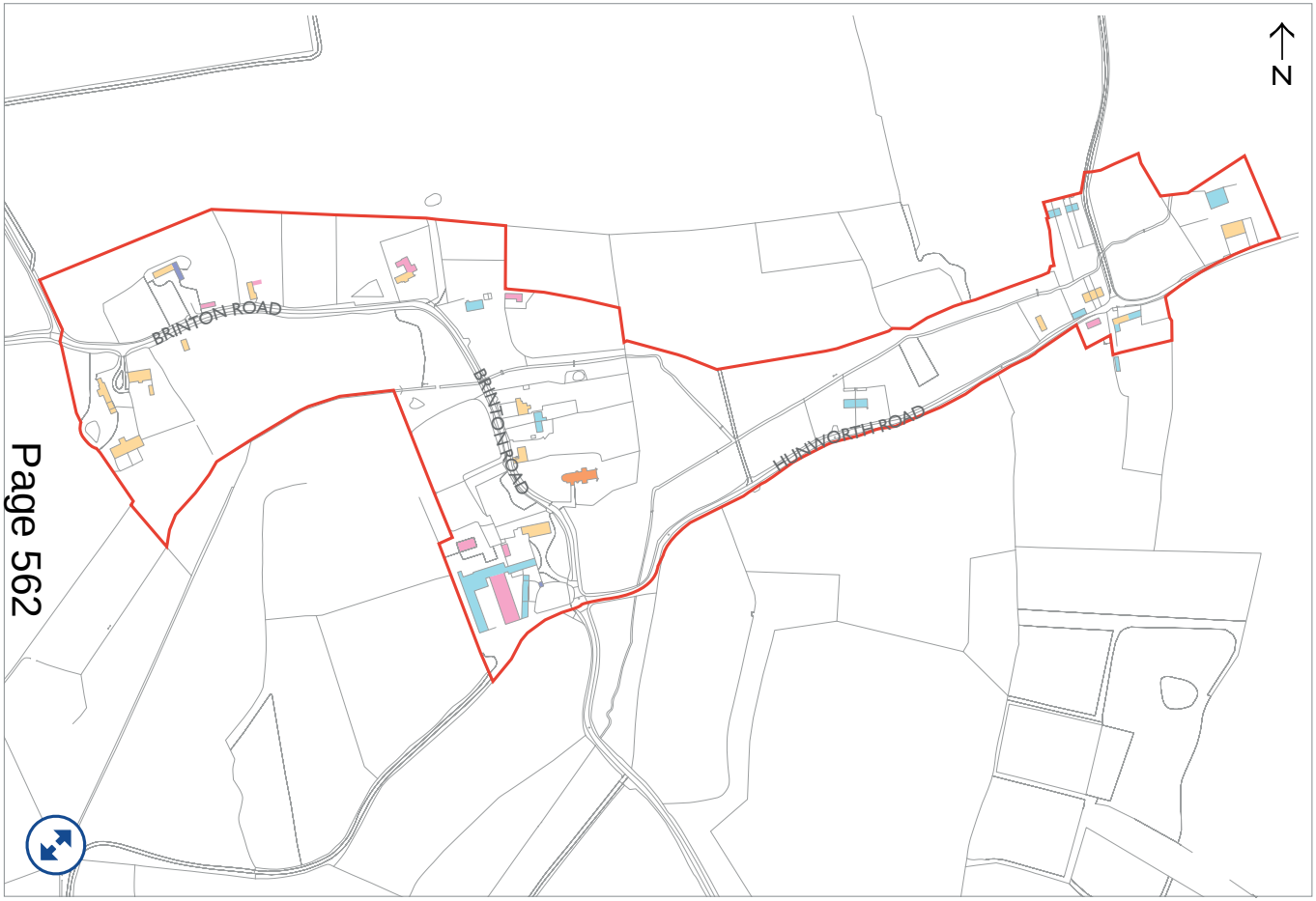
The former King William public house was closed in the early 1930s and the Four Horse Shoes was converted to a private dwelling in 1957 when sold by Morgan's brewery. Stody remained largely unaltered in the first half of the twentieth century and contains little modern development to this day, though an interwar cottage was built south of Hunworth Road in Coronation Covert. The later 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.

Some 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. Much of the land was also withdrawn from the sale. Stody 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.



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 Stody Conservation Area that contribute to its setting, architecture, form, street pattern and townscape character.

Contents

4.1 Location and Topography

4.2 Setting and Views

4.3 Townscape, Spatial Analysis and Greenery

4.4 Architecture

4 Character Assessment

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 and Hunworth Road, from Kendles Farm in the west to Vale House in the east. There are a few houses dispersed along the road, with fields and large gardens interspersed between them. Briningham Beck, a tributary of the River Glaven, runs through the village from west to east. Burgh Beck, another tributary runs south-west to north-east to the south of the village, joining with Briningham Beck east of the church and then running east alongside Hunworth Road to join the main river at Hunworth.

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 meadow, 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.[09] 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.

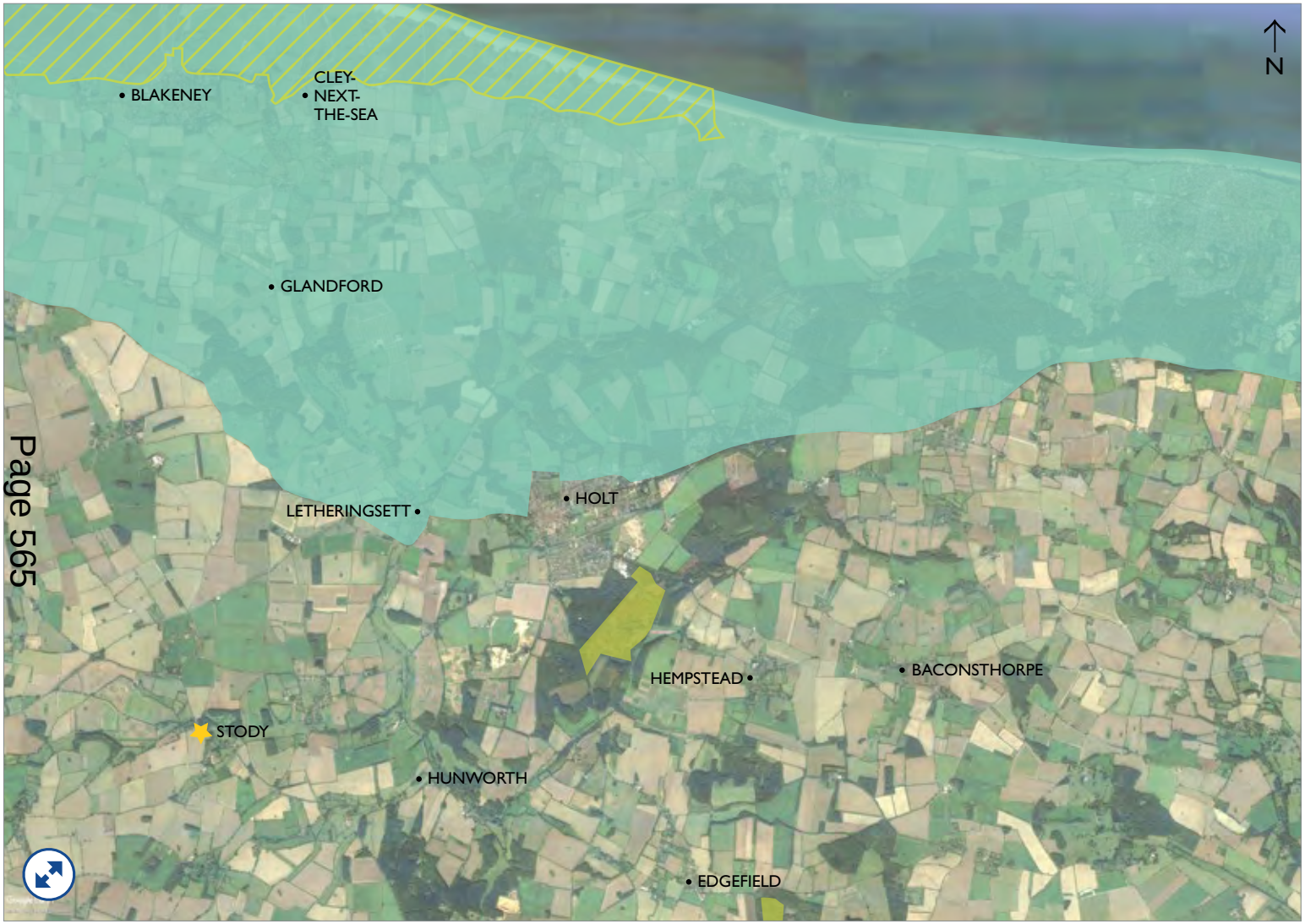


View of the round tower of St Mary's Church and Stody Hall behind trees and hedgerows from the crossroads south of the village



View of Brinton Road from the north of the village showing trees and bushes creating a semi-enclosed feel

Page 564



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 water meadows. 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; the Wormwood Plantation is situated to the south-east of the church whilst Coronation Covert south of Hunworth Road adjoins extensive blocks of woodland stretching past Stody Lodge to the quarry.

Stody is on the edge of the Glaven Valley, a scenic area of North Norfolk comprising scattered villages along the River Glaven and its tributaries with farms and estates between the settlements. Of these tributaries, Bringham Beck, runs west to east through the village and joins a second, the Burgh Beck, that approaches the village from the south-west. The land around the becks rises and this creates the undulating landscape of the village. 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



Burgh Beck



Wormwood Wood, a woodland block south-east of Stody



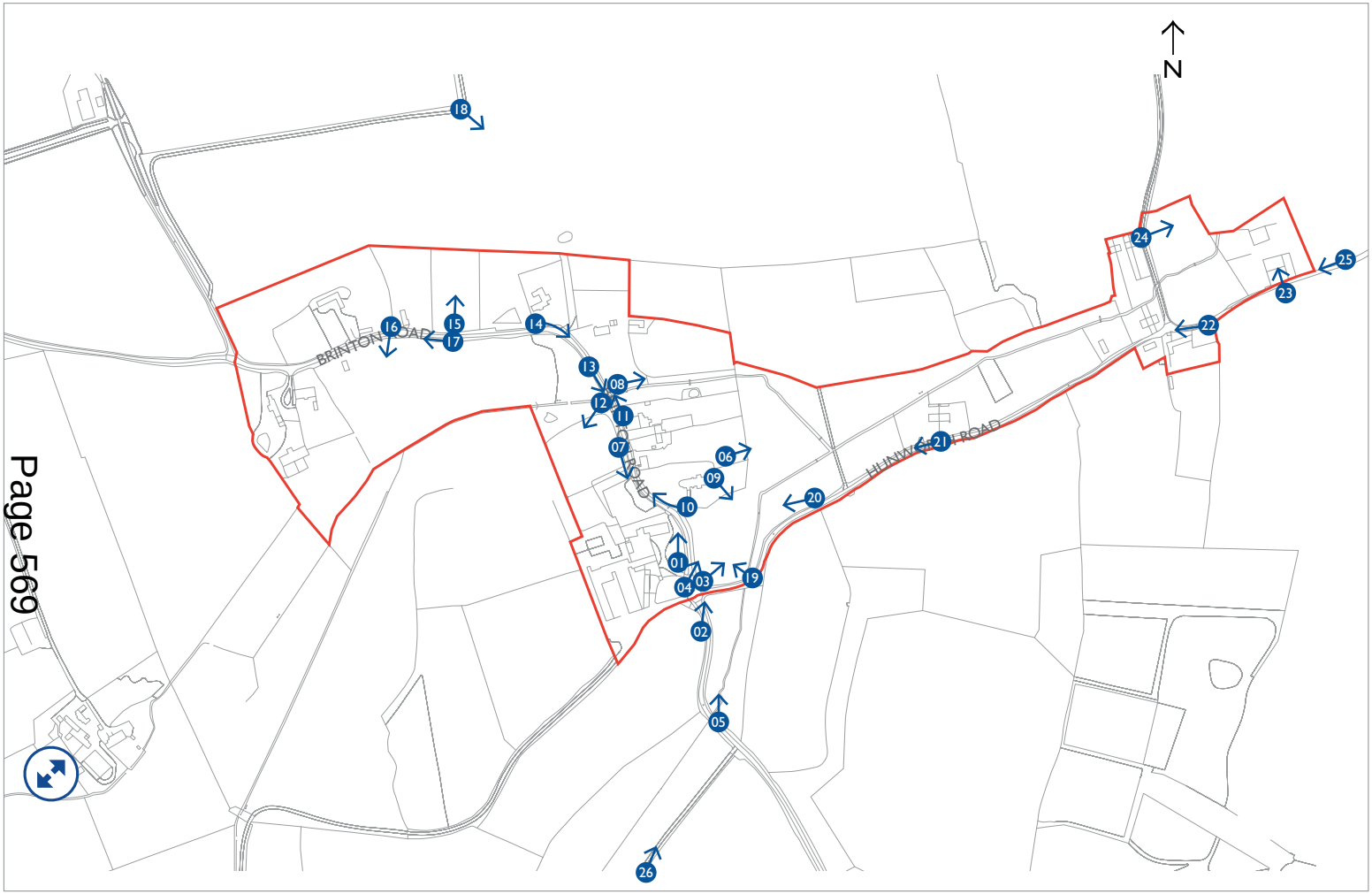
Field south of Hunworth Road with the woodland blocks of Coronation Covert beyond

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 becks joining in the water meadow and flowing onwards to the east, and green backdrops and wide sky on the horizon lines. Views also look out from the churchyard, eastwards across the water meadow.

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, 20, 21). It can often be seen glimpsed between buildings and trees (Views 16). Hunworth Church tower can also be seen in views from the footpath east of Beck Cottages (View 24). 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 to the east of the churchyard



View 07

View showing Brinton Road sweeping upwards from the south



View 08

View of east side of Briningham Beck



View 09

View to the 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 beck



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 a field



View 16

View south of Brinton Road showing a field



View 17

View showing rising topography and enclosing trees lining north-west of Brinton Road



View 18

View from footpath north of Stody looking south-east towards the Church



View 19

View from corner of Hunworth Road looking north-west towards the Church and Stody Hall



View 20

View of the east end of Church



View 21

View from outside 5 and 6 Hunworth Road looking towards Stody Hall and the Church



View 22

View looking west along Hunworth Road towards Letter Box House and the terrace of cottages



View 23

View of Vale House from Hunworth Road



View 24

View from public footpath east of Beck Cottages looking towards Hunworth Church tower



View 25

View looking into the Conservation Area from Hunworth Road west towards Vale House



View 26

View from public footpath south of Stody looking north towards the Church and Stody Hall



4.3 TOWNSCAPE, SPATIAL ANALYSIS AND GREENERY

4.3.1 Street and Plot Patterns

The roads in Stody are single track lanes. Brinton Road 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. Briningham Beck 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 beck. Brinton Road joins Hunworth Road at a junction south of the Church and runs north-east to the nearby village of Hunworth. Small lanes run off Brinton Road around the edges of fields and onto privately owned land. A track north of Hunworth Road provides access to Beck Cottages and is the remnant of a road that looped round from the north-west of Lodge Wood to the west of what is now Coronation Covert, past Beck Cottages and round to join the Brinton Road. The Church and Stody Hall combine to form the centre of the village.

The arrangement of buildings in Stody tends to be in small clusters along Brinton Road and Hunworth Road with fields in between, although the medium sized houses along the north stretch of Brinton Road are set separately in generous plots. Buildings are typically on the north side of the road with a few exceptions in Stody Hall, Kendles Farm, Letter Box House and Coronation Cottage. The farm complexes are set back from the road and typically consist of a historic farmhouse and barns set around yards.

Most of the dwellings are set back from the road and separated by at least a small area of garden, which in turn is usually bounded by low walls or hedges. The outbuilding of Hill House near the Church is the only building to abut the highway.

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. 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 forms 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 a section of wooden fencing marking the paddocks. There are two small white post and rail fences either side of the road marking the bridge crossing the beck. 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.

The boundaries along Hunworth Road are predominantly hedge with brick and flint walls in front of some of the oldest properties. Very limited lengths of timber fencing are also used in discrete locations or near field access gates.



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



Typical fence on the bridges over the becks



Hedge with five bar timber gate



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 surrounds.

There are narrow grassy verges lining both sides of Hunworth Road and 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. A wall mounted Victorian postbox is located outside Letter Box House on Hunworth Road.



Stody village noticeboard located beside the church gate



Wooden bench located in the churchyard



View of road surface and grass verges



Victorian letterbox on Hunworth 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. The water meadows east of the church provide wide areas of green space.

Most of the private gardens in Stody are informal country cottage gardens, with the main exceptions of Stody Hall and Vale House, which have more formal lawns. 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



A traditional cottage garden

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. Trees, mostly deciduous and typical of England, are also located in small groups in private gardens, though there is a line of coniferous trees surmounting the grassy verge north of Stody Hall and another coniferous group outside Meadow Cottage on Hunworth Road. Most of the village is lined with hedges forming boundaries which contribute to the green character of the Conservation Area. These vary in species and include beech, yew and hawthorn.

There are narrow grass verges throughout the village.

The banks on the south side of the Briningham Beck have coppiced williow that would benefit from cutting back as it mostly covers a view of the water from bridge level. However, this level of growth is common along tributaries and rivers and a more open view of the beck 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 Briningham Beck



Mature trees lining northern end of Brinton Road



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

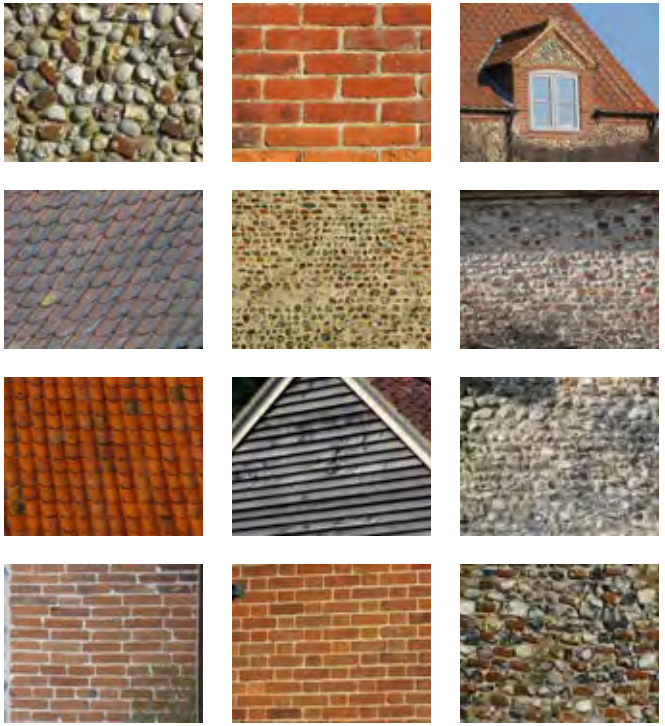
The building materials used in Stody are typical of North Norfolk, comprising predominately flint, red brick and red clay pantiles with a few examples of black glazed clay pantiles. Moulded brick is commonly used for chimneys and chimney pots are mostly red terracotta. Cobble flints are the main walling material for buildings and boundaries, with red brick quoins around windows and doorways. The pair of cottages east of Brinton Road (Stody Cottage and Maple Cottage) and Letter Box House on Hunworth Road are rendered, the latter probably to disguise its different phases of building. Traditional renders are usually of lime with a soft appearance to them and they may be painted or limewashed to protect the render. 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 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 was constructed with corrugated iron sheeting but has recently been reclad in timber.

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 and on Hunworth Road, arranged mostly as individual detached buildings but with some semi-detached cottages and one row of three cottages on Hunworth Road. 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 vacant properties in the village.

KEY

- Conservation Area Boundary
- Place of Worship
- Residential
- Residential Conversion: Other
- Barn/Agricultural
- Agricultural Conversion: OfficeWarehouse
- 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

Many of the dwellings in Stody are called Cottage but they vary in size from larger examples such as Rose Cottage, November Cottage and Meadow Cottage to the small terrace of three cottages (Forge Cottage, Hornbeam Cottage and the Ivys) on Hunworth Road. Generally they are of a small scale with low eaves heights. Most of the cottages are cobble flint with red brick detailing but Rose Cottage and the pair to the south are rendered. Coronation Cottage, which was added in the mid-twentieth century, is red brick and its elevated position close to the road makes it feel more imposing than most of the cottages. Also of red brick are the two pairs of Beck Cottages, which are set back from Hunworth Road up Barbers Lane.



