

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



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

<i>(Continued)</i>	
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
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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.

3	Historic Development	11
3.1	Early History	12
3.2	Medieval History	12



Contents
3.1 Early History
3.2 Medieval Heyday



3.1 EARLY HISTORY

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

Navigation

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



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



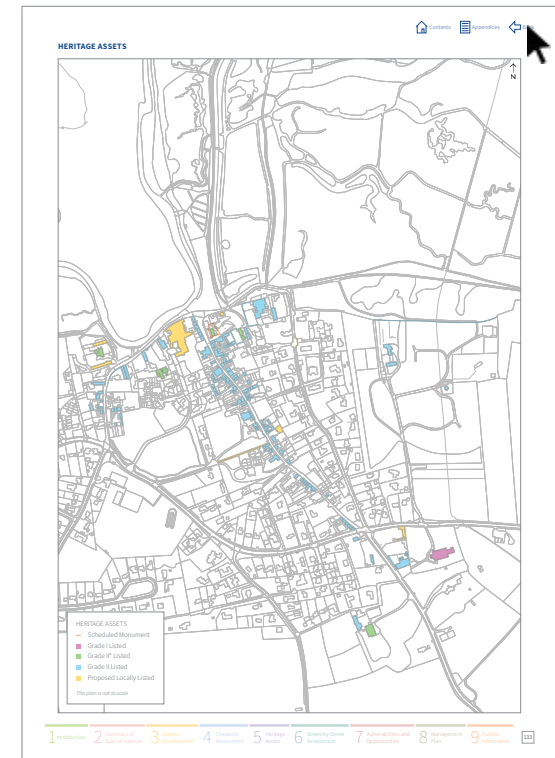
- Advertisements and other commercial signage may be subject to additional controls and/or require planning permission.
- Changing the use of a building (e.g. from residential to commercial) will require planning permission.

Plans



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


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



How to Use the Layered PDF in Appendix D


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

Opening the Layers Panel

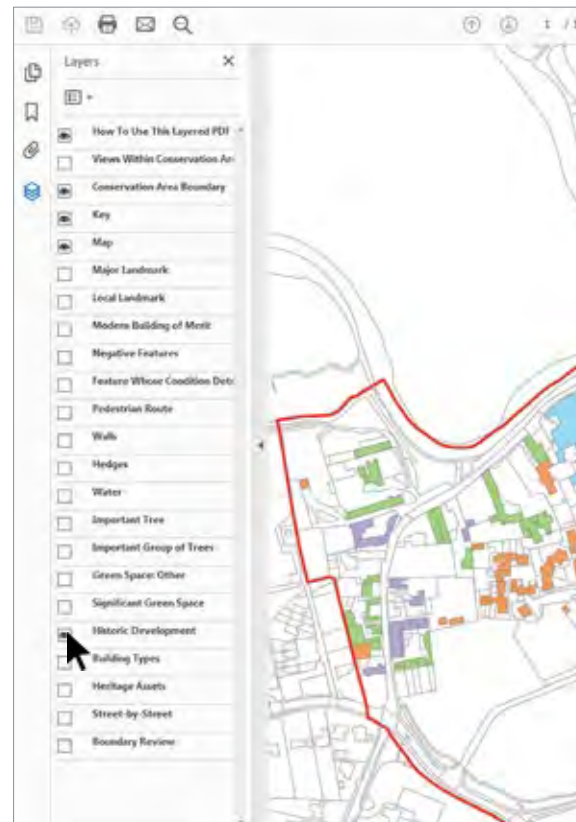
Click on the layers icon  to open the layers panel. This will bring up options for the different mapping elements that are available to view.



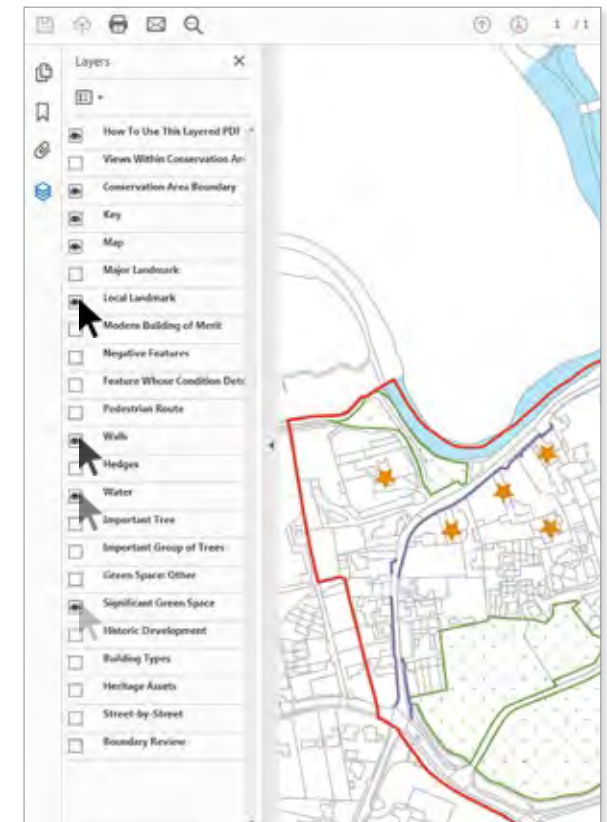
Viewing Different Layers

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

Switching on a layer to view that part of the map



Switching layers on and off as desired



Frequently Asked Questions

Conservation Areas

- What is a Conservation Area?
See [Section 1.2](#)
- What is the current boundary of the Conservation Area?
See [Boundary Map](#)
- Has the boundary of the Conservation Area been changed as part of this review?
See [Section 8.3.8](#)
- What is a Conservation Area Appraisal and Management Plan?
See [Section 1.3](#)
- How does the Conservation Area designation affect changes permitted to my property?
See [Section 1.4](#)
- What are my responsibilities in maintaining my property?
See [Section 1.4](#) and [Section 8.3.1](#)

Understanding your Property

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

Making Changes

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

Section 1

Introduction

This section gives an overview of the 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?](#)