Row of three cottages on Hunworth Road

The cottages have pantiled roofs and generally small scale casement timber windows. Doors are solid timber or timber with a small glazed window. The cottages are mostly two storey, with Beck Cottages being one and a half storeys with dormer windows. The terrace of three cottages on Hunworth Road have a brick upper half to their second storey, which may indicate that these too were originally one and a half storeys but had their roof raised.



Rose Cottage, rendered with red clay pantile roof, east of Brinton Road



Beck Cottages are parallel with Hunworth Road accessed via Barbers Lane



View of Stody Cottage and Maple Cottage



Coronation Cottage is a rare mid-twentieth century addition to Stody in red brick

Medium sized houses

The medium sized houses in Stody are only slightly larger than the largest of the cottages. They are mostly two storey but the Gables is one and a half storeys with dormers to the attic storey. They are generally set back from the road in larger plots and have outbuildings in their grounds. Most are detached but 5 and 6 Hunworth Road are semi-detached, having originally been a terrace of four small cottages. The Gables was also originally two cottages.

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.

The windows are typically painted timber casements although many are modern replacements. The doors are generally painted timber.



The Gables of cobble flint and red brick north of Brinton Road



Nos. 5 and 6 Hunworth Road were originally four cottages but are now two larger cottages.



Glaven on 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.

Vale House was formerly a farmhouse and the two storey porch was added in the late nineteenth century. In 2006 permission was granted for the two end chimneys. The building is dated to c.1600 and is of red brick and flint with a simple brick cornice and dressings to the windows. Red brick quoins and a moulded arch elevate the character of the porch. The building evidences phases of change in its walls and in the variety of windows. The house has a red pantile roof.

Letter Box House on Hunworth Road was historically divided and evolved piecemeal but it has been rendered and now has a long facade with a large doorcase. Its position close to the road reflects its humbler origins.



Stody Hall



Vale House



Letter Box House

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. One exception is the weatherboarded upper storey of November Cottage. 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 extension to Glaven with materials and massing that blend into the historic surroundings



View of modern built garage with use of traditional materials of weatherboarding and red clay pantiles



Modern weatherboarding on gable end of historic house



Example of a modern outbuilding on Hunworth Road

Conversion to Residential

There are instances of buildings being converted into residential use in the village, from public houses and farm buildings. 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. 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. Two small farm buildings 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



The Old King William

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 former farm buildings of flint cobbles and red brick dressings with steeply pitched hipped red clay pantile roofs, 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 metal framed barn that has recently been reclad in timber to replace the previous corrogated metal sheeting. 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. Whilst the buildings nearest the Hall belong to it, most belong to the Stody Estate and have been sensitively converted to offices and warehouses for a distribution centre.

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 beside 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.



The two Grade II listed barns at Kendles Farm



Converted barns near Stody Hall



Farm building east of Kendles Farm complex with diapered brick pattern

Doors and Windows Palette





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.

Contents

5.1 Introduction
5.2 Listed Buildings
5.3 Locally Listed Buildings
5.4 Heritage Assets Plan
5.5 Archaeology Summary

5 Heritage Assets

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 of 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 II* to II.

There are five listed buildings within the Conservation Area; the Grade I listed Church of St. Mary, two Grade II listed farm buildings at Kendles Farm, a pair of cottages, Nos. 5 and 6 Stody Road and Vale 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 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 is not formally designated.[10] 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.

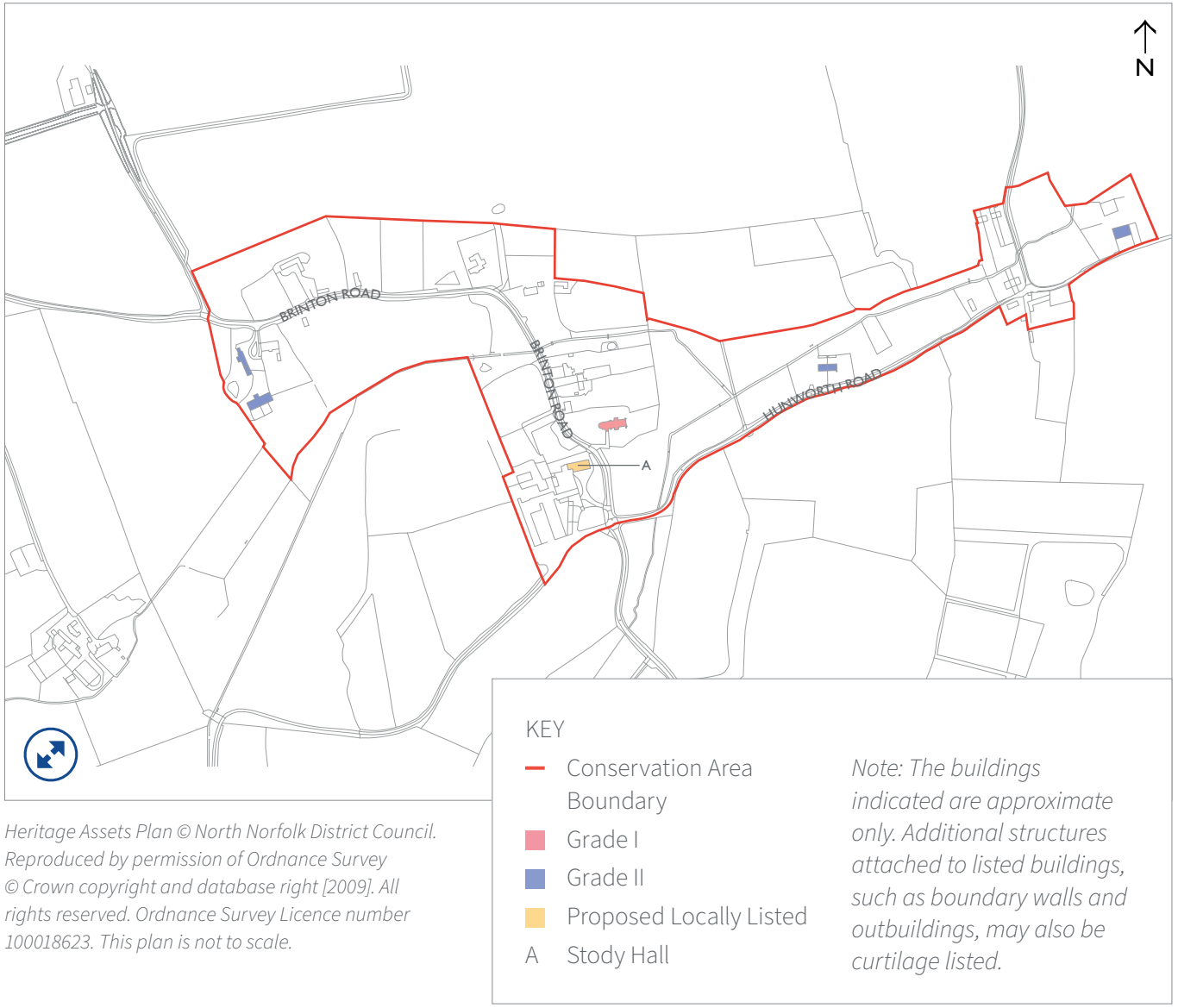
Historic England gives advice regarding the assessment criteria for Locally Listed Buildings in *Local Heritage Listing* (2016). Locally Listed Buildings usually have qualities such as being a landmark building, being designed by a named architect, being associated with an historic event or being associated 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.

5.4 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.



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.[11]

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.

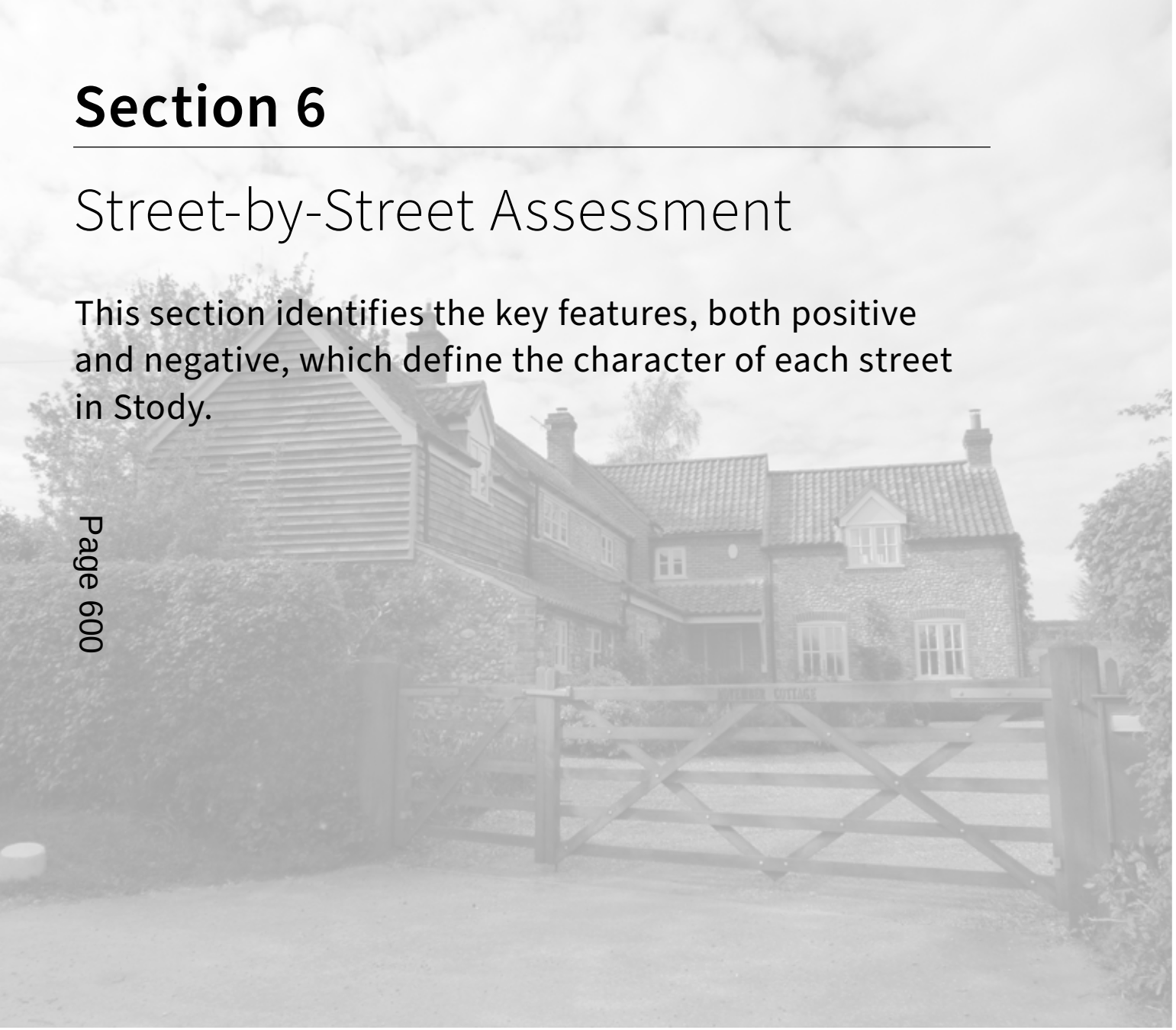
Castle Hill Ringwork (NHER 1059) in nearby Hunworth is an almost circular enclosure with a single bank and ditch, sitting on a knoll above the Glaven Valley. Small scale excavations have been carried out but were not able to date the site, though it is thought to be Norman. There are a number of surviving 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.



Contents

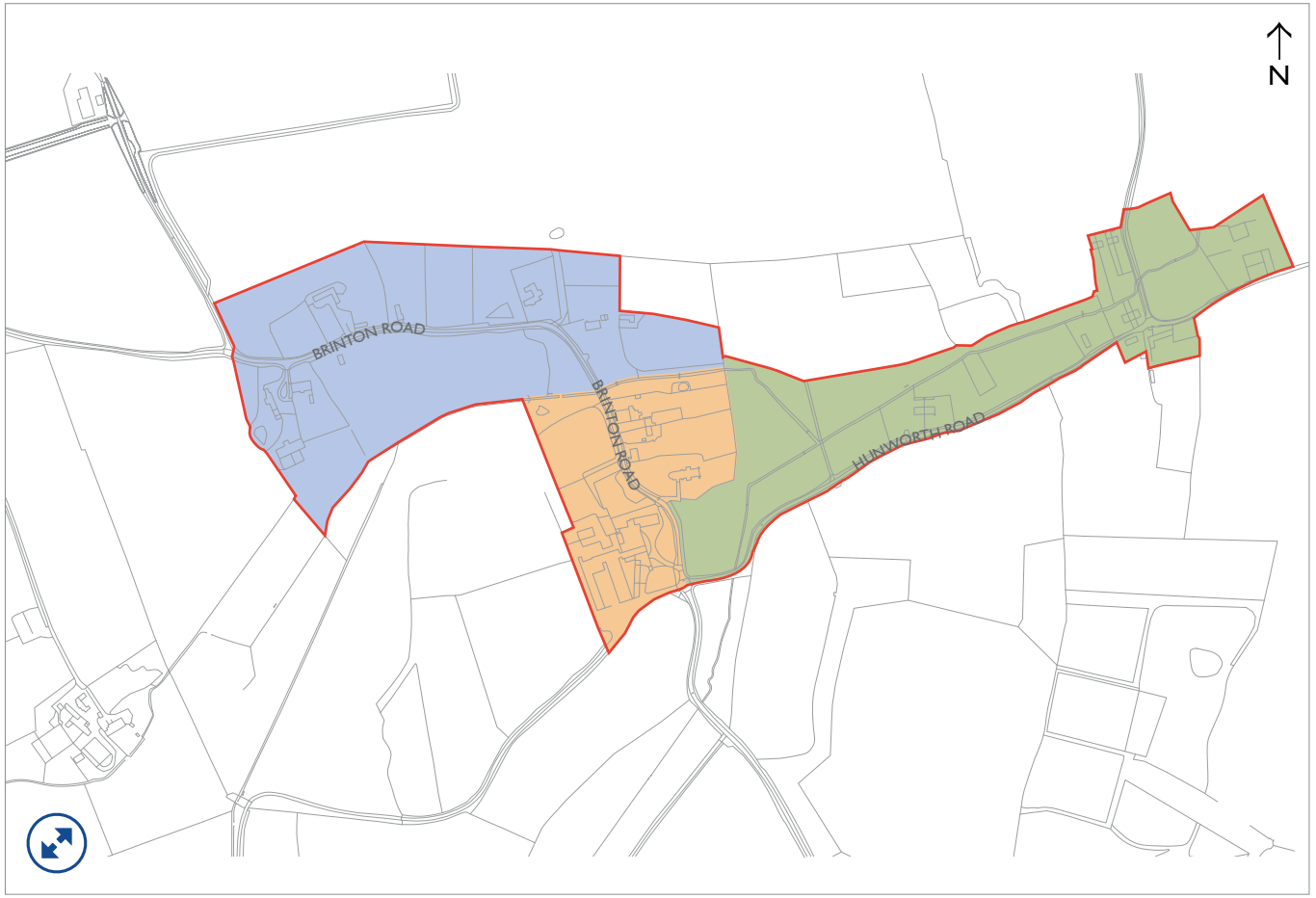
1 Brinton Road (North-South)
2 Brinton Road (East-West)
3 Hunworth Road

6 Street-by-Street Assessment

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.

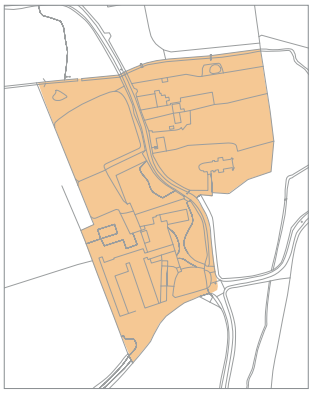
KEY
- Conservation Area Boundary
- Brinton Street (East-West)
- Brinton Street (North-South)
- Hunworth Road



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. 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 the former 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, the Hall and the 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 Briningham Beck 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.

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 gravestones in the churchyard 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 retain the rural feel of the area.
- Gravestones at risk of falling should be monitored and rectification works undertaken if required. Harmful vegetation and lichen growth should be removed by an expert to protect the stones.

Listed Buildings

Grade I

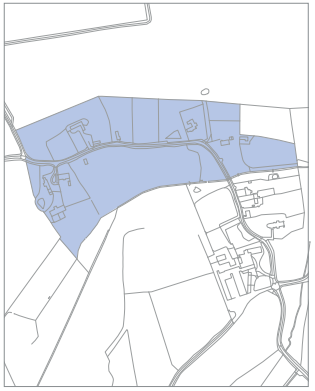
- Church of St. Mary

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 century 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, aerials 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

3. HUNWORTH ROAD

Gently sinuous single track lane mostly running between high hedges and wooded blocks with breaks in the boundaries for the scattered cottages and houses, which are mostly close to the road. The west end has a more open aspect across the beck up to the Church on the hill.





Defining Features

- Smaller scale cottages located near the road, with the exception of the two pairs of Beck Cottages.
- Palette of traditional materials of red brick, flint and red clay pantile with timber framed windows. Letter Box House is rendered.
- Pitched roofs with chimneys.
- Vale House is a striking building set prominently near the road behind a low wall and formal front garden.
- High hedges defining most of the road edge.
- Mature deciduous trees along the road, in gardens and scattered in the fields.
- The river runs south-west to north-east through the fields and some gardens.
- Attractive views revealed travelling along the road.
- Meadows/fields as backdrop to the buildings and gardens.

Key Issues

- Splashing of walls with mud from the road, which speeds up deterioration of mortar and brickwork.
- Verges being cut into by vehicles.
- Telegraph poles, aerials and satellites present in pockets of the area.