1.1 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

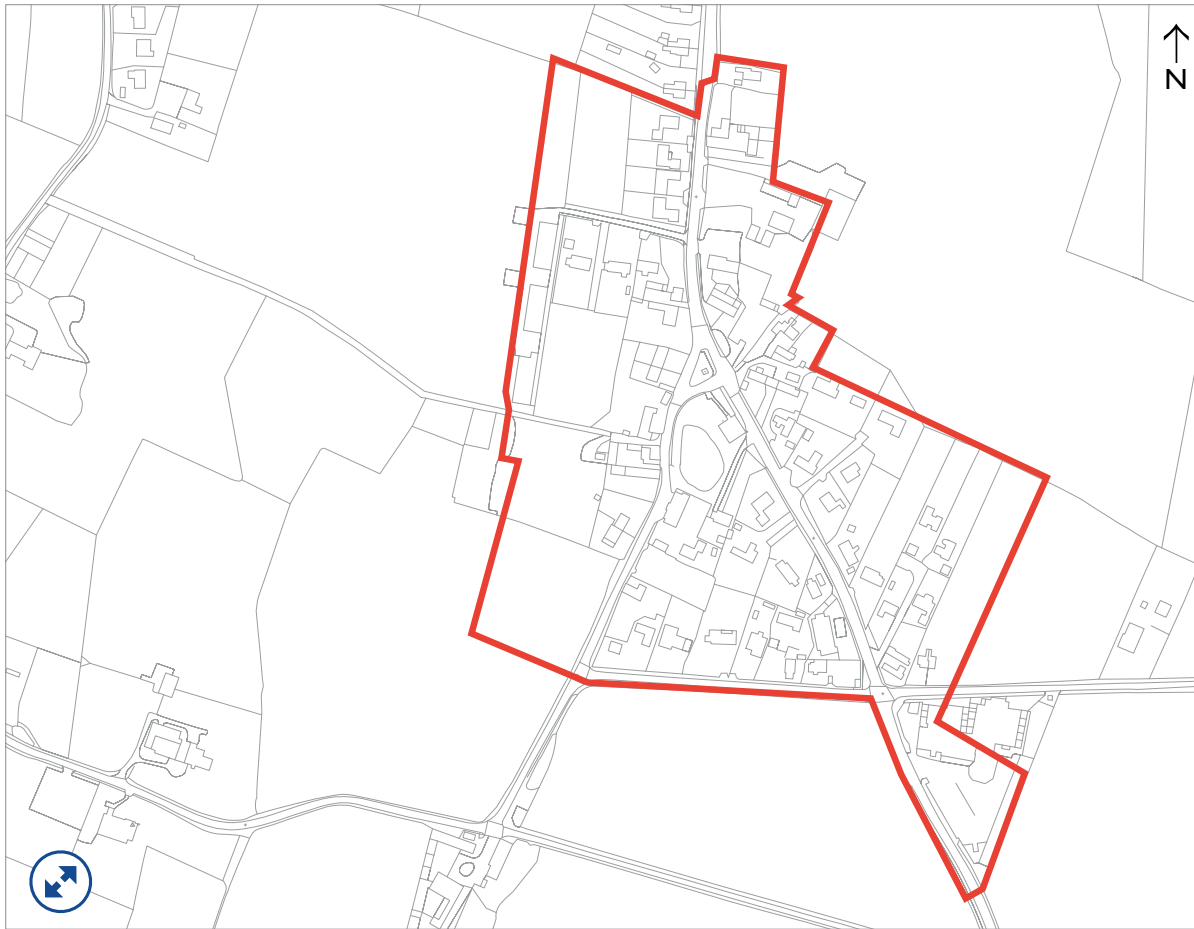
Designation of a conservation area recognises the unique quality of an area as a whole. It is the contribution of individual buildings and monuments as well as other features including (but not limited to) topography, materials, spatial relationships, thoroughfares, street furniture, open spaces and 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 conservation areas within their jurisdiction, and that these proposals are periodically reviewed.⁰² The proposals are normally presented in the form of a Conservation Area Appraisal and Management Plan, which defines and records the special interest of a conservation area, as well as setting out a plan of action for its on-going protection and enhancement.

Conservation areas may be affected by direct physical change, by changes in their setting or in the uses of buildings or areas within them. A clear definition

of those elements which contribute to the special architectural or historic interest of a place will enable the development of a robust policy framework for the future management of that area, against which applications can be considered.

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

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

This Conservation Area Appraisal and Management Plan therefore seeks to:

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



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

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

Definition of a Heritage Asset

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

1.4 WHAT DOES DESIGNATION MEAN FOR ME?

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

- Planning permission will be required to totally or substantially demolish buildings or structures (including walls, gate piers and chimneys). This will also need a heritage statement (sometimes called a heritage impact assessment) as part of the application.
- The extent of permitted development (i.e. changes that are allowed without requiring consent from the local authority) may be restricted; for example, replacement windows, alterations to cladding or the installation of satellite dishes. Additional control may be sought through Article 4 Directions, which specifically remove permitted development rights.
- Trees with a diameter of 75mm or greater, measured at 1.5m from soil level, are protected. Any work proposed to these trees require permission from the local authority by means of a planning application. This allows the authority to determine whether a Tree Preservation Order (TPO) is necessary.

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

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

1.5 PRE-APPLICATION ADVICE

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

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

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

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

1.6 WHO HAVE WE CONSULTED WHILE PREPARING THIS PLAN?

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

The Draft Edgefield Conservation Area Appraisal and Management Plan 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.