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 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

- 5 and 6 Hunworth Road
- Vale House

Proposed Locally Listed Buildings

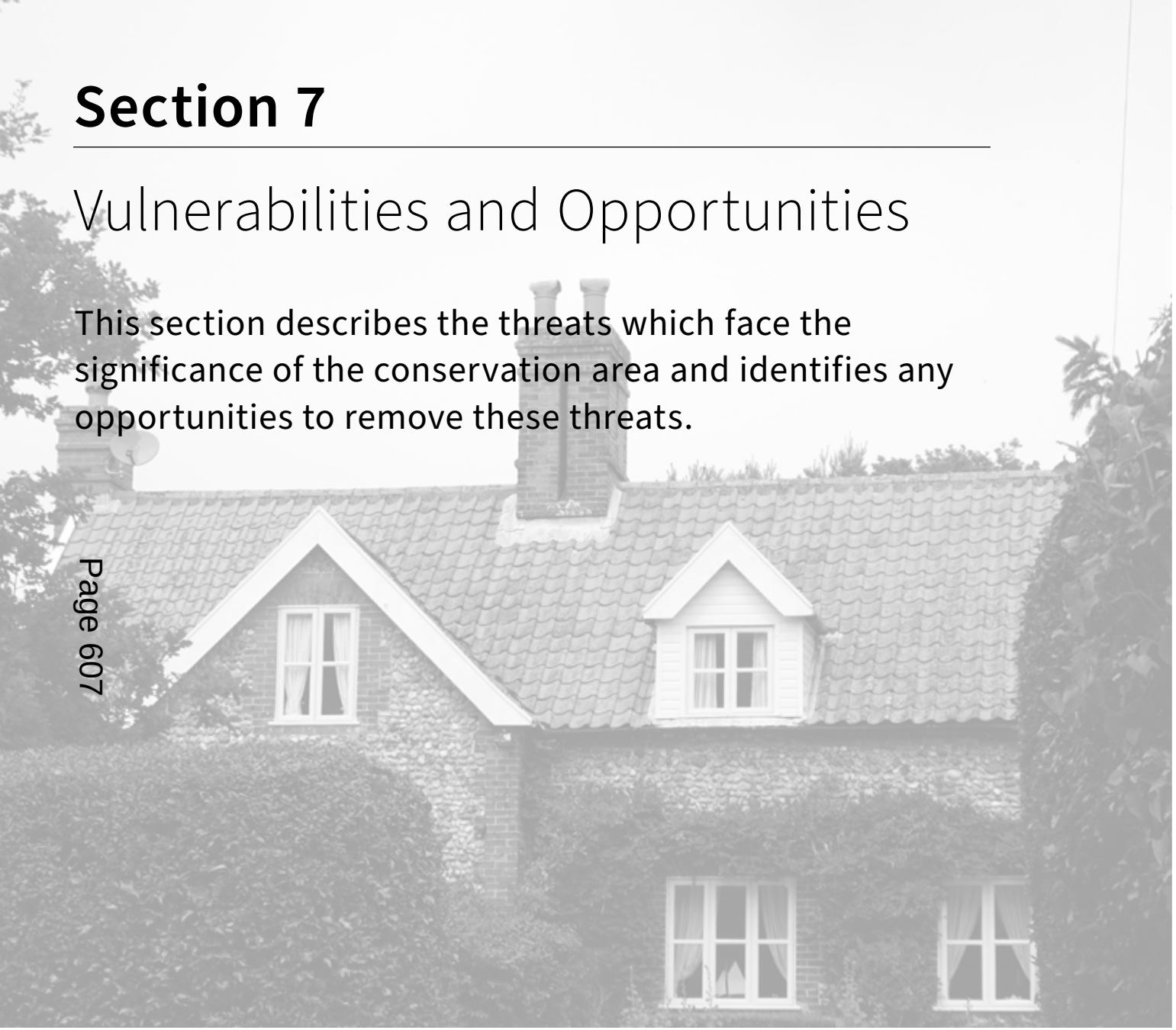
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Section 7

Vulnerabilities and Opportunities

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



Page 607

Contents

7.1 Condition

7.2 Negative Features, Materials and Techniques

7.3 Pressures from Development

7.4 Rural Character and Suburbanisation

7.5 Second Home Owners and Holiday Cottages

7.6 Dark Skies and Light Pollution

7.7 Agricultural Uses

7.8 River Location and Climate Change

7 Vulnerabilities and Opportunities

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 Sections 7.2 and 8.3.1);
- 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 monitoring. Some edging stones around graves would benefit from resetting;
- One rare cast iron window on an outbuilding was noted as having flaking paint, rusting of the ironwork and some possible rotting timber that would benefit from repair; and
- One of the listed barns has 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

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 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 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;
- 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 Vegetation growth to churchyard wall

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

Stody'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 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 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 roof is corrugated metal and its walls have recently been reclad in timber, which has softened its appearance. Although of a different scale and materiality, as an isolated example it does not harm 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.

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. The increasing intensity of storms caused by climate change means that 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 Otody, the location of the becks 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 beck, the floodplain and water management,[12] both in ecological terms and as a threat to historic buildings. Those buildings nearer the becks 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.

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.

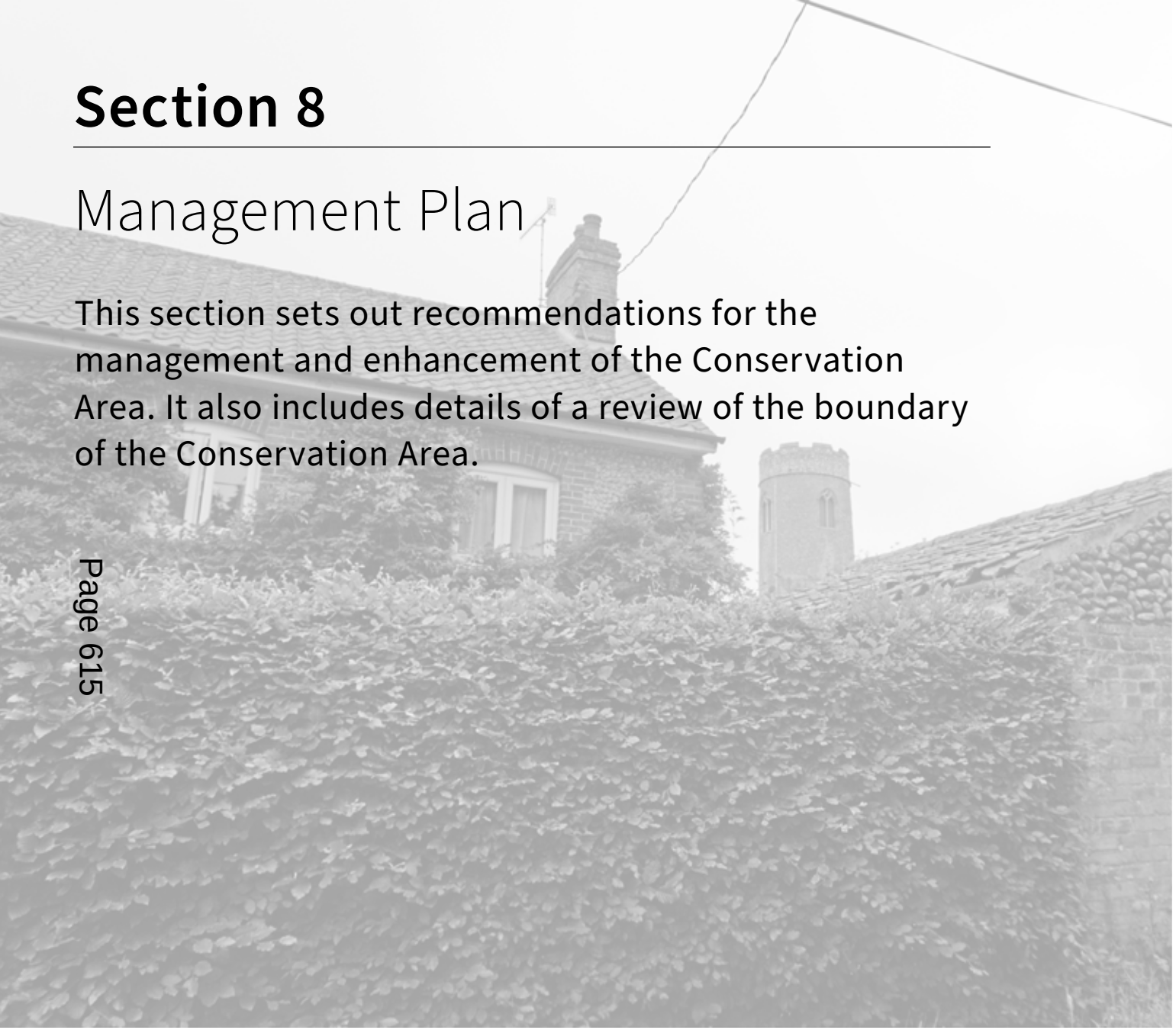


The beck running through gardens north of Hunworth Road

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.



Page 615

Contents

8.1 Introduction

8.2 Conservation Philosophy

8.3 Recommendations

8 Management Plan

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 Stody 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 Stody from the outset and that change makes a positive impact on the Conservation Area.



Page 916

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 retained.

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

Stody 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 exiting 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.

Historic Buildings and Sustainability

Historic buildings embody carbon and their retention and reuse is inherently sustainable. Maintaining the existing fabric minimises the need for replacements that require additional carbon to create. Historic England encourages a "whole life building" approach to applying ideas of sustainability to historic buildings with an emphasis on understanding how the historic building works as a whole rather than trying to "fix" one element. It also urges consideration of the whole carbon-life of materials when making decisions. In essence, it is necessary to think long-term, undertake sympathetic and informed maintenance to save energy and minimise replacements, and upgrade and reuse buildings to minimise energy loss and use the embodied carbon of old buildings whilst not putting the historic building fabric at risk.

For example, replacing a historic window with a uPVC double glazed window may seem an affordable way of reducing energy loss and therefore energy consumption. However, historic buildings work as a whole and typically require the ventilation from traditional "leaky" windows to prevent damp that can lead to both the deterioration of the rest of the fabric and potentially harmful mould growth. Introducing non-breathable materials, such as plastic windows and cement mortar around them, can cause the decay of the adjacent historic materials. Furthermore, uPVC windows tend to last less than 20 years before needing replacement. The replacement of a uPVC window with another uPVC window means the loss of the carbon embodied in the first window and the addition of the carbon in the new window. Additionally, the plastic of the window will not quickly and easily decay causing pollution. Regularly painted timber or metal windows can last for centuries, and can in some cases be re-glazed saving the creation of completely new units.

Historic England is constantly undertaking research on the important subject of enhancing the energy performance of historic buildings. On its website, guidance documents include:

- Energy efficiency in historic buildings
- Energy efficiency in traditional homes
- The application of building regulations (Part L) to historic buildings
- Energy Efficiency and Historic Buildings: Energy Performance Certificates (including advice for landlords and building managers)
- Solar Panels on historic buildings
- Heat Pumps in historic buildings
- Installing insulation and draughtproofing in historic buildings for:
  - Roofs
  - Walls
  - Windows and Doors
  - Floors.

New advice is constantly being published as the technologies develop.

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 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 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. 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 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 becks 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.
- 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.

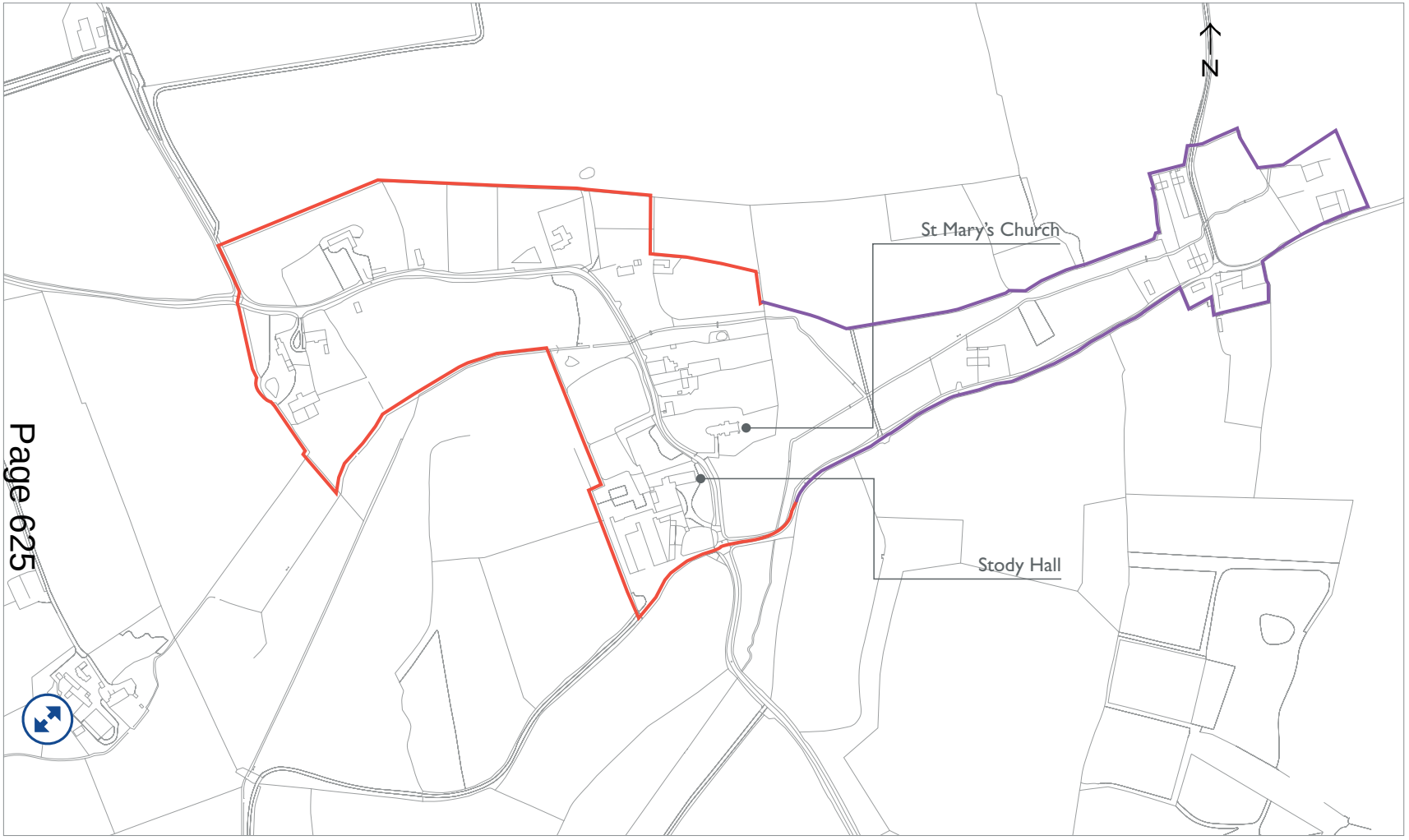
The village has character as a rural settlement, with vernacular buildings that demonstrate the building materials and styles of North Norfolk. Its Church is an excellent example of a round tower church common in the region and Stody Hall is an impressive manor house. Both buildings, particularly the 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.

A proposed boundary was initially proposed, drawn to encompass the historic village core around the church, buildings along Brinton Road and important historic farm buildings to the north-west. This proposed boundary for a new conservation area was put forward for public consultation. The feedback from the consultation suggested a larger area should be included in the new village conservation area. The boundary has therefore been revised to incorporate Hunworth Road, which similarly is currently within the Glaven Valley Conservation Area. The original and revised proposals are shown on the plan on the following page. If 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.

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.

Recommendations

- Remove Stody from the Glaven Valley Conservation Area and designate Stody as a Conservation Area in its own right.



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

Details on researching your building, guidance documentation, next steps and contacts.



Page 626

9 Further Information

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.

Appendices

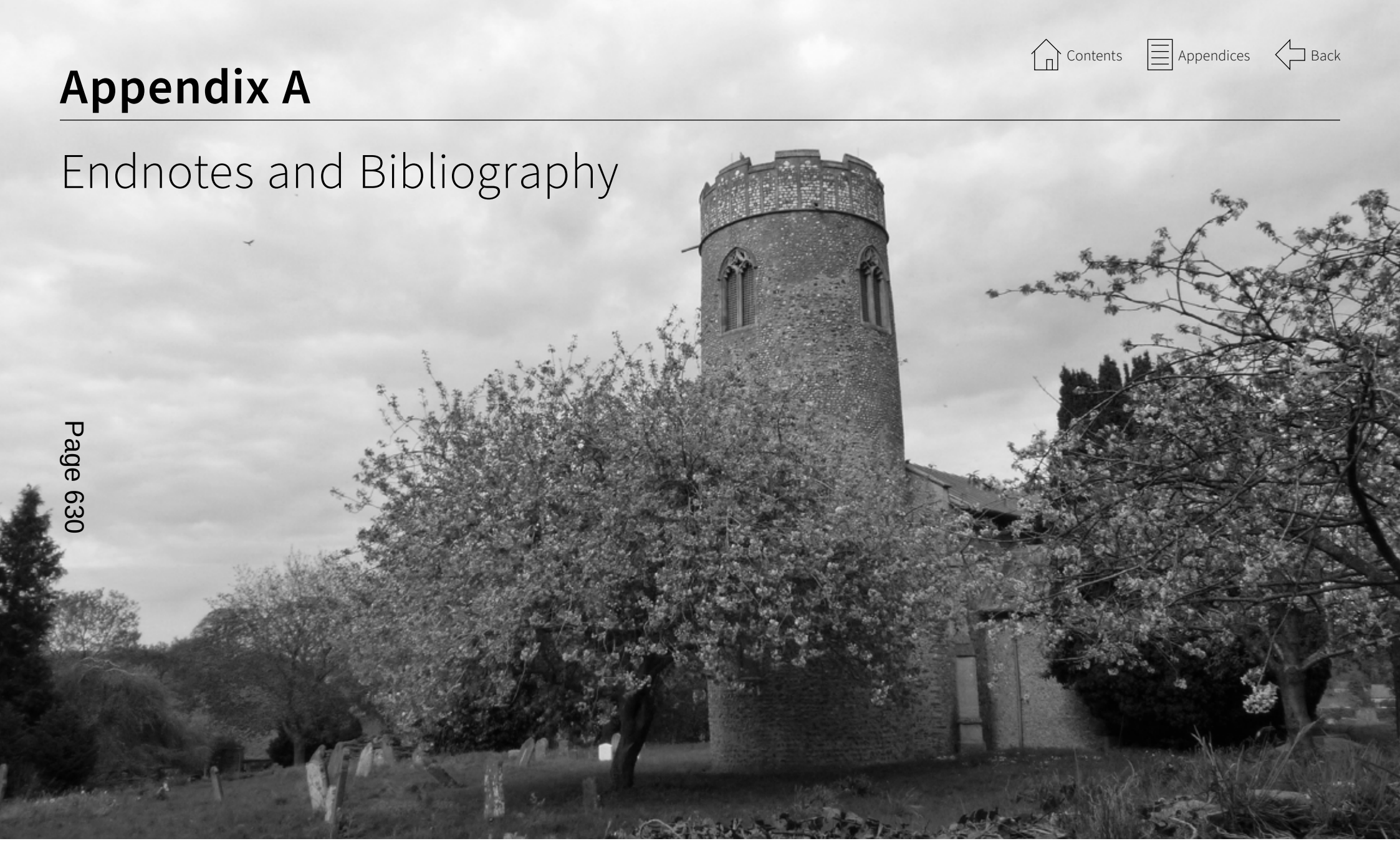


Contents

A Endnotes and Bibliography
B Glossary of Terms
C Audit of Heritage Assets
D Full Size Plans

Appendix A

Endnotes and Bibliography



Page 630

A Endnotes and Bibliography

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)

05 https://opendomesday.org/place/TG0635/hunworth/

06 Len Bartram, *Hunworth and Stody*, p. 30.

07 Len Bartram, *Hunworth and Stody*, p. 30.

08 Fire at Stody Lodge' in Eastern Daily Press, 25 March 1903, 5.

09 North Norfolk SSSI Citation, accessed: https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1001342.pdf

10 See Historic England *Local Heritage Listing* (2016) for more details

11 Hunworth – Stody, Heritage Explorer Norfolk (http://www.heritage.norfolk.gov.uk/record-details?TNF1704) [accessed 1st April 2020].

12 Holt-Wilson, 2014, p.8

13 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, Bringingham 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

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, 2021

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)

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



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 harm[13] (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.



BRINTON ROAD (EAST-WEST)

Address / Building Name	Lofted farmyard range at Kendles Farm
Street-by-Street Area	Brinton 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	Brinton 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.

Photo taken 2018



BRINTON ROAD (NORTH-SOUTH)

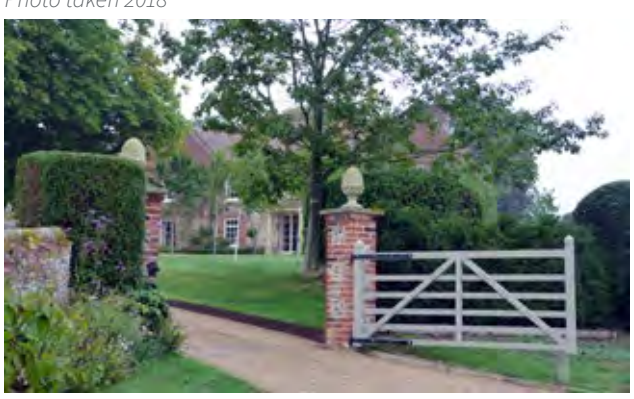
Address / Building Name	Church of St. Mary
Street-by-Street Area	Brinton Road (North-South)
Status	Grade I
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1304544
Brief History	Mainly C15 though round west tower C11.
Brief Description	Coursed flint with flushwork to parapet. Stone dressings. Lead roof. Round tower to west. Traceried windows.

Photo taken 2018



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 gabled cross ranges but a less regular arrangement of fenestration between. Proposed for local listing because of its considerable age and its history as one of the key houses in the village.

Photo taken 2018



HUNWORTH ROAD

Address / Building Name	Vale House
Street-by-Street Area	Hunworth Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1152958
Brief History	c.1600
Brief Description	Two storey flint building with red brick dressings and pantile roof. Two storey porch with rubbed brick segmental arch. The two chimneys were added in 2006, replacing a single previous chimney, and uPVC windows replaced with timber.



Address / Building Name	5 and 6 Hunworth Road
Street-by-Street Area	Hunworth Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049193
Brief History	Mid-C19
Brief Description	Flint and brick cottages with brick dressings, dentil cornice and pantile roof.



Appendix D

Full Size Plans



Replace
with
Layered PDF

CONTACT US

North Norfolk District Council
Council Offices
Holt Road
Cromer
NR27 9EN

planning@north-norfolk.gov.uk

01263 513811

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NORTH NORFOLK DISTRICT COUNCIL

PURCELL

Note: This document has been prepared on the basis that the Brinton with Thornage Conservation Area will be split into two new conservation areas.

Thornage

Conservation Area Appraisal and Management Plan

Third Draft: April 2022



NORTH NORFOLK DISTRICT COUNCIL

PURCELL

Contents

How to Use This Document 03
How to Use the Layered PDF in Appendix D 04
Frequently Asked Questions 05

1 **Introduction** 06
1.1 Thornage Conservation Area 07
1.2 What is a Conservation Area? 07
1.3 The Purpose and Scope of the Conservation Area Appraisal and Management Plan 09
1.4 What Does Designation Mean for Me? 10
1.5 Pre-Application Advice 10
1.6 Who Have We Consulted While Preparing this Plan? 11
1.7 What Do These Terms Mean? 11

2 **Summary of Special Interest** 12

3 **Historic Development** 14
3.1 Summary History 15
3.2 Historical Development 15
3.3 Historic Development Plan 30

4 **Character Assessment** 31
4.1 Location and Topography 32
4.2 Setting and Views 34
4.3 Townscape, Spatial Analysis and Greenery 46
4.4 Architecture 56

5 **Heritage Assets** 70
5.1 Introduction 71
5.2 Listed Buildings 71
5.3 Locally Listed Buildings 71
5.4 Heritage Assets Plan 72
5.5 Archaeology Summary 73

6 **Street-by-Street Assessment** 74
1 The Street 76
2 Thornage Hall 78
3 Holt Road/The Street 80
4 Letheringsett Road 82

7 **Vulnerabilities and Opportunities** 84
7.1 Condition 85
7.2 Negative Features, Materials and Techniques 89
7.3 Pressures from Development 94
7.4 Rural Character and Suburbanisation 94
7.5 Second Home Owners and Holiday Cottages 95
7.6 Dark Skies and Light Pollution 95
7.7 Agricultural Uses 95
7.8 River Location and Climate Change 95

8 **Management Plan** 96
8.1 Introduction 97
8.2 Conservation Philosophy 98
8.3 Recommendations 100

9 **Further Information** 109

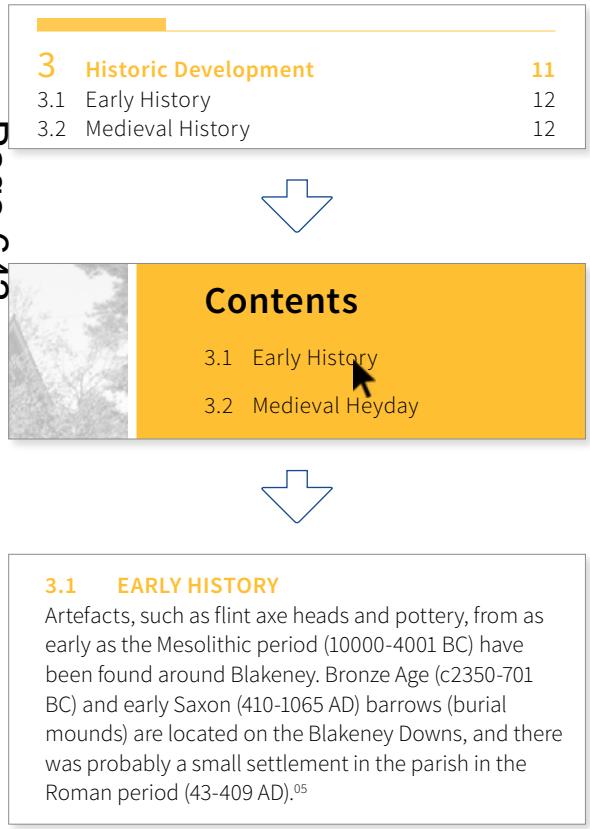
Appendices 112
A Endnotes and Bibliography 113
B Glossary of Terms 116
C Audit of Heritage Assets 118
D Full Size Plans 126

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.



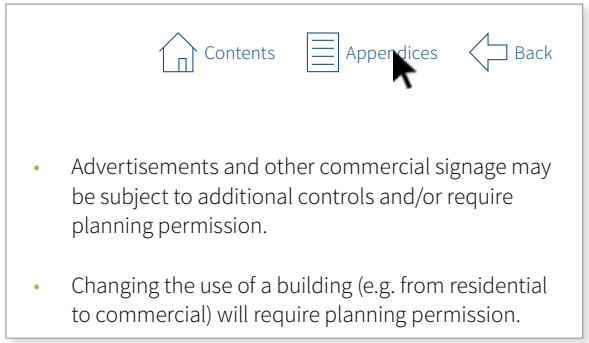
Page 643

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.



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.

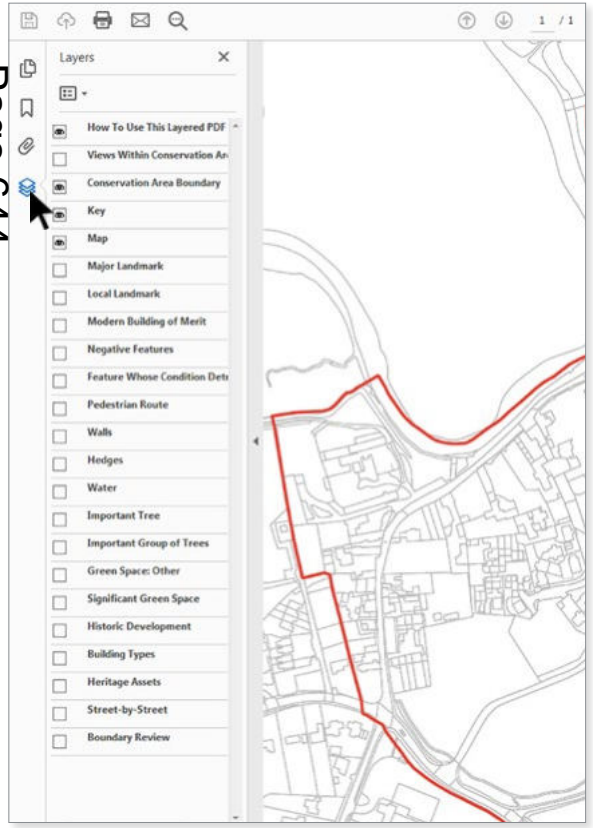


How to Use the Layered PDF in Appendix D

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

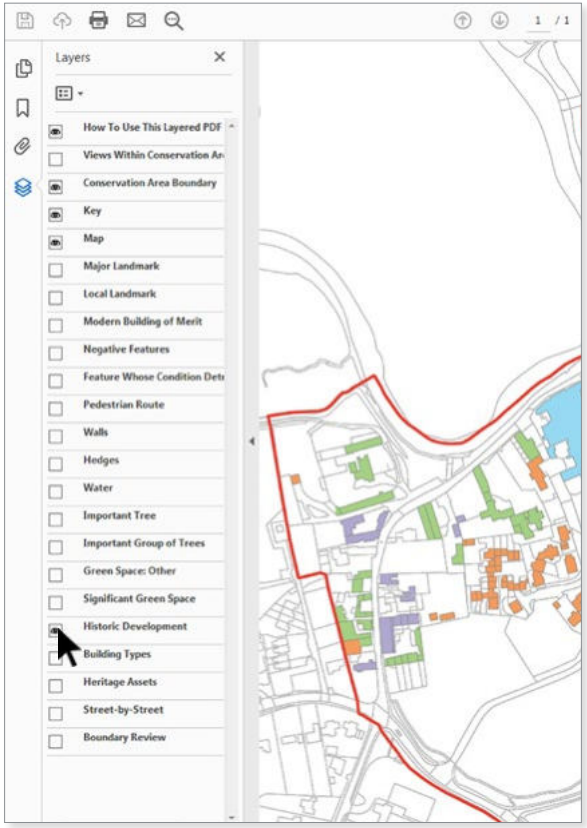
Click on the layers icon to open the layers panel. This will bring up options for the different mapping elements that are available to view.



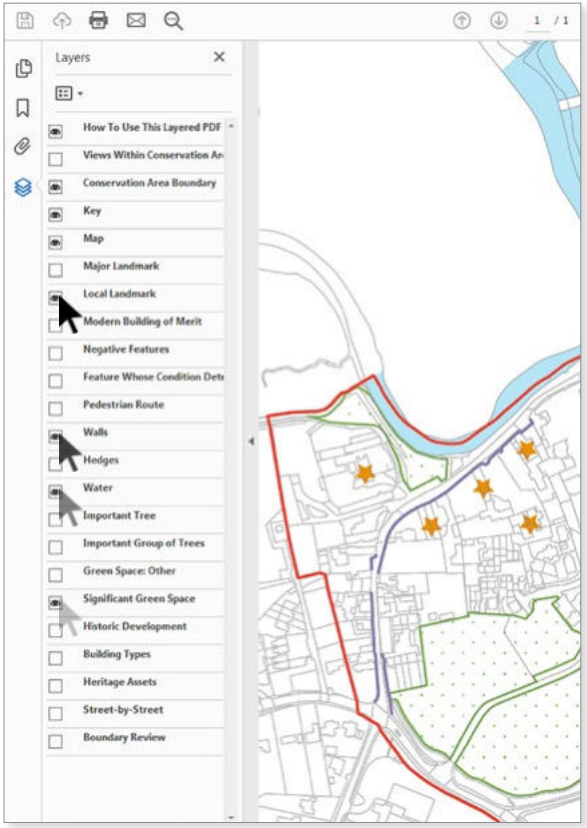
Viewing Different Layers

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

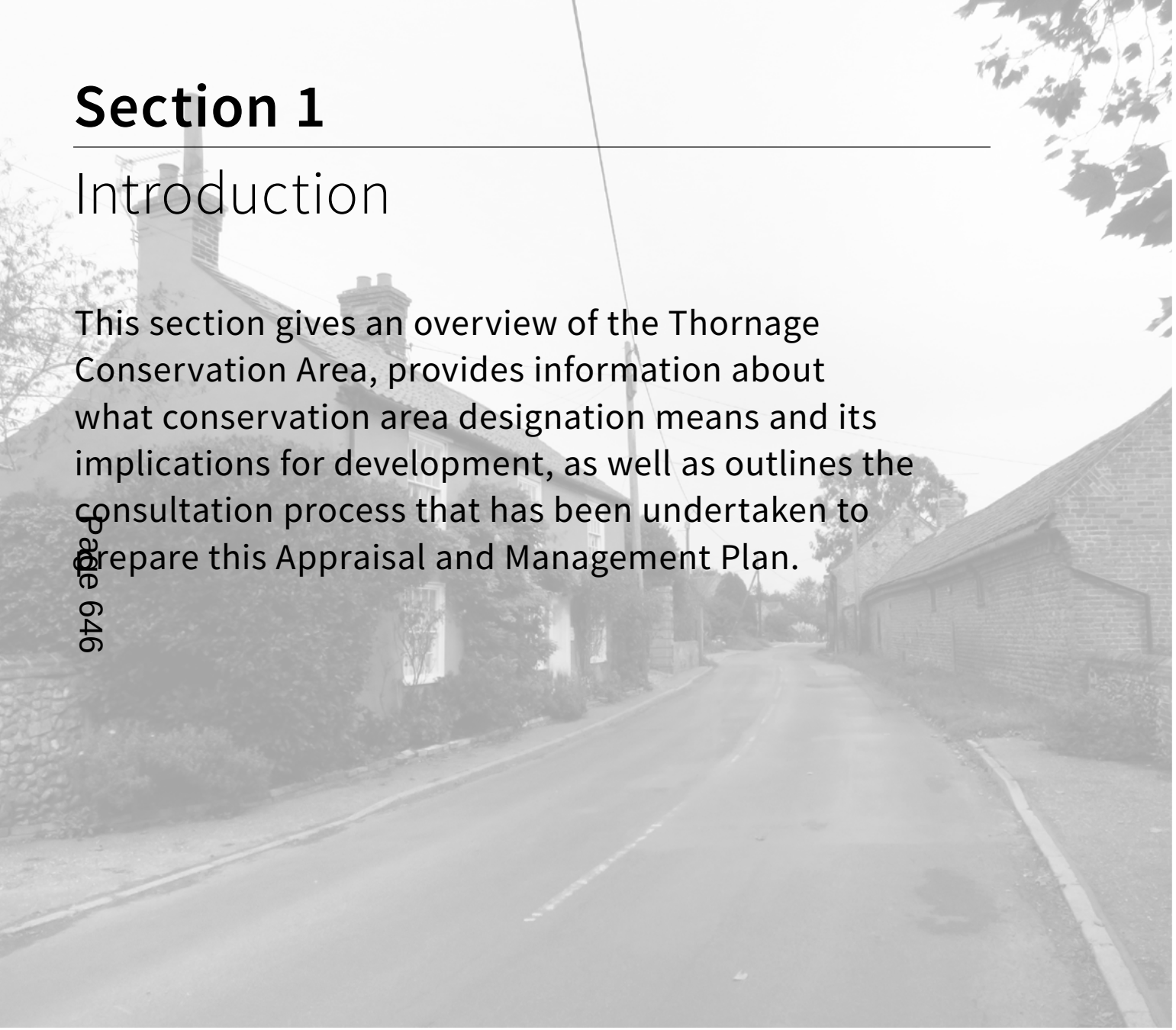
- Is my property within the Conservation Area?
  See Boundary Map
- What is the overall special interest of the Conservation Area?
  See Section 2
- What characteristics of the built environment contribute to the special interest of the Conservation Area?
  See Section 4
- How old is my property?
  See 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 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.

Contents

1.1 Thornage 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 Introduction

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 of 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, located on the outskirts of the village, is a former grange of the Bishops of Norwich that was 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]

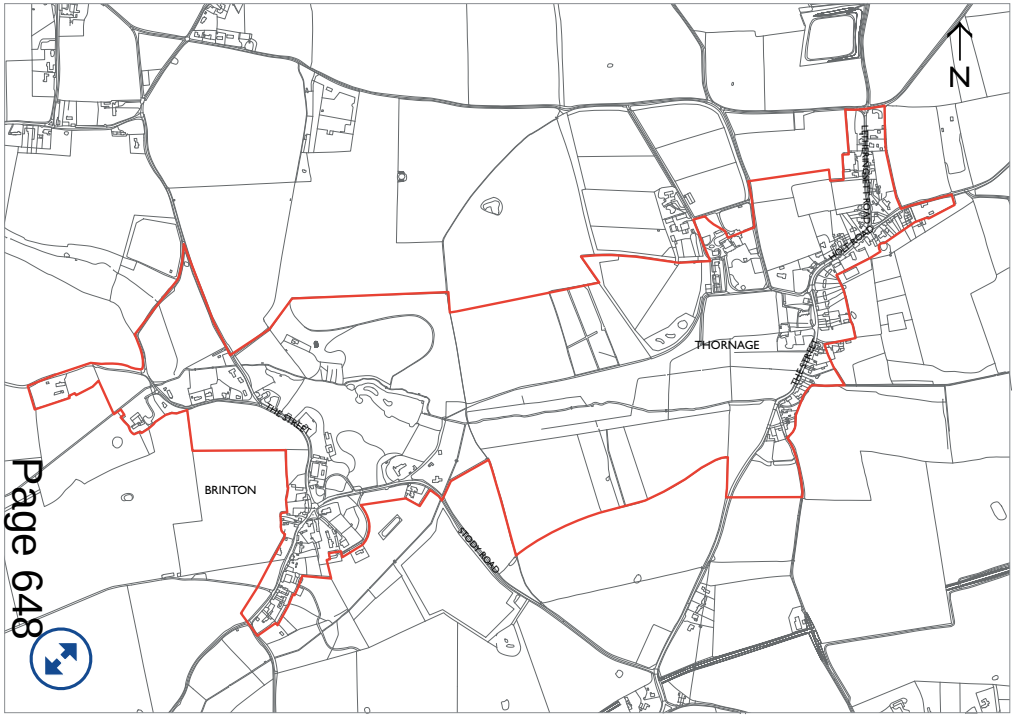
Designation of a conservation area recognises the unique quality of an area as a whole. It is the contribution of individual buildings and monuments as well as other features including (but not limited to) topography, materials, spatial relationships, thoroughfares, street furniture, open spaces and 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/.

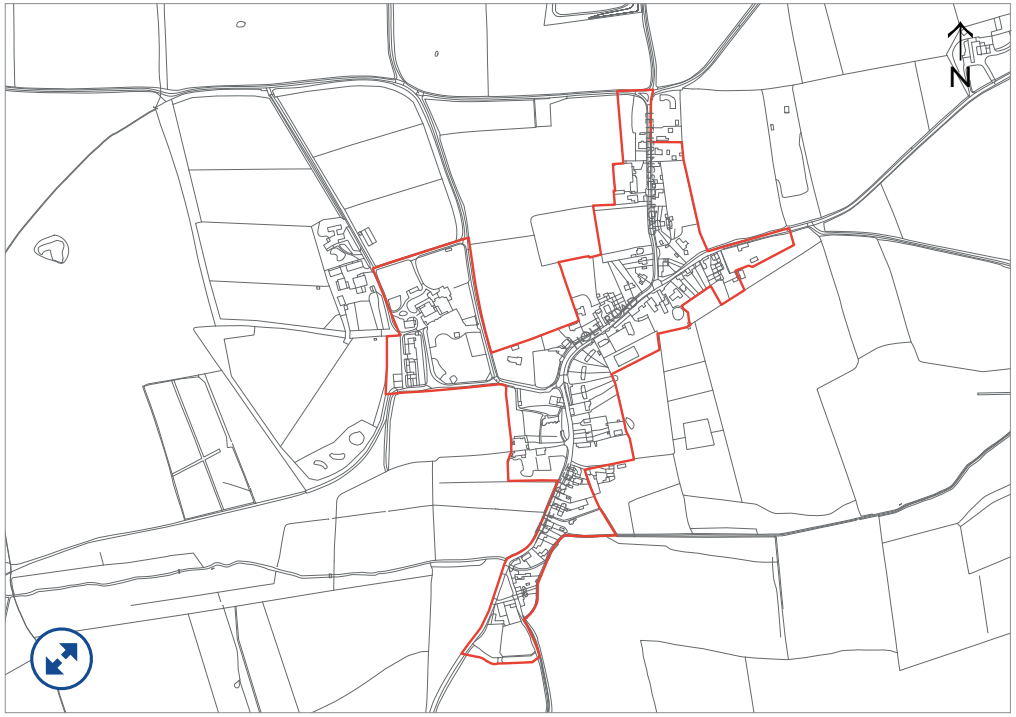
In addition to the policies contained within the LDF, NNDC has produced a Design Guide which includes guidance on appropriate alterations to historic buildings and within conservation areas. This guidance should be referenced when considering development within the Thornage Conservation Area and can be viewed here: https://www.north-norfolk.gov.uk/media/1268/north_norfolk_design_guide_adopted_2008_-web.pdf.



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 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

— 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 was made available for public consultation across an eight-week period between 22nd November 2021 and 21st January 2022. This included the publication of the draft document on North Norfolk District Council's website and public consultation workshops held at Hunworth and Sharrington village halls on 15th December 2021.

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.