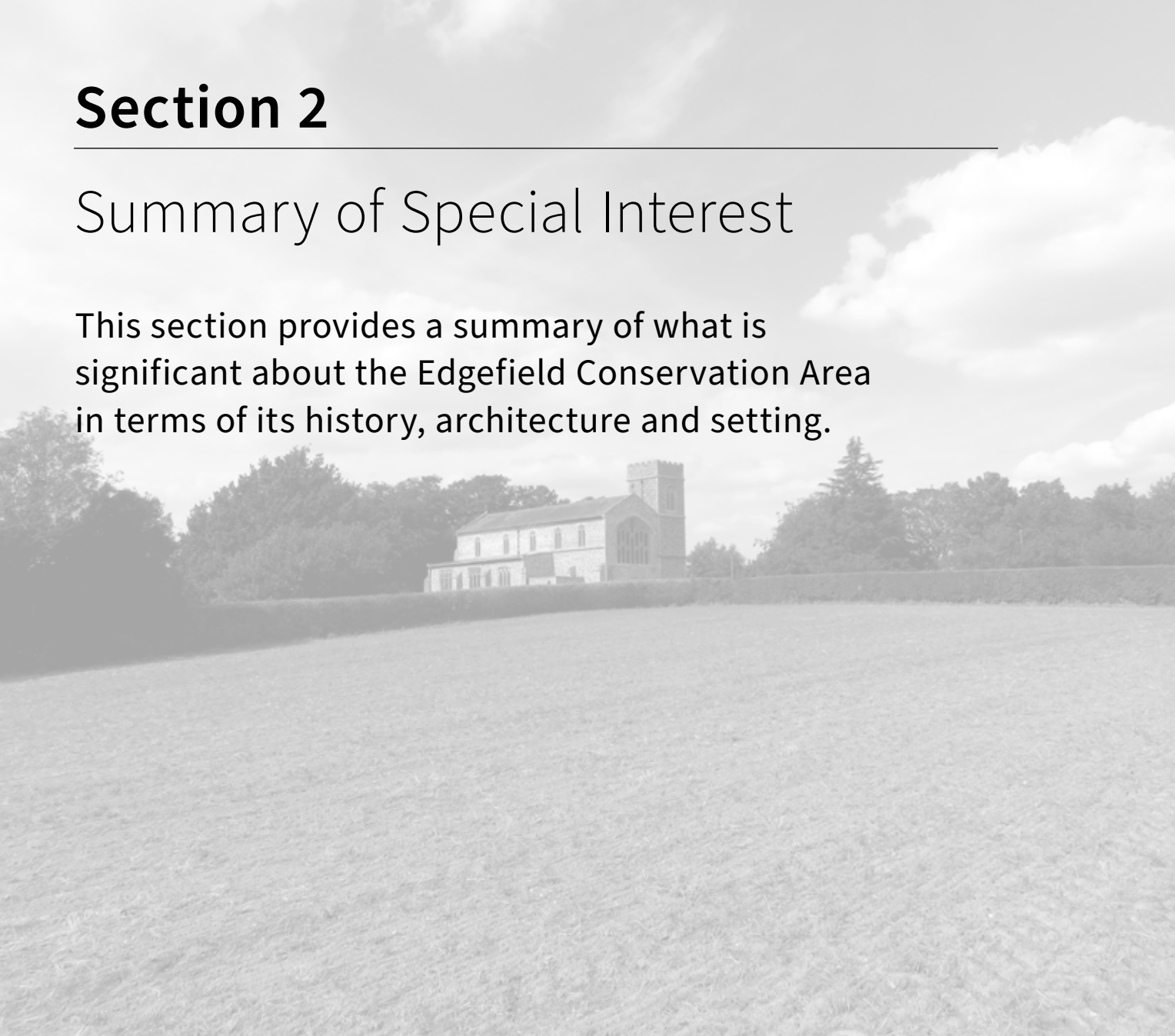
1.7 WHAT DO THESE TERMS MEAN?

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 to the current settlement. Whilst the Conservation Area is concentrated on the denser cluster of smaller late-eighteenth, nineteenth and twentieth century houses around the village centre, the contrasting quiet, rural lanes with seventeenth and eighteenth century farmhouses are an important part of its character and setting.