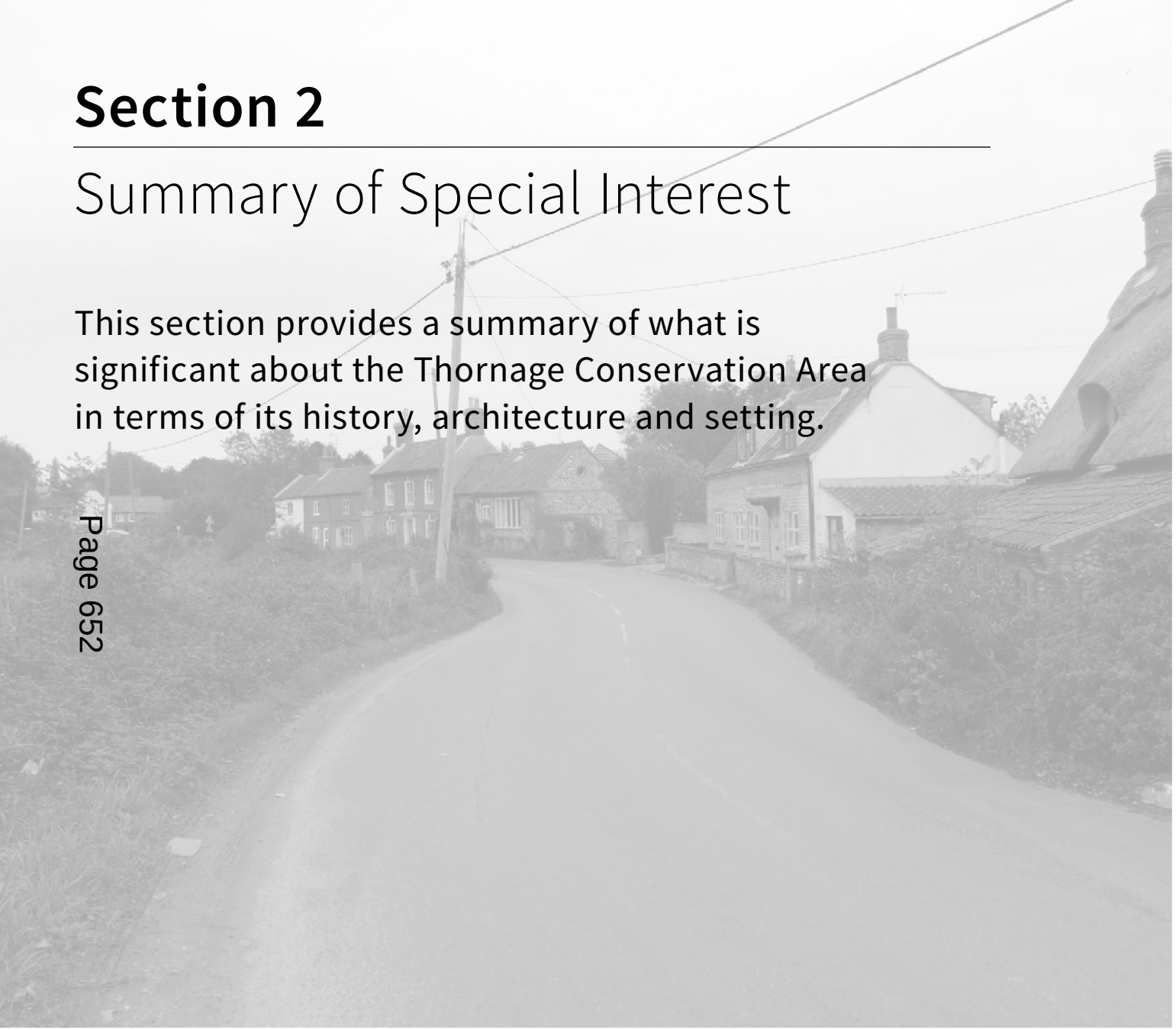
1.7 WHAT DO THESE TERMS MEAN?

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.



2 Summary of Special Interest

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.

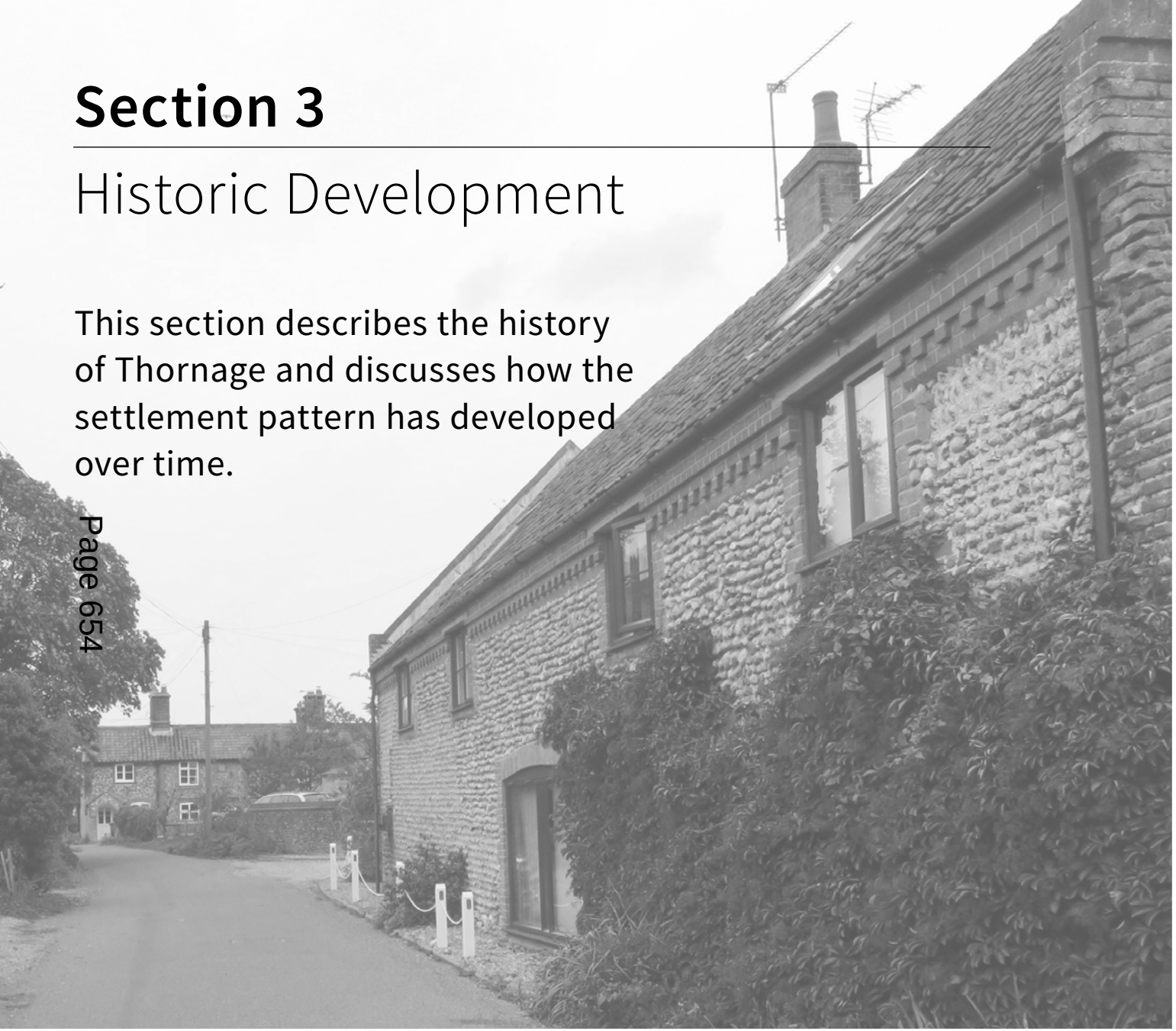
Thornage Common is a survival of the medieval common land but its appearance is deceptive with its shape the result of early nineteenth century road changes and the removal of a dwelling in the third quarter of the twentieth century. It is nonetheless an important open space within the village.

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.



Page 654

Contents

3.1 Summary History

3.2 Historical Development

3.3 Historic Development Plan

3 Historic Development

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 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 spandrels 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 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



Window on Church of All Saints



Thornage Hall, former grange



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



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 'IA 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.



Church House



South section of The Street showing Brook House at the centre



Eighteenth century doorcase at Brook House



Rear elevation of The Old Rectory

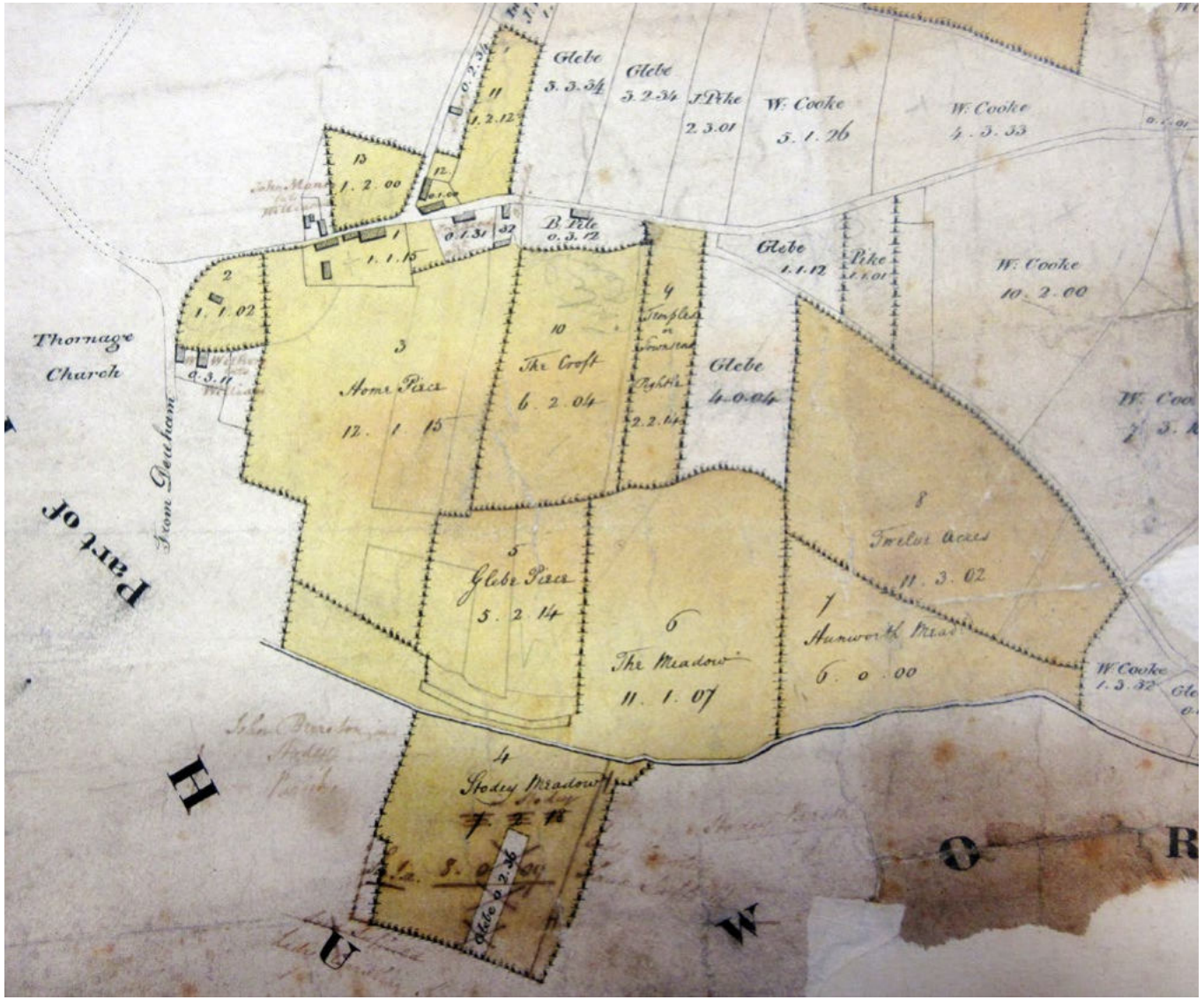
The first known map of Thornage and nearby parishes within the Glaven Valley was drawn up by William Faden in 1797, reproduced adjacent, showed a small settlement along the present B1110 and labelled Thornage Hall, the Parsonage to the east, and a milestone to London located north of the village. An 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 (Pars.) 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 had been formed since Faden's map of 1797.

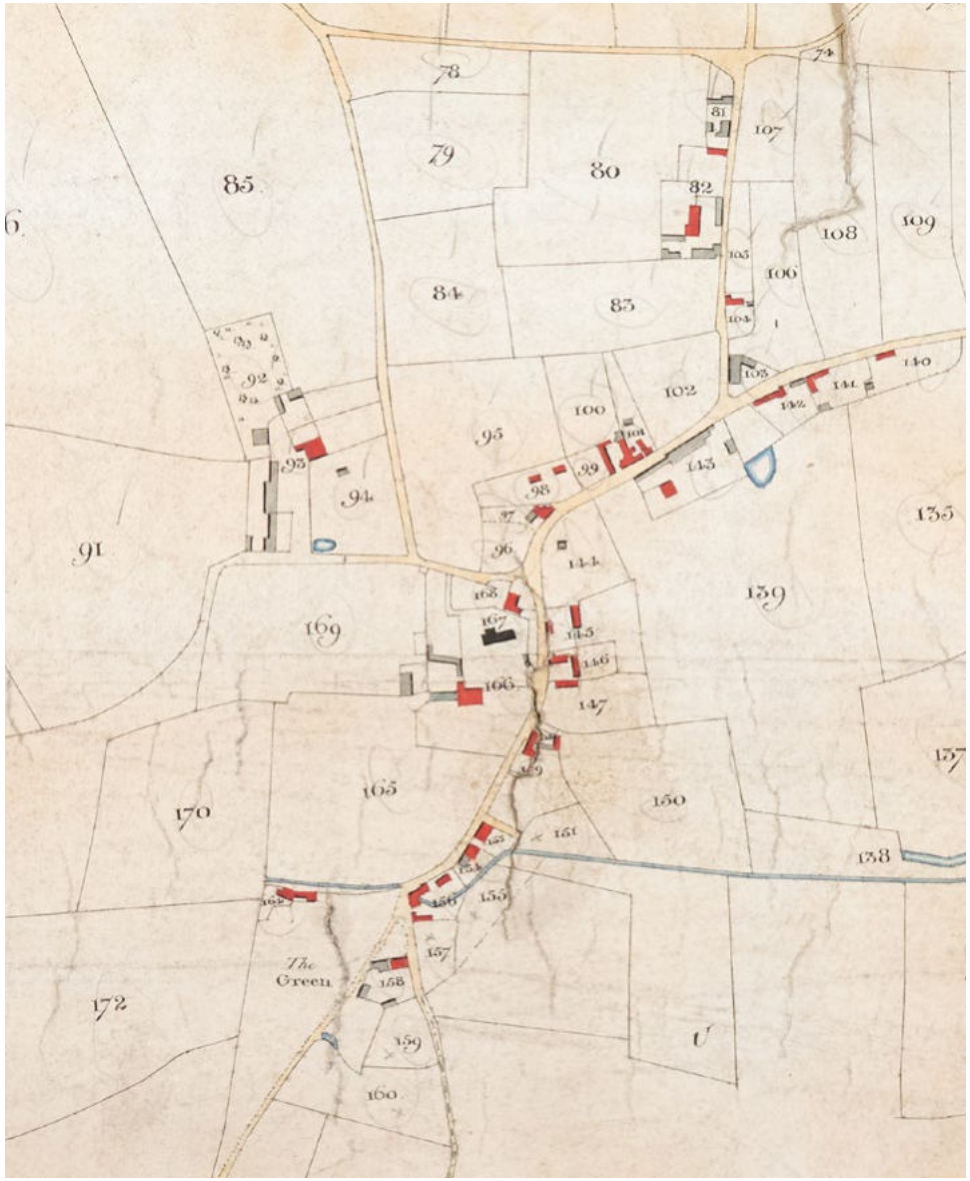


Andrew Bryant's 1826 Map of Norfolk, Norfolk Record Office

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 enclosure 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.

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 ingeniique 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



One of the mid-nineteenth century date stone on the Key Buildings



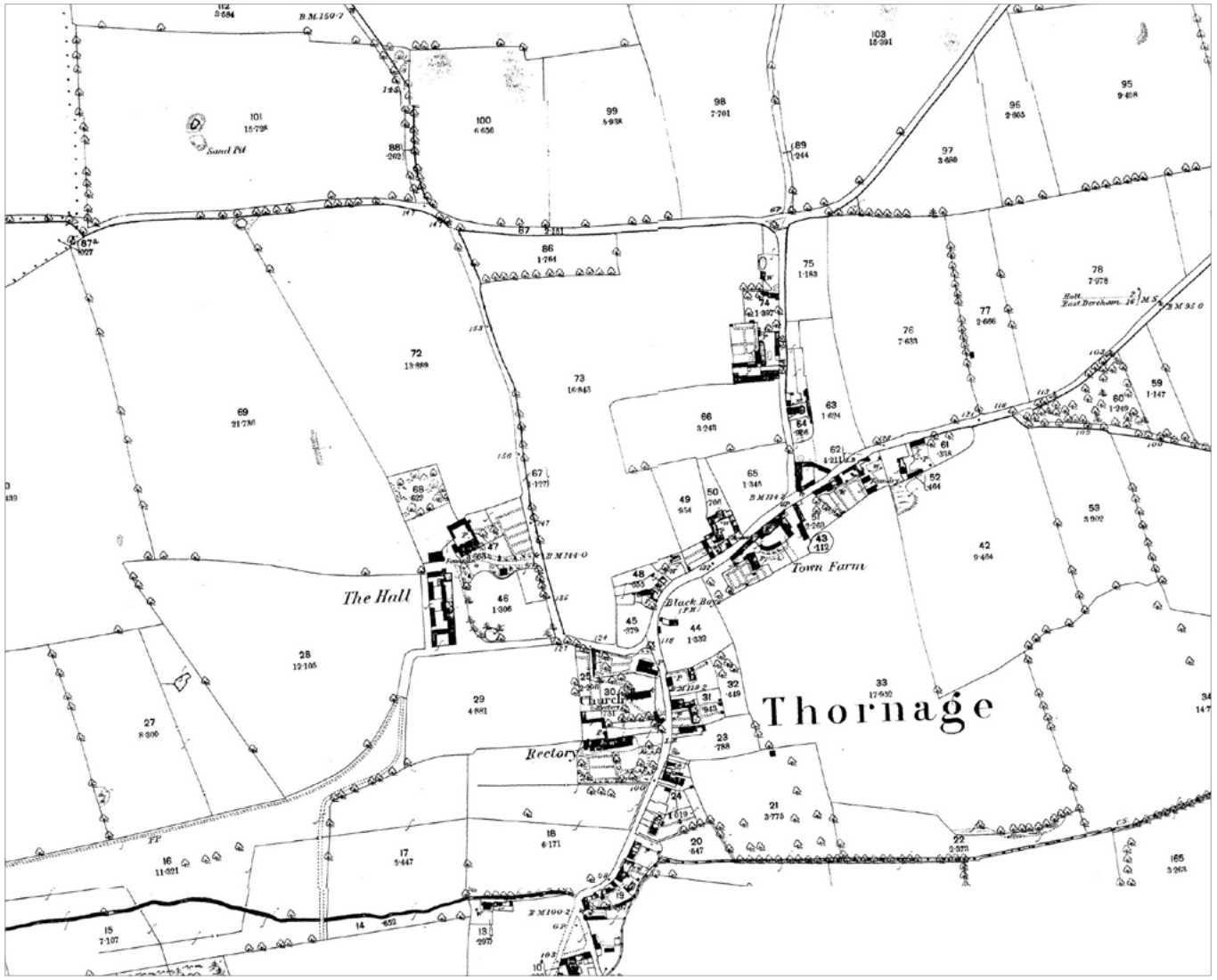
Former Primitive Methodist Chapel now residential conversion

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.



Row of nineteenth century cottages located on The Street



1881-1887 OS Map of Thornage 1:2,500

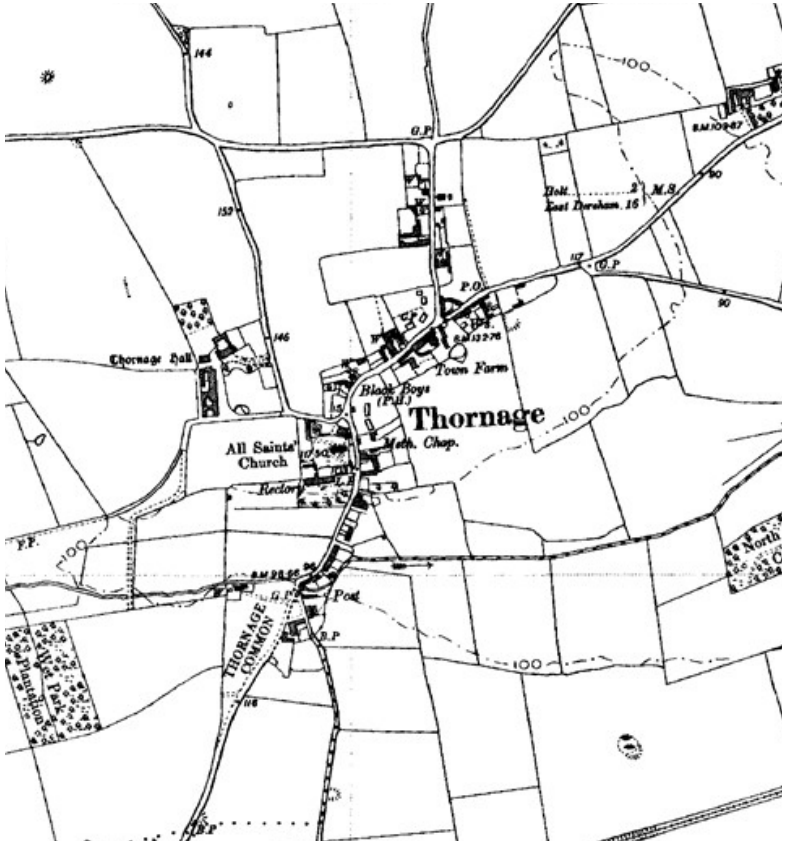
Two wings were built onto Church House in the nineteenth century with the extension of a shop front facing The Street. Although now in use as a residential dwelling, the remnants of the shop unit survive with two large twelve pane windows and a central doorway separated by four pilasters. The shop has 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.

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 MacNicol. 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 at north end 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
- 1838-1886
- 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.

Contents

4.1 Location and Topography

4.2 Setting and Views

4.3 Townscape, Spatial Analysis and Greenery

4.4 Architecture

4 Character Assessment

4.1 LOCATION AND TOPOGRAPHY

The village of Thornage is located 3.3 miles south-west of 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

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 the 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 7). 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. A view of the whole village with the Hall especially prominent can be seen from the permissive access footpath north of Stody (View 22).

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).



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

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



View 13

View north of countryside track towards the dovecot



View 14

View of the south elevation of Thornage Hall



View 15

View south across the meadow from the footpath south of Thornage Hall



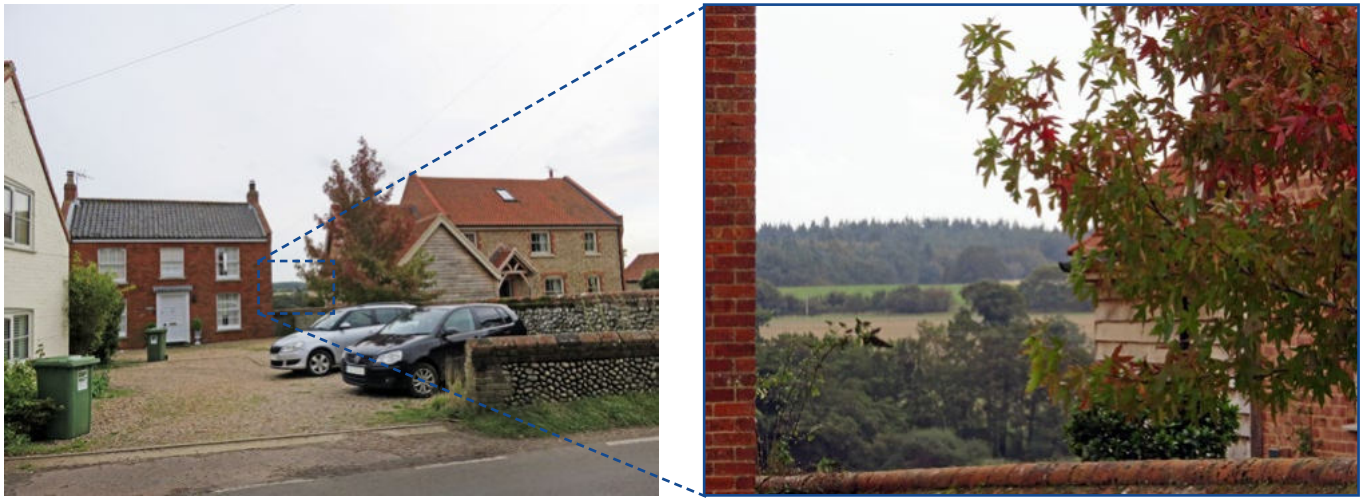
View 16

View 16: View looking north across the meadows towards Thornage Hall with the barns and dovecote prominent



View 17

Glimpsed 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



View 22

Long distance view of the village from the permissive access footpath north of Stody with an inset view of Thornage Hall



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 a also a short track north of Kendal 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 situated 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



Tall and long stretch of wall at The Rectory



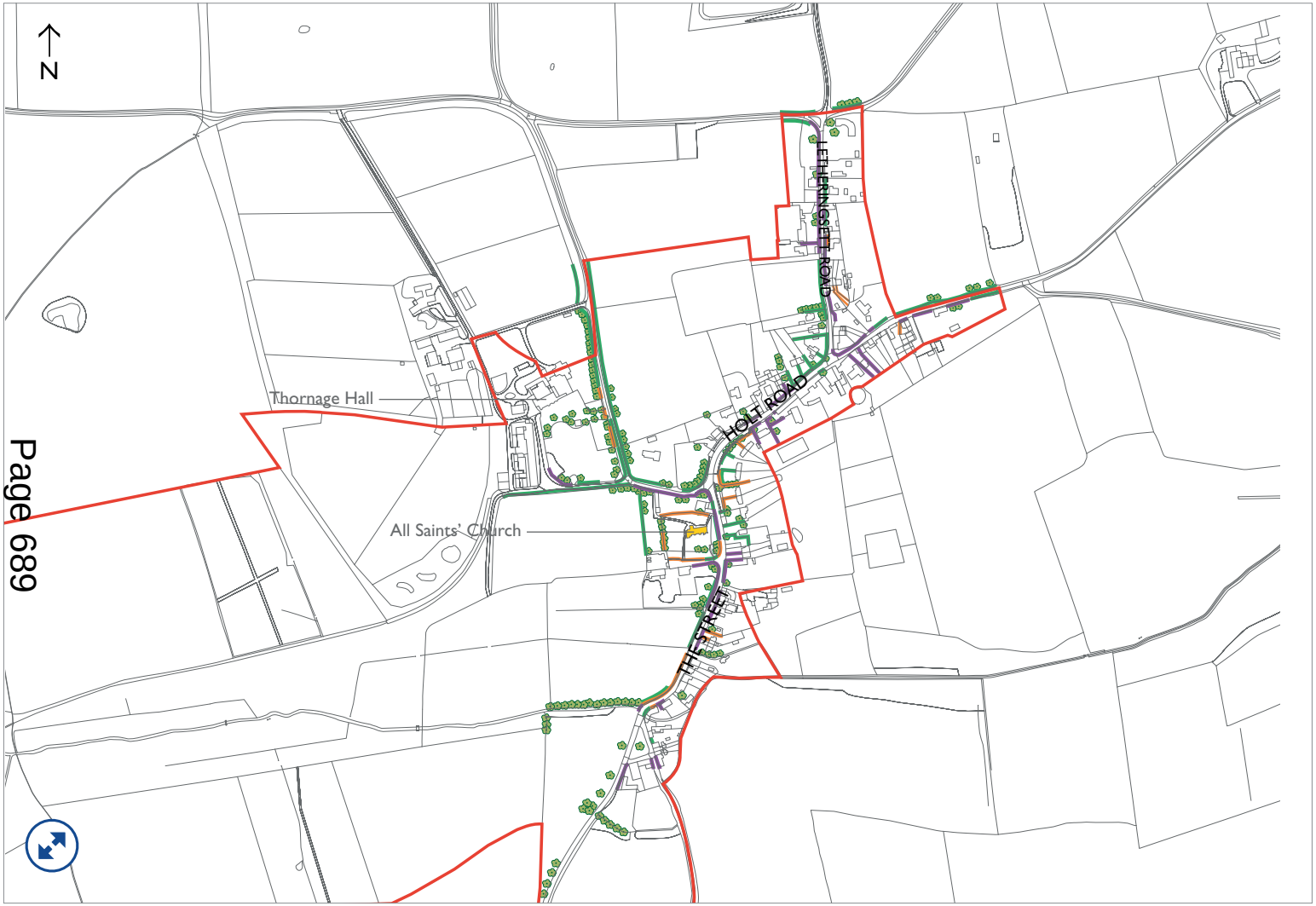
Small and short wall enclosing Meadow Barn



Stretch of wall enclosing the grounds of Thornage Hall



Historic cobble flint and brick wall



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 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.

Page 690



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



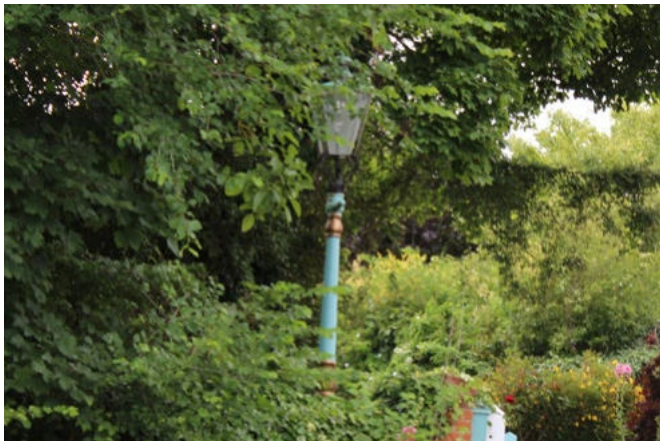
Lamp post box located on the grass triangle south of The Street



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

Page 692



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



Open Spaces, Trees and Vegetation plan © North Norfolk District Council. Reproduced by permission of Ordnance Survey
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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 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.

page 696

Materials Palette

















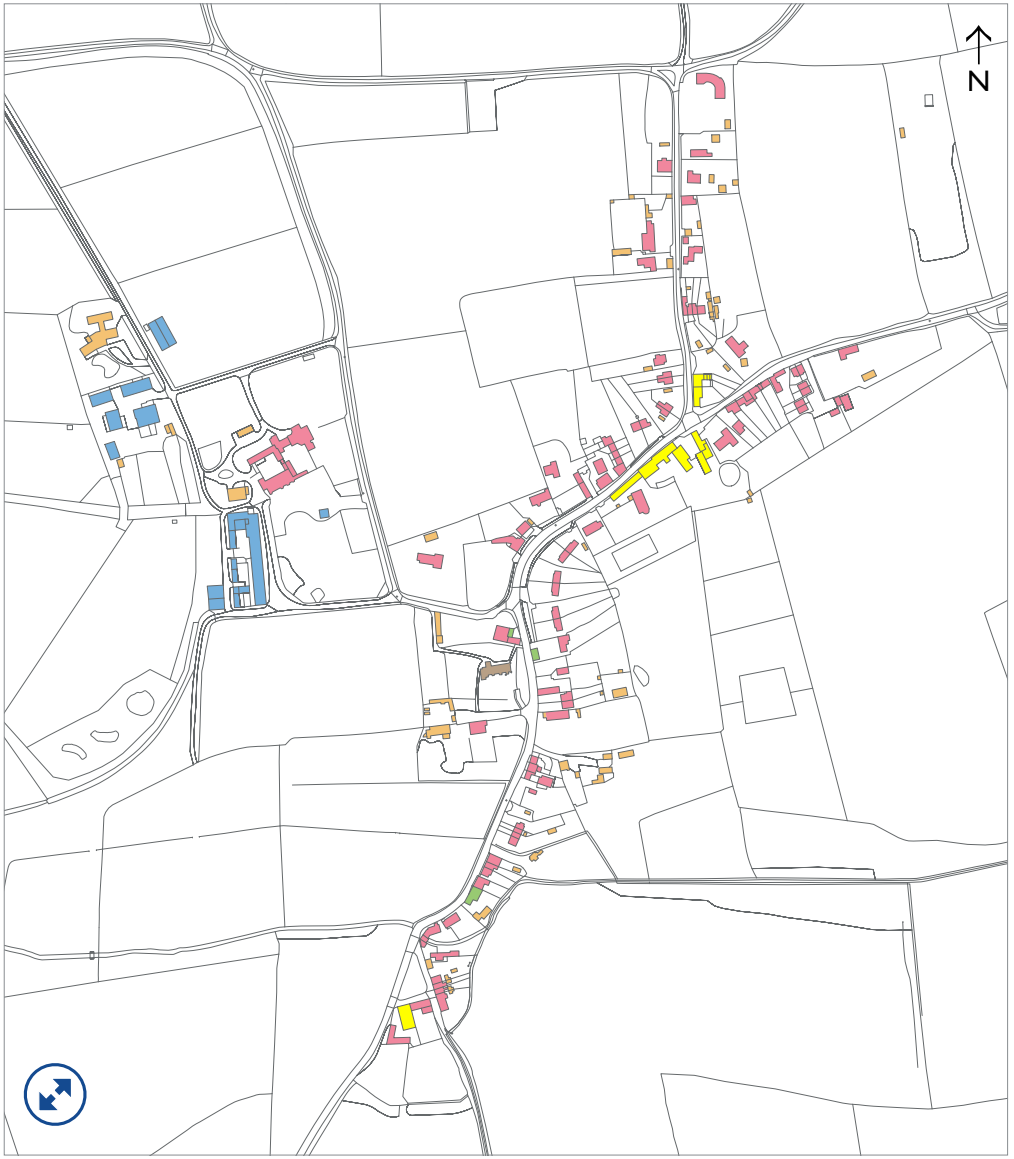


4.4.2 Building Types and Design

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.



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 1838, 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 Leatheringsett 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. 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

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 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

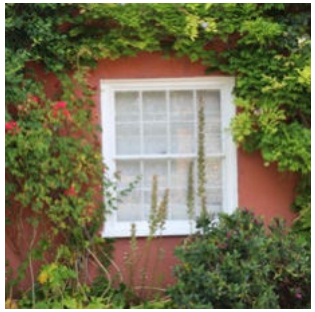




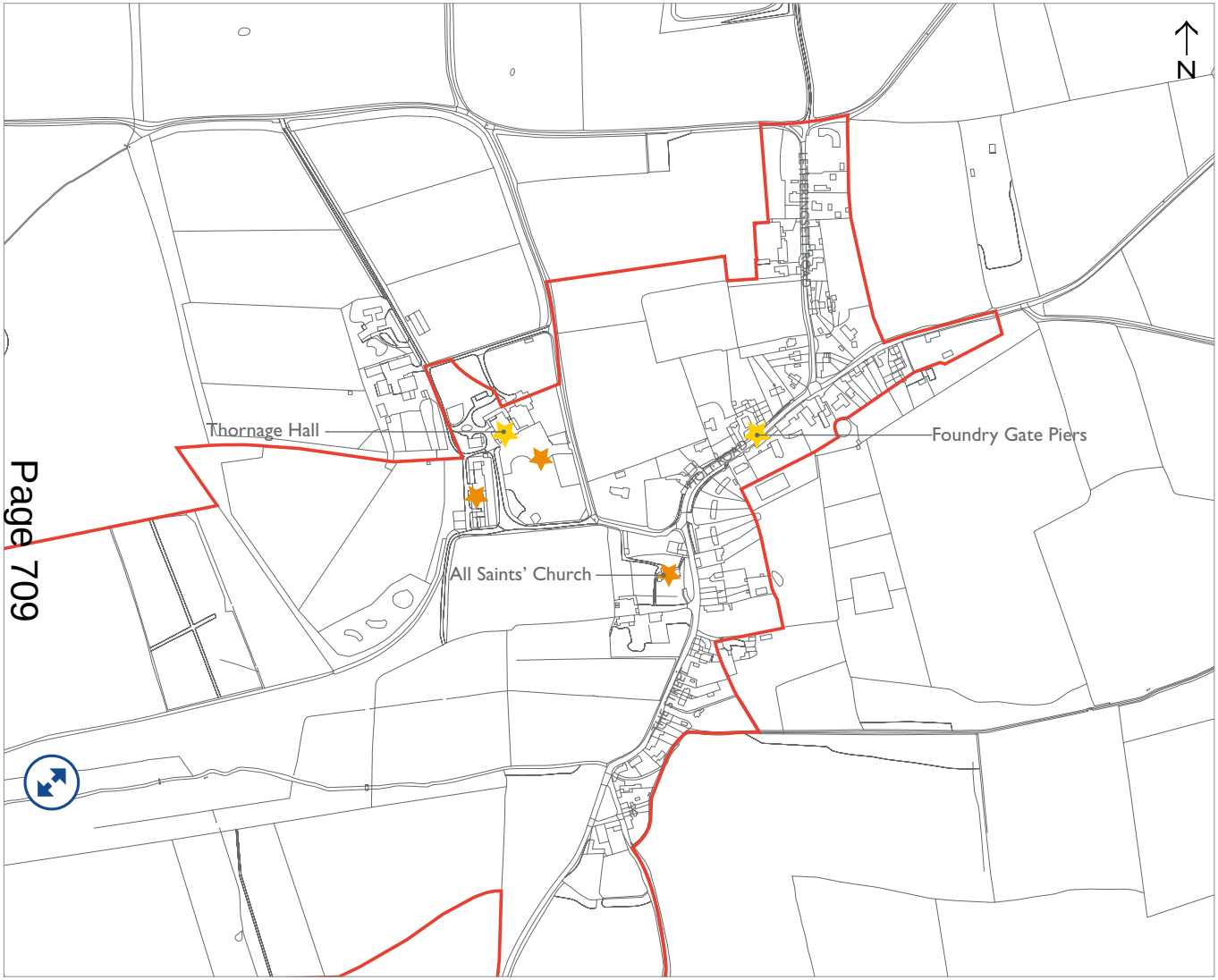








KEY
- Conservation Area Boundary
- Major Landmark
- Minor Landmark

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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.

Contents

5.1 Introduction
5.2 Listed Buildings
5.3 Locally Listed Buildings
5.4 Heritage Assets Plan
5.5 Archaeology Summary

5 Heritage Assets

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 of 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.

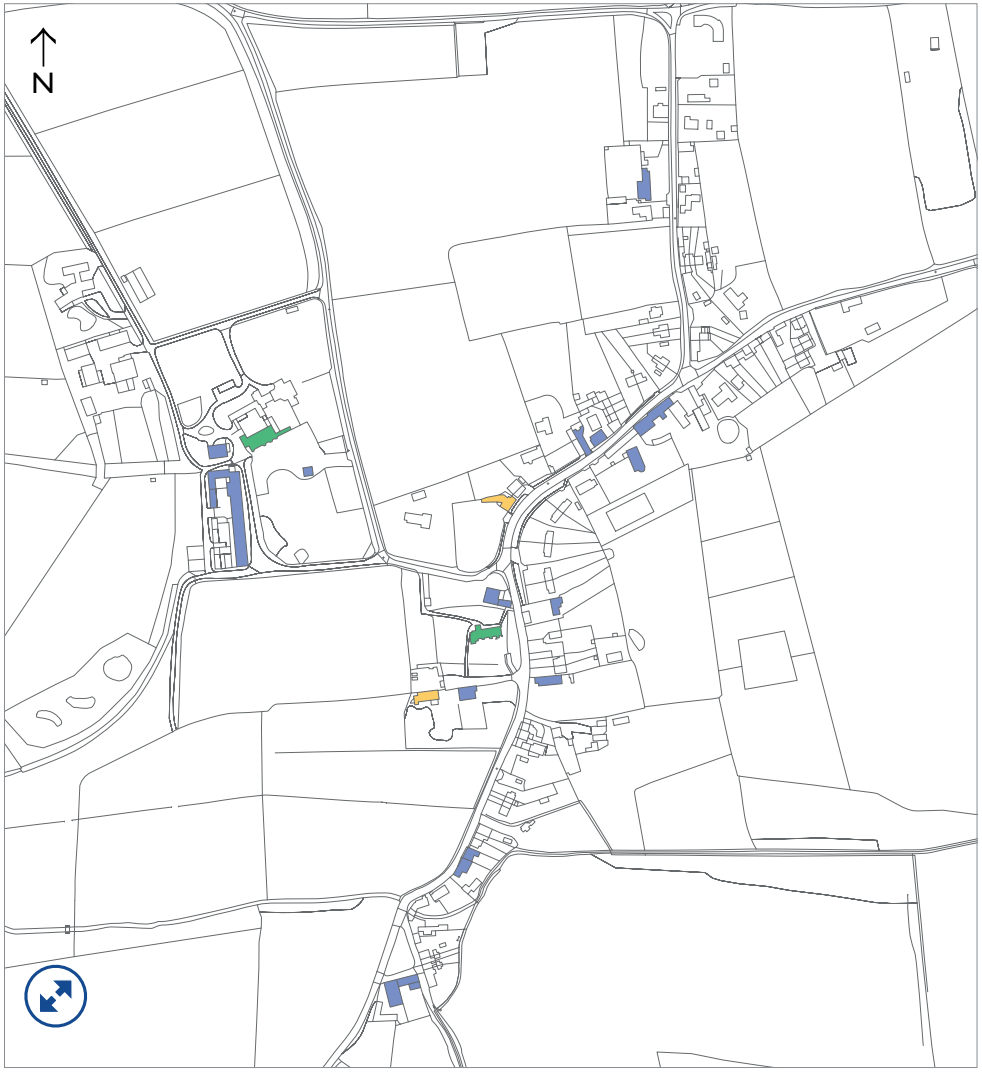
Historic England gives advice regarding the assessment criteria for Locally Listed Buildings in Local Heritage Listing (2016). Locally Listed Buildings usually have qualities such as being a landmark building, being designed by a named architect, being associated with an historic event or being associated 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.