At the heart of the Conservation Area, the triangular Green is surrounded by widely spaced buildings and a large, picturesque pond that contribute to a sense of openness. The distinctive war memorial forms a landmark feature whilst the red telephone box, village sign and white railings around the pond contribute to

the rural community character of the space. The variety of sizes and massing of buildings around the Green and pond area contributes to the varied building line and attractive views, especially along the west side. In the midst of residential housing, the large barn (now converted) on the north side of the Green serves as a reminder of the importance of the agricultural economy to Edgefield throughout its history. The now converted Post Office, village school (community hall), smithy and Baptist Chapel reinforce the idea of the Green as the historical centre of the village.

The openness of the Green is contrasted by the dense building along Norwich Road where houses and cottages are not only built close together but are double layered so that the countryside beyond is concealed from the road. The presence of the main road means the northern part of the Conservation Area feels more enclosed with high fences and hedges used for privacy and noise reduction. From Peck's Lane and beyond to the south, the landscape is very sparsely dotted with buildings. Agricultural fields run up to the village and to the cluster of buildings near the church. This part of the Conservation Area has a distinctly rural character.

The two churches in Edgefield testify to its evolution as a settlement with the ruined Anglo-Saxon tower of the old church standing on higher ground outside the Conservation Area to the west and the late-nineteenth century church nearer the village centre. More recently, the buildings in the Conservation Area reflect a commitment to social housing as seen in the Parish Bungalows and the local authority housing which is amongst the earliest examples in the country, acknowledged in the national listing of 1-4 Holt Road.

The historic manor houses sit outside the Conservation Area as does the Old Rectory. The buildings in the Conservation Area have a vernacular character which uses a North Norfolk palette of tradition materials including flints, bricks and red clay pantiles, although around the Green area there is a high incidence of rendered or painted buildings. Chimneys are important to the character of the Conservation Area, contributing to varied rooflines. Larger buildings within the Conservation Area include the farmhouses, which have barns and outbuildings, relatively few of which seem to have been converted. Edgefield has many modern buildings within the Conservation Area and whilst many use local vernacular materials, they make little or no contribution to the character.

Most dwellings are set in gardens of varying sizes. Large mature trees punctuate the Conservation Area but there are no substantial areas of woodland. Many of the properties have grass banks in front of them and grass verges, also sometimes banked, are important features that contribute to the character, as are the hedges especially outside the most densely built part of the Conservation Area. The main road and consequent greater presence of vehicles means kerbs, posts and bollards as well as fences are much more in evidence in Edgefield than many other North Norfolk conservation areas.

The village is a scattered one with several important buildings lying outside the Conservation Area including the old church tower, Old Rectory and former White Horse public house. The agricultural fields, undulating landscape, buried and visible archaeology, such as Edgefield Mount, and the dispersed large buildings contribute positively to the setting of the Conservation Area and an understanding that it covers only part of a wider parish.

Section 3

Historic Development

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

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 beside the tower of the former church. Basil Cozens-Hardy makes references to the house in his book describing it as "a fine house from which it is said thirty churches can be seen."¹⁸ Other farmhouses in Edgefield belonging to this period include Langer Hall, Lowes Farm, and a Tithe Barn that had been used as a school room from the 1760-1825.¹⁹ The Old Parsonage dates to the seventeenth century house and was a former rectory with a lobby entrance plan.²⁰ The houses are built of vernacular materials including red brick with cobble flints.



The Mount



Green Farmhouse

3.5 EIGHTEENTH CENTURY

There were many buildings constructed within the boundaries of the Conservation Area from the eighteenth century. The development may reflect the position of the village along the main route just three miles south of the Georgian market town of Holt. The first known map of the village was drawn up in 1797 by William Faden. Whilst Faden's map is not as detailed as the later OS mapping, the map contextualises Edgefield as a linear development along Norwich/Holt Road surrounded by large areas of common and heath land. The map shows the earlier settlement north-west of the village on a steep incline, two farms and a mill are depicted, and the uphill settlement appears relatively sparse.