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).

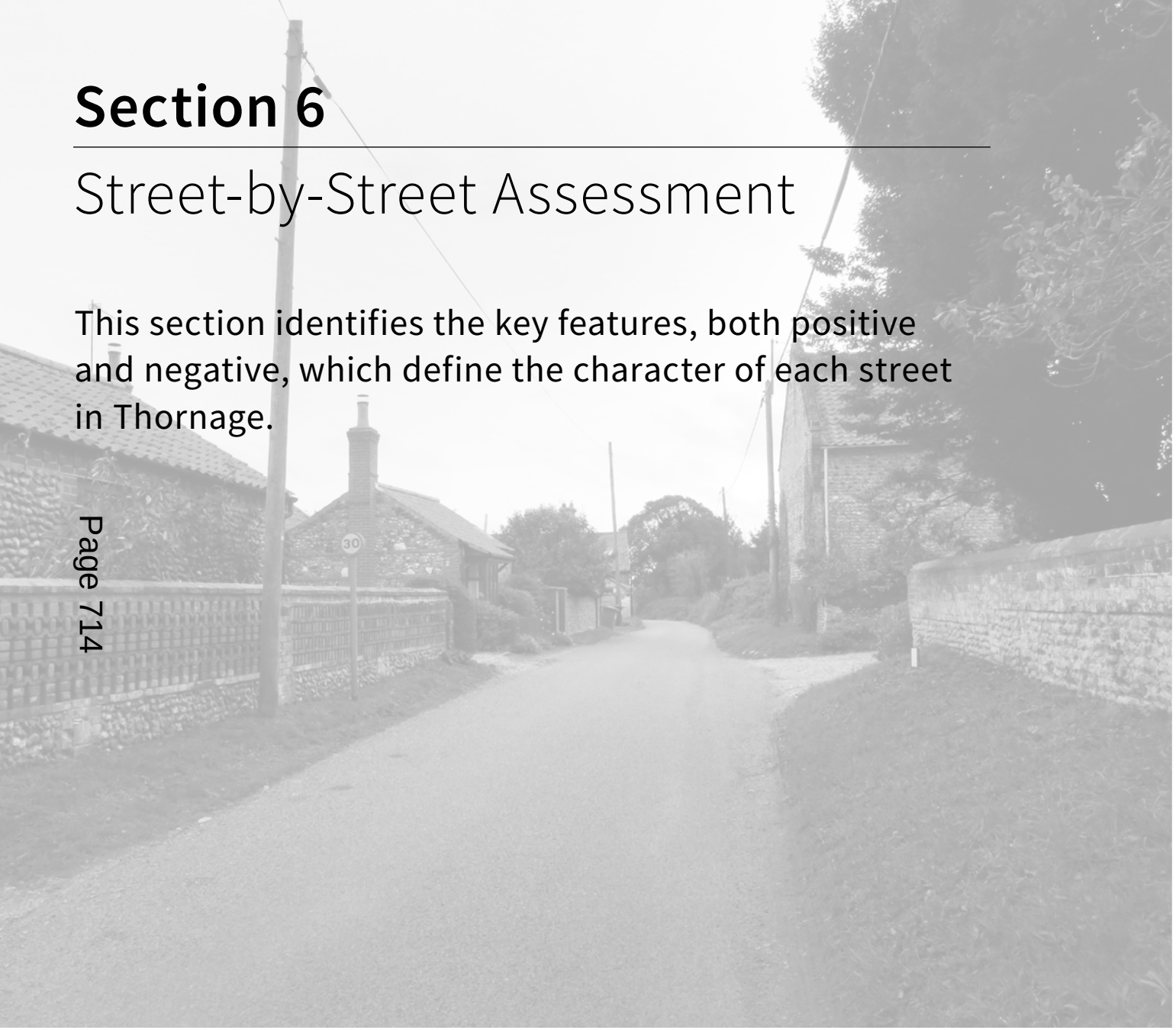
A number of Anglo-Saxon objects have been found in Thornage. Finds include pottery sherds and a strap fitting from the Middle to Late Saxon period (NHER 17319). Metal detecting has also recovered a Late Saxon box mount and a bead or censer attachment (NHER 36998). Additionally, it is likely that the 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.

Page 714

Contents

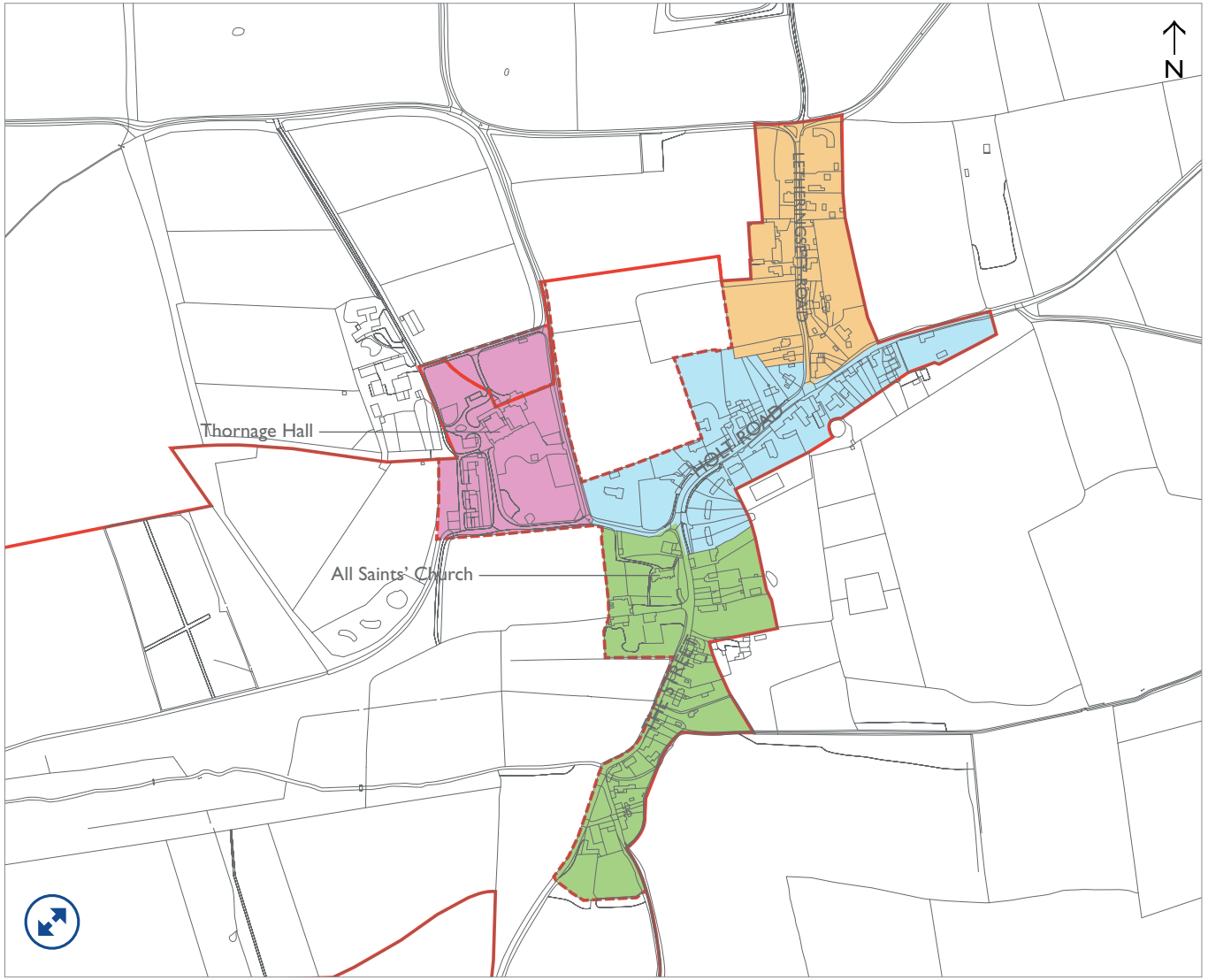
1 The Street
2 Thornage Hall
3 Holt Road/The Street
4 Letheringsett Road

6 Street-by-Street Assessment

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 Assts 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.





Map © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623.

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.

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

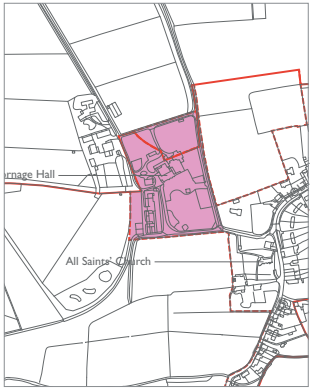
- The White House
- Barn with Dovecot attached to the west side of White House
- Brook House
- The Old Rectory
- House 50m east of Old Rectory
- Chapel Cottage
- Church House

Proposed Locally Listed Buildings

Outbuilding west of the Old Rectory

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.
- 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

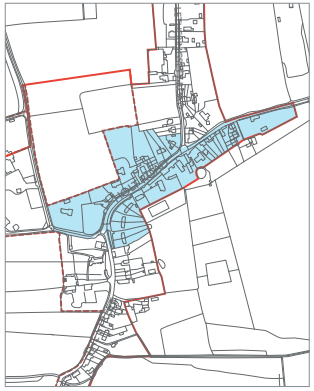
- Lofted cartshed at Thornage Hall c20m west of Thornage Hall
- Barn at Thornage Hall Farm c60m south west of Thornage Hall
- Dovecote, c30m south east of Thornage Hall

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.
- 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

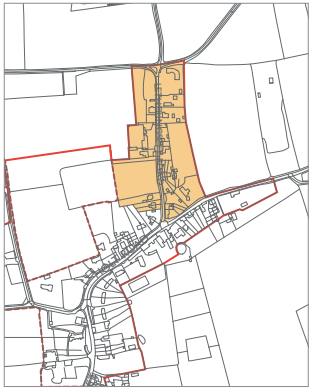
- Town Farm House
- Flintwall Cottage
- Old Foundry House and attached gate pier
- Gatepier c5m to right of Old Foundry House

Proposed Locally Listed Buildings

Former public house

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 has 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

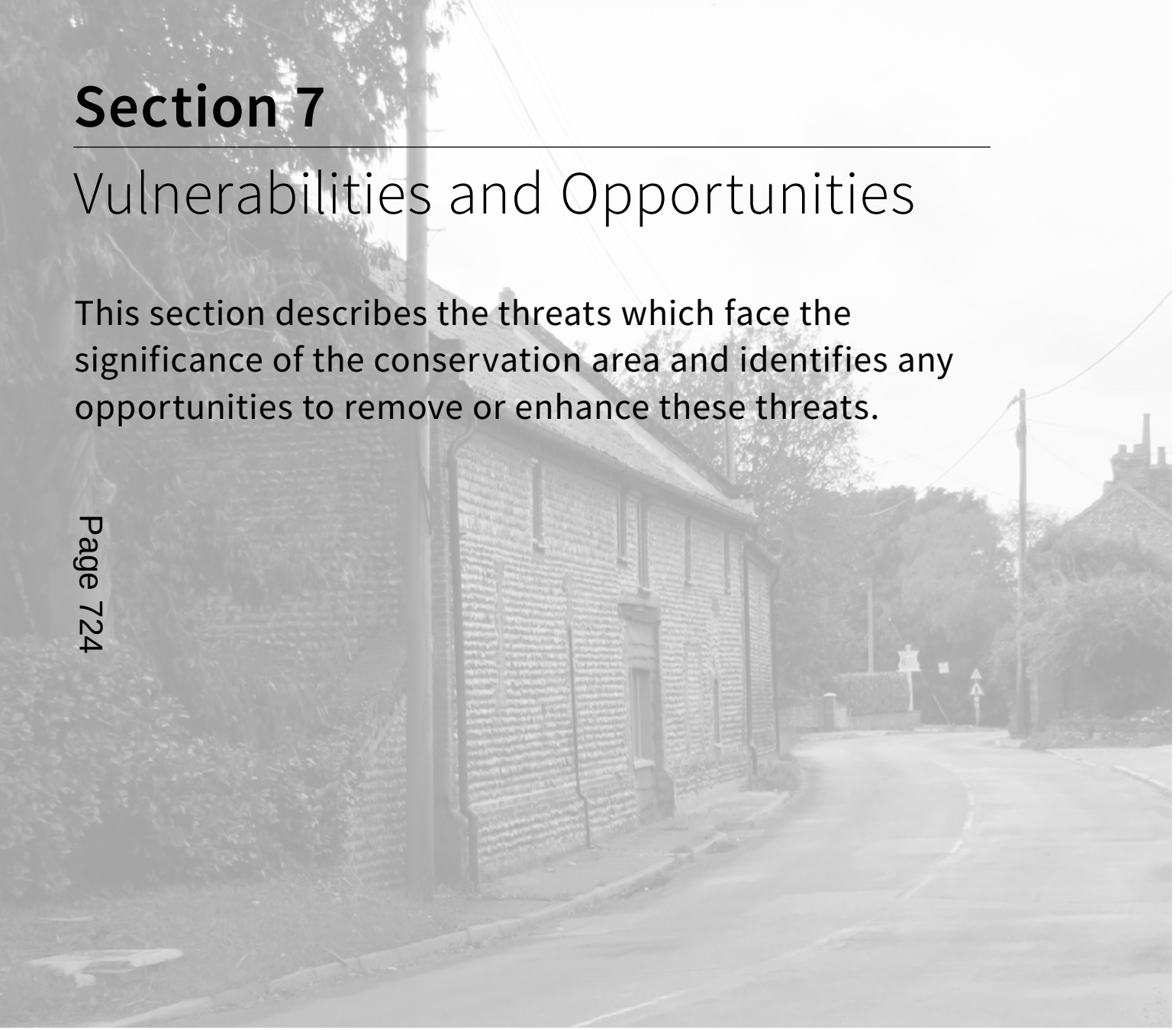
Proposed Locally Listed Buildings

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.



Page 724

Contents

7.1 Condition

7.2 Negative Features, Materials and Techniques

7.3 Pressures from Development

7.4 Rural Character and Suburbanisation

7.5 Second Home Owners and Holiday Cottages

7.6 Dark Skies and Light Pollution

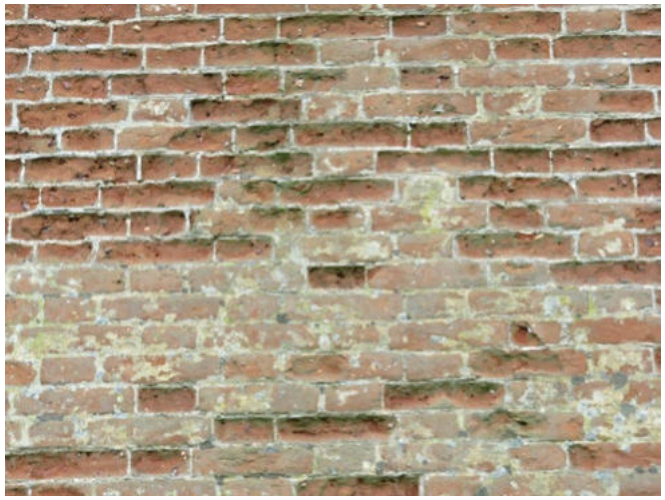
7.7 Agricultural Uses

7.8 River Location and Climate Change

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 to 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



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



sing drainpipe and evidence of building being struck by a vehicle 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.



Glazing 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



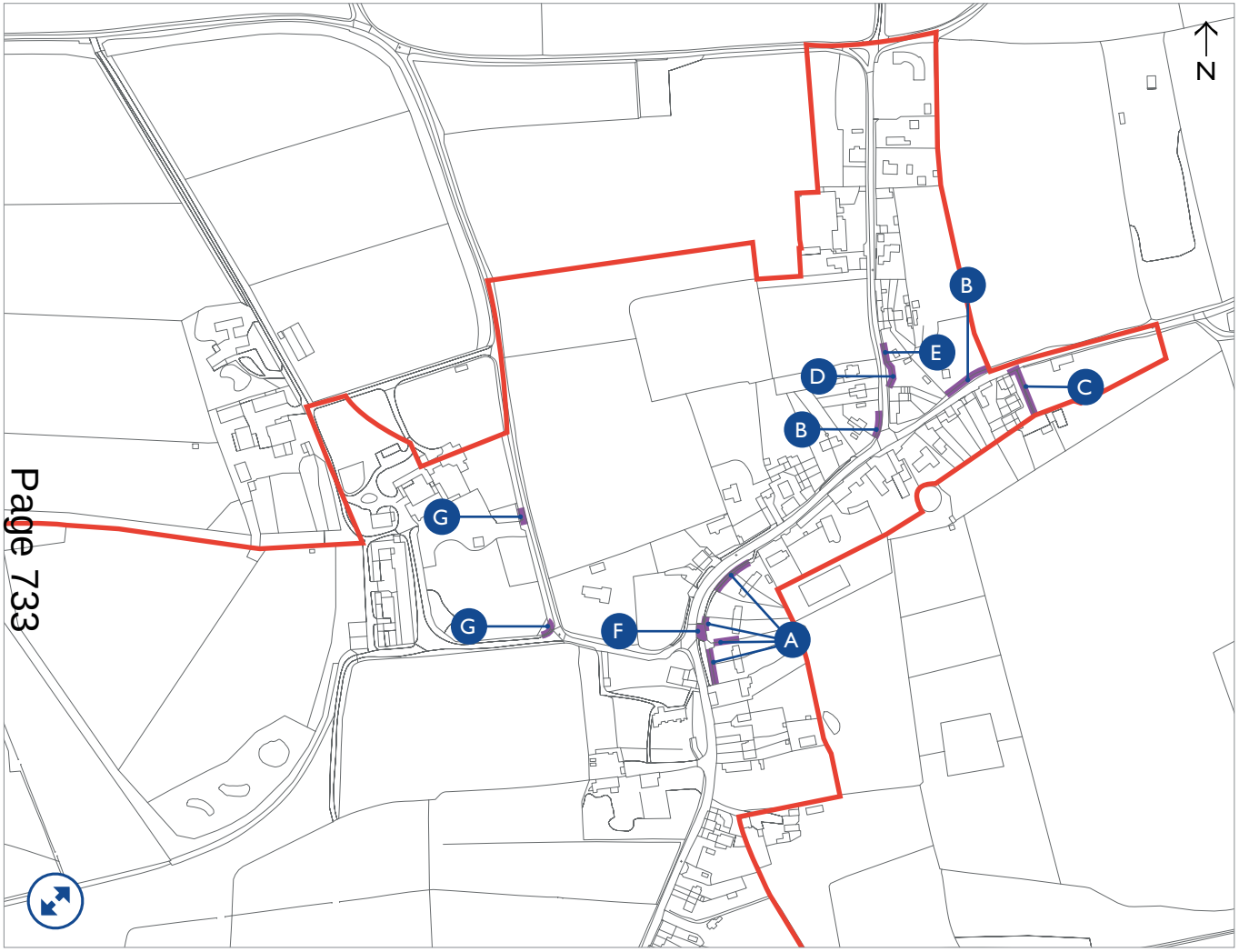
Leylandii hedge



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

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 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.