Two large farmhouses were built along the north end of Sweetbriar Lane near to the site of the current church, which had not yet been constructed. Merrisons is located at the north-west boundary of the Conservation Area and is a brick house with black glazed pantiles and sash windows.²¹ Church Farmhouse is located just east of Merrisons; it is constructed of red brick and flint and has a distinctive 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

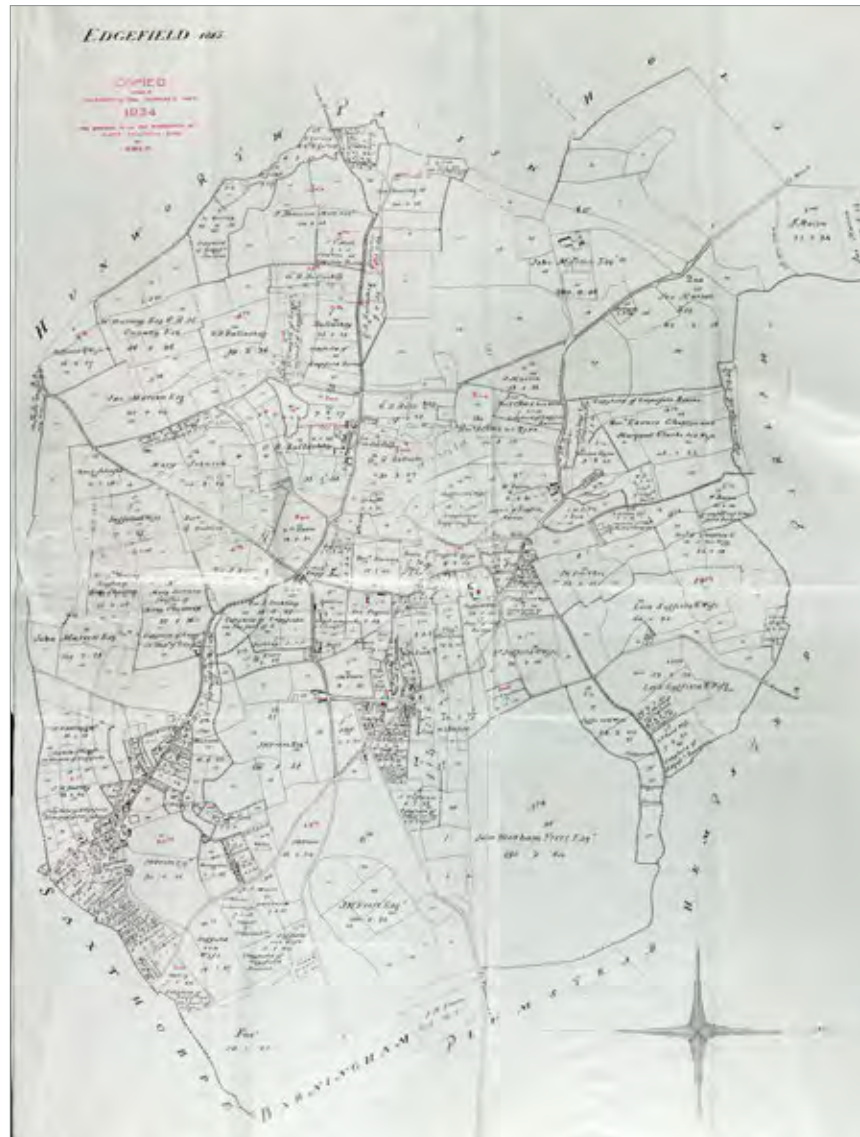


Manor Farmhouse on Sweetbriar Lane

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 Pondsider are depicted as well as Little Haynor and Honesty Cottage on the east side of Norwich Road. Whilst the map shows a greater density of land divisions around the Village Green, the land north of Norwich Road remained very sparsely developed. The landowner John Hookham Frere appears numerous times on this map and is the patron of the public house, which in the late-nineteenth century became The Frere Arms (now The Pigs).

The 1845 Tithe Map shows there had been a significant growth in development around the Village Green including most buildings that have survived to the present, including The Lodge. There are also further developments along the east and west sides of Norwich Road south of the Village Green. The areas of woodland belonging to Plumstead Common and Little Wood are depicted, however, most commons surrounding Edgefield were enclosed circa 1800.