Page 736

Contents

8.1 Introduction

8.2 Conservation Philosophy

8.3 Recommendations

8 Management Plan

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 exiting 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.

Historic Buildings and Sustainability

Historic buildings embody carbon and their retention and reuse is inherently sustainable. Maintaining the existing fabric minimises the need for replacements that require additional carbon to create. Historic England encourages a "whole life building" approach to applying ideas of sustainability to historic buildings with an emphasis on understanding how the historic building works as a whole rather than trying to "fix" one element. It also urges consideration of the whole carbon-life of materials when making decisions. In essence, it is necessary to think long-term, undertake sympathetic and informed maintenance to save energy and minimise replacements, and upgrade and reuse buildings to minimise energy loss and use the embodied carbon of old buildings whilst not putting the historic building fabric at risk.

For example, replacing a historic window with a uPVC double glazed window may seem an affordable way of reducing energy loss and therefore energy consumption. However, historic buildings work as a whole and typically require the ventilation from traditional "leaky" windows to prevent damp that can lead to both the deterioration of the rest of the fabric and potentially harmful mould growth. Introducing non-breathable materials, such as plastic windows and cement mortar around them, can cause the decay of the adjacent historic materials. Furthermore, uPVC windows tend to last less than 20 years before needing replacement. The replacement of a uPVC window with another uPVC window means the loss of the carbon embodied in the first window and the addition of the carbon in the new window. Additionally plastic of the window will not quickly and easily decay causing pollution. Regularly painted timber or metal windows can last for centuries, and can in some cases be re-glazed saving the creation of completely new units.

Historic England is constantly undertaking research on the important subject of enhancing the energy performance of historic buildings. On its website, guidance documents include:

- Energy efficiency in historic buildings
- Energy efficiency in traditional homes
- The application of building regulations (Part L) to historic buildings
- Energy Efficiency and Historic Buildings: Energy Performance Certificates (including advice for landlords and building managers)
- Solar Panels on historic buildings
- Heat Pumps in historic buildings
- Installing insulation and draughtproofing in historic buildings for:
  - Roofs
  - Walls
  - Windows and Doors
  - Floors.

New advice is constantly being published as the technologies develop.

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 pre-eminent 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 considerably 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.

Page 746



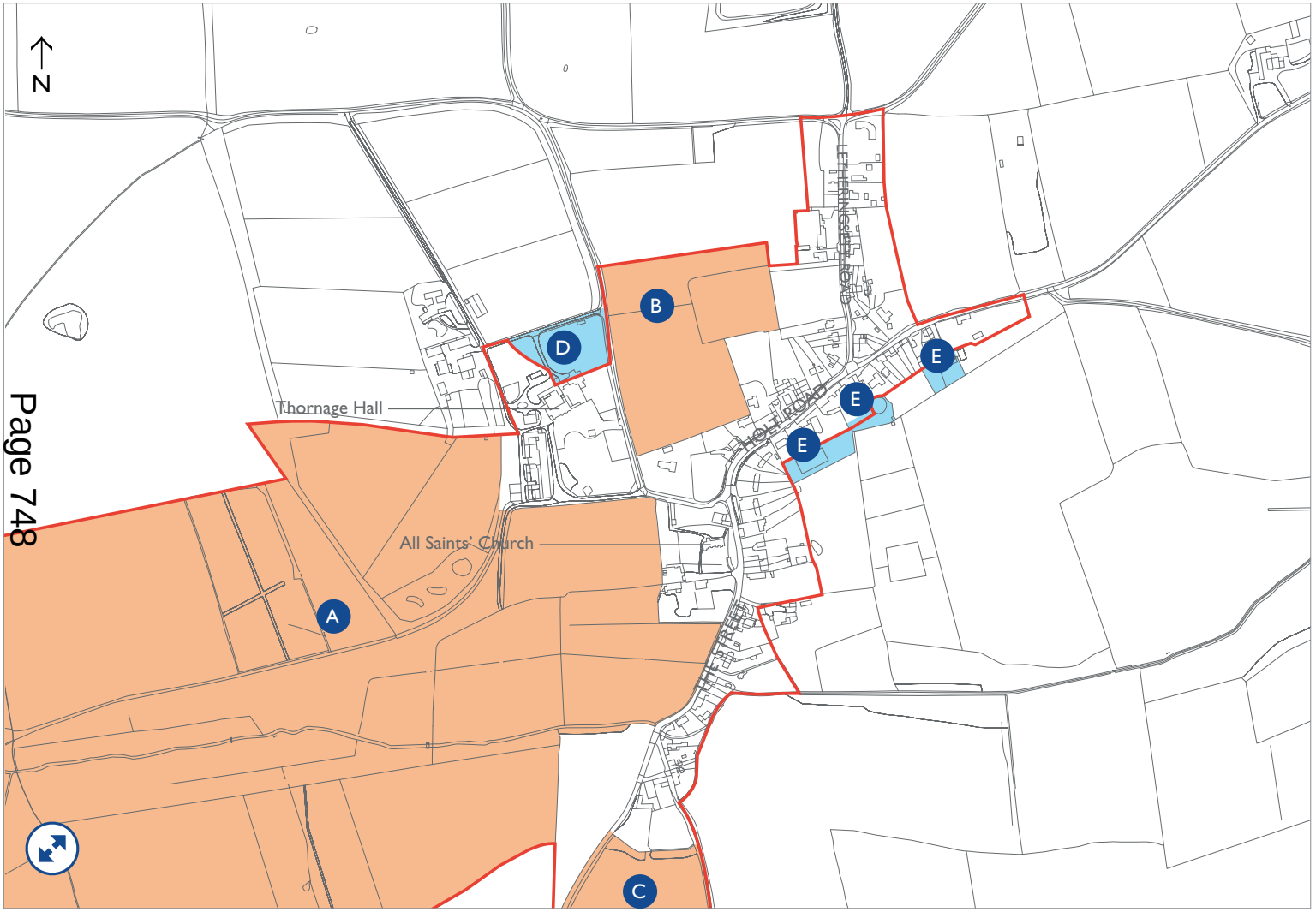
Brinton village centre



Fields north of the Conservation Area



Meadows west of the village



KEY

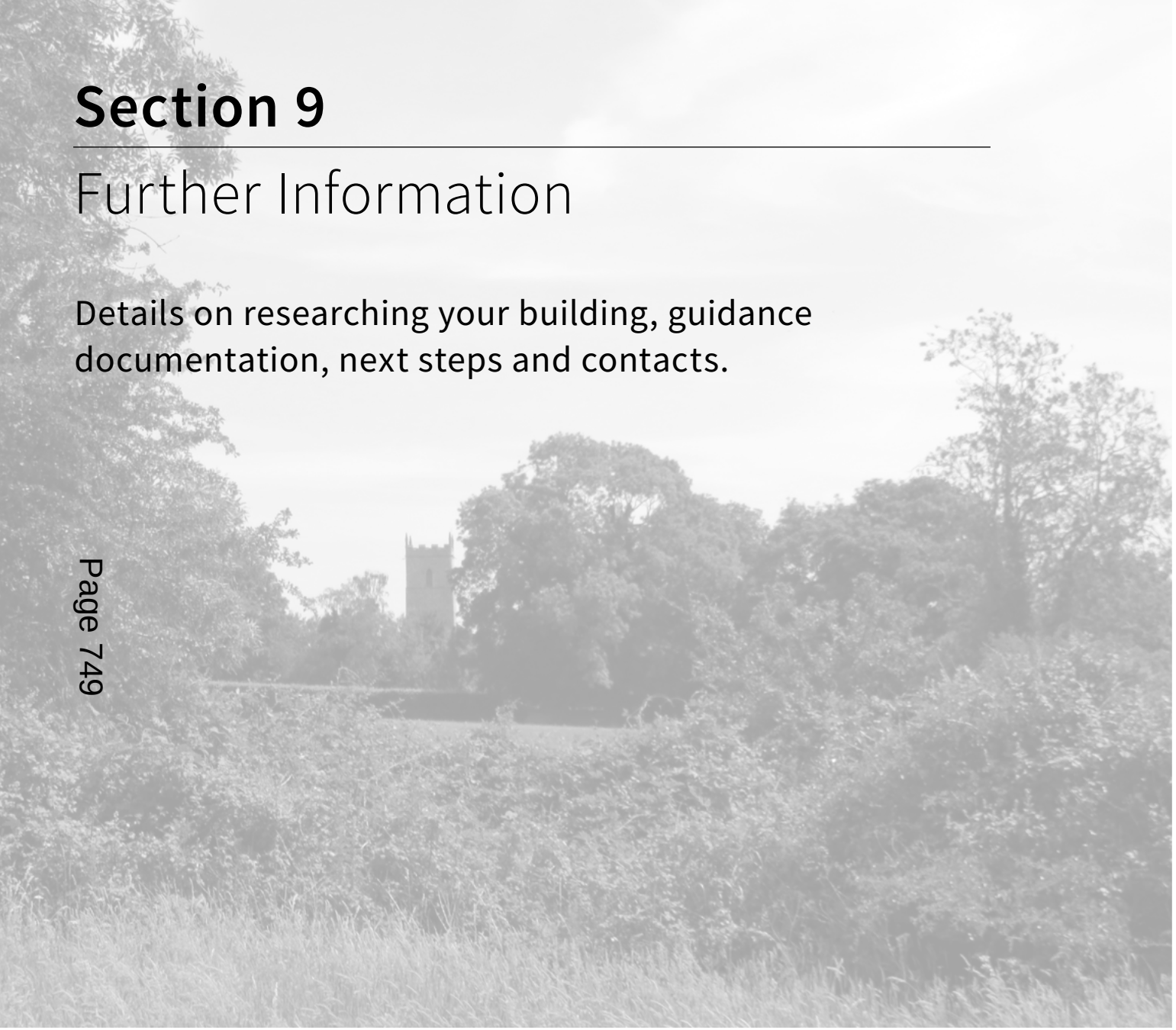
- Current Conservation Area Boundary
- Proposed Inclusion within Conservation Area Boundary
- Proposed Exclusion from Conservation Area Boundary

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Section 9

Further Information

Details on researching your building, guidance documentation, next steps and contacts.



9 Further Information

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.

- **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



Contents

A Endnotes and Bibliography

B Glossary of Terms

C Audit of Heritage Assets

D Full Size Plans

A Endnotes and Bibliography

ENDNOTES

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

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LEGISLATION

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Appendix B

Glossary of Terms



Page 756

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 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).

Page 257

Appendix C

Audit of Heritage Assets

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



Page 758

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	Outbuilding 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.



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.

SEE LIST ENTRY FOR IMAGE

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.



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 twentiet 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.



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.



LETHERINGSETT 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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Agenda Item No_____

Item for Information
Nutrient Neutrality

Summary: Natural England has published new advice in relation to the legal requirements of the Habitat Regulations to protect watercourses which are designated as Special Areas of Conservation (SACs) from excessive nutrient enrichment.

This protection is expected to be achieved by planning applications and Local Plans demonstrating that developments achieve 'Nutrient Neutrality'. This report explains Nutrient Neutrality and how it might impact on the submission of the North Norfolk Local Plan for Independent Examination.

Recommendations: **That members note the potential implications of Nutrient Neutrality on the timeline for preparation and submission of the Local Plan.**

Cabinet Member(s)	Ward(s) affected
Cllr J Toye	All Wards

Contact Officer, telephone number and email:

Mark Ashwell, Planning Policy Manager, 01263 516325
Mark.ashwell@north-norfolk.gov.uk

1. Summary

1.1 Both the Norfolk and Suffolk Broads and the River Wensum are designated as Special Areas of Conservation (SACs). This means that they are habitats which are recognised as nationally important for wildlife. Their condition is recorded by the Environment Agency with the objective of ensuring that they remain in favourable status. Both are currently recorded as in less than favourable condition.

1.2 Both are subject to high levels of nutrient enrichment. Nutrients, mainly phosphorous and nitrates, are either discharged into them via Waste Water Recycling Centres (WWRCs) or via run off from agricultural land (fertilisers) or roads (pollutants). As a result Natural England have advised Local Authorities (all Norfolk Authorities) that they would be failing to meet the legal requirements of the Habitat Regulations unless they are satisfied that planning permissions and Local Plans achieve at least a neutral position in relation to nutrient discharge.

1.3 This advice is applicable to a wide range of development proposals including all residential development together with other types of development incorporating overnight accommodation, such as tourist accommodation. The affected areas in Norfolk and North Norfolk are extensive and comprise the drainage catchments for both the River Wensum and the Broads. In North Norfolk, these cover around two thirds of the District including the entirety of the district south of Fakenham and Holt. Only the coastal area in the west of the District including Cromer, Sheringham, Wells and the surrounding areas is not impacted (Map attached Appendix A). Around 75% of existing and proposed future growth in the District lies within one, or both, of the affected catchments. From the date of the issue of the new advice, all qualifying developments within these areas must demonstrate, beyond reasonable scientific doubt, that the proposals will not have an adverse effect on the integrity of the designated sites. Demonstrating 'nutrient neutrality', would meet the legal requirements. In short, each planning application (or Local Plan) must show that the proposal would result in no more nutrients entering the protected watercourse than is currently the case.

1.4 Demonstrating nutrient neutrality for the majority of 'qualify' developments is likely to require some sort of mitigation. In many cases, but not all, such mitigation is likely to comprise off site measures. Until effective mitigation is demonstrated it is unlawful to grant planning permissions for qualify developments. ***All authorities in Norfolk, and most of the Authorities affected elsewhere in the country, have paused granting permissions for such developments pending further consideration of this issue.***

2. Background

2.1 England's protected sites, namely those designated as Natura 2000 sites such as SACs and RAMSARs are a vitally important part of the government's commitments on the environment, including delivering the Environment Act target to halt species decline by 2030. Government is currently consulting on a range of new environmental targets including new water quality targets which would, if adopted, aim to secure substantial reductions in nutrient discharge. Fresh water rivers, lakes and broads are some of the most precious and sensitive habitats, providing wintering and breeding habitats for wetland birds, and supporting rare species. They also provide many important services to society, including flood control, carbon capture, climate change adaptation, and access to nature, with many benefits to public health and wellbeing. Often they are also the receiving water courses for the discharge of treated waste water from Waste Water Recycling Centres (sewage treatment works).

2.2 One of the significant causes of decline in these protected sites is the damage caused by nutrient pollution. Nutrient pollution is a particular problem in freshwater habitats and estuaries. Increased levels of nutrients (especially nitrogen and phosphorus) can speed up the growth of certain plants, disrupting natural processes and impact wildlife. This process damages water dependent sites, harming the plants and wildlife, and affects the oxygen carrying capacity of the water. Sites damaged in this way are described as in 'unfavourable condition'. The sources of excess nutrients are site specific, but predominantly originate from Wastewater Treatment Works which are licenced to discharge treated water into receiving watercourses,

and agricultural pollution caused mainly via the widespread use of artificial fertilisers which run off and leach out of soils.

3. The legal framework for Nutrient Neutrality

3.1 Many of our most internationally important water bodies are designated as protected sites under the Conservation of Habitats and Species Regulations 2017, and termed “Habitats Sites” in the National Planning Policy Framework. Under the Habitats Regulations, competent authorities, such as local planning authorities and the Environment Agency, must assess the environmental impact of projects and plans (such as planning applications or local plans) which affect these sites. Local Planning Authorities can only approve a project, or adopt a Local Plan, if they are satisfied it will have no negative effect on the protected site. Failure to do so may render any permission granted unlawful and subject to potential challenge via judicial review.

3.2 Natural England had previously advised a total of 32 local planning authorities that where protected sites are in unfavourable condition due to excess nutrients, projects and plans should only go ahead if they will not cause additional pollution to sites. They can demonstrate this through “nutrient neutrality”. This means, for example, that new residential development can only happen if the nutrient load created through additional wastewater from the development is mitigated. Elsewhere this mitigation has typically involved creating new wetlands to strip nutrients from water, creating buffer zones to revert to nature, or taking land out of agricultural use to reduce fertiliser run off. This has had a significant negative impact on the number of homes granted planning permission in affected areas.

4. Potential Impacts in North Norfolk

4.1Natural England published the new advice with no prior discussion or engagement with the impacted authorities. It has immediate effect, with no transitional arrangements, and across the affected areas has resulted in the temporary suspension of the determination of qualifying planning applications. This suspension is likely to remain in place until such time as applicants are able to demonstrate compliance with the Habitat Regulations either via incorporation of on-site mitigations or more likely via contributions towards agreed mitigation projects. The expectation is that such projects will need to be agreed at a whole catchment level so will require endorsement of a number of planning authorities and will require sign-off from Natural England.

4.2 Elsewhere this has resulted in lengthy delays in the processing of applications leading to a range of impacts including:

- Significant reductions in housing delivery including affordable homes.
- Impacts on permissions for other types of developments.
- *Possible* inability to maintain a five-year land supply.
- *Possible* failure to comply with the Housing Delivery Test.

4.3 At this stage, the impacts on Local Plan production remain less clear. There are two separate issues which the Plan will need to address to the satisfaction of the Inspector in order for the Plan to be found sound. Firstly, that the Plan may lawfully be adopted. Secondly that, once adopted it is likely to be effective in delivering the development proposed when it is required.

4.4 Under regulation 63(5) of the Habitats Regs, a local plan may not be given effect i.e. adopted, unless the competent authority is satisfied beyond reasonable scientific doubt that its proposals will not have an adverse effect on the integrity of any relevant site. The Inspectors will expect the Authority to show that this is the case, otherwise the Plan could not be lawfully adopted.

4.5 Secondly, the Inspectors will need to conclude that the Plan will be effective and will deliver the required development at the right time to address identified needs. This means that the Plan will need to be clear in relation to any constraints which might impact on the timing of delivery

4.6 It appears likely that a Plan which does not effectively address Nutrient Neutrality by working with Natural England to agree at least a broad outline of a deliverable package of mitigation and other appropriate policy measures would fail to meet the legal requirements of the Habitat Regs, and the soundness tests of local plan examination.

4.7 It appears likely that addressing these issues could take a considerable period and as a minimum will require:

1. An update of the Local Plan Habitat Regulation Assessment which support the Plan to address the issue of nutrient enrichment.
2. Inclusion of any required policy modifications in the Plan – most likely requiring nutrient neutrality to be demonstrated in association with qualifying developments
3. Development of a catchment wide mitigation strategy with partner authorities, Natural England and other key stakeholders.

5 Recommendations

That Working Party note the potential delays in submission of the Local Plan for examination.

6. Legal Implications and Risks

6.1 The Council must produce a Local Plan which complies with various regulatory and legal requirements and in determining its policy approaches must be justified and underpinned by up to date and proportionate evidence, be informed by appropriate sustainability appraisals and take account of and demonstrate how public feedback, national policy & guidance have been used to inform the production through the application of a consistent methodology.

6.2 The statutory process requires plan production to accord to the statutory requirements as set out in The Town and Country Planning (Local Planning),

(England) Regulations 2012 (as amended). Failure to undertake plan preparation in accordance with the regulations and NPPF is likely to render the plan ‘unsound’ at examination and result in the need to return to earlier stages. Substantial additional costs would be incurred.

6.3 Failure to meet the legal requirements of the Habitat regulations would render the Plan both unlawful and unsound.

7. Financial Implications and Risks

7.1 Failure to undertake Plan preparation in accordance with the regulations and NPPF is likely to render the Plan ‘unsound’ at examination and result in the need to return to earlier stages. Substantial additional costs would be incurred.

7.2 Failure to reach the required stage of plan production ahead of any transitional arrangements introduced through planning reform would introduce substantial delay and costs into the production of a revised Local Plan.

Appendices

Appendix 1 – Map of catchment areas affected.

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European protected sites requiring nutrient neutrality strategic solutions

Scale: 1:330,000

Component SSSIs of The Broads SAC

- Local Authorities
- SSSI subject to nutrient neutrality strategy
- Nutrient neutrality SSSI catchment

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