1815 Edgefield Enclosure Award, Norfolk Record Office, C/Sca 2/101



Detail from 1845 Tithe Map of Edgefield

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.

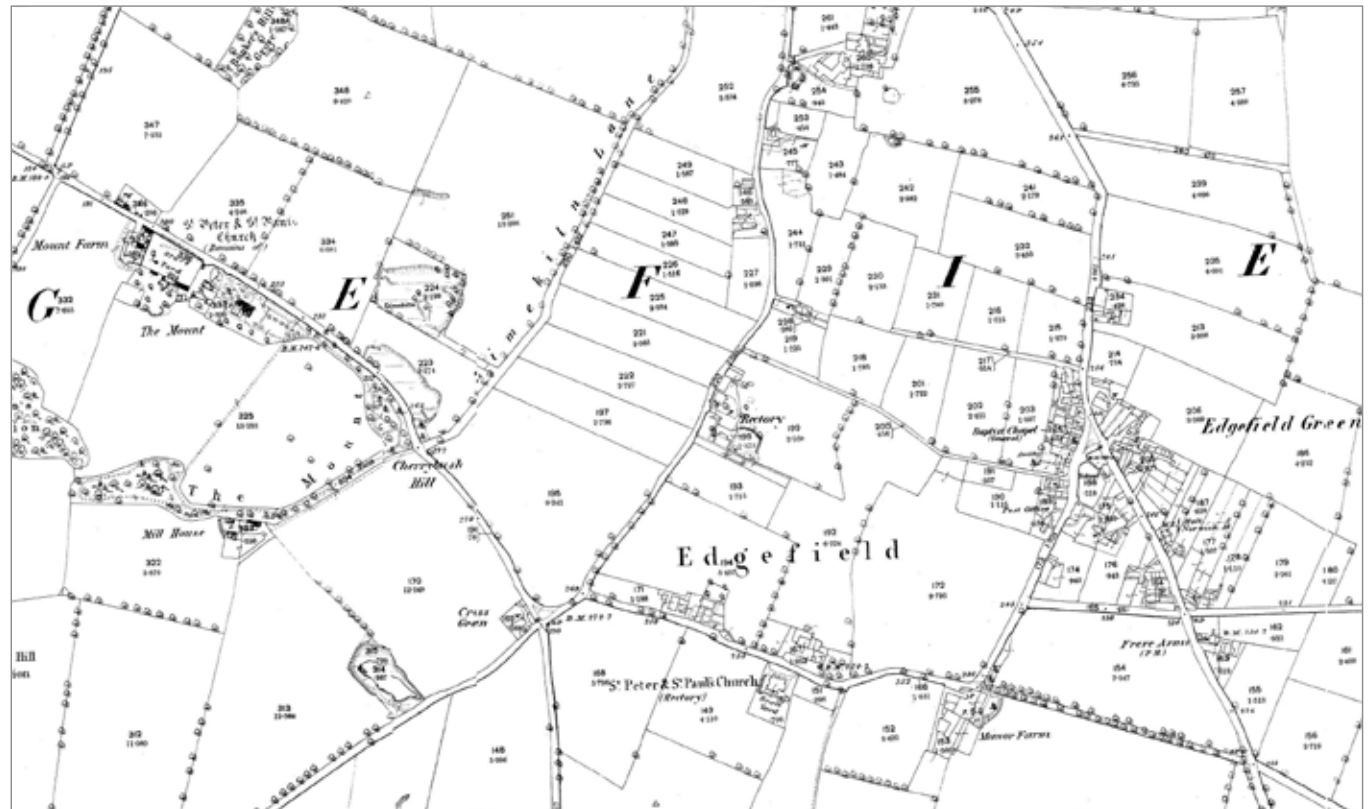


The Pigs public house, previously The Frere Arms. The pink building is the historic core whilst the rooflights are recent additions



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.



Detail from the 1886 OS map of Edgefield



Church of St Peter and St Paul

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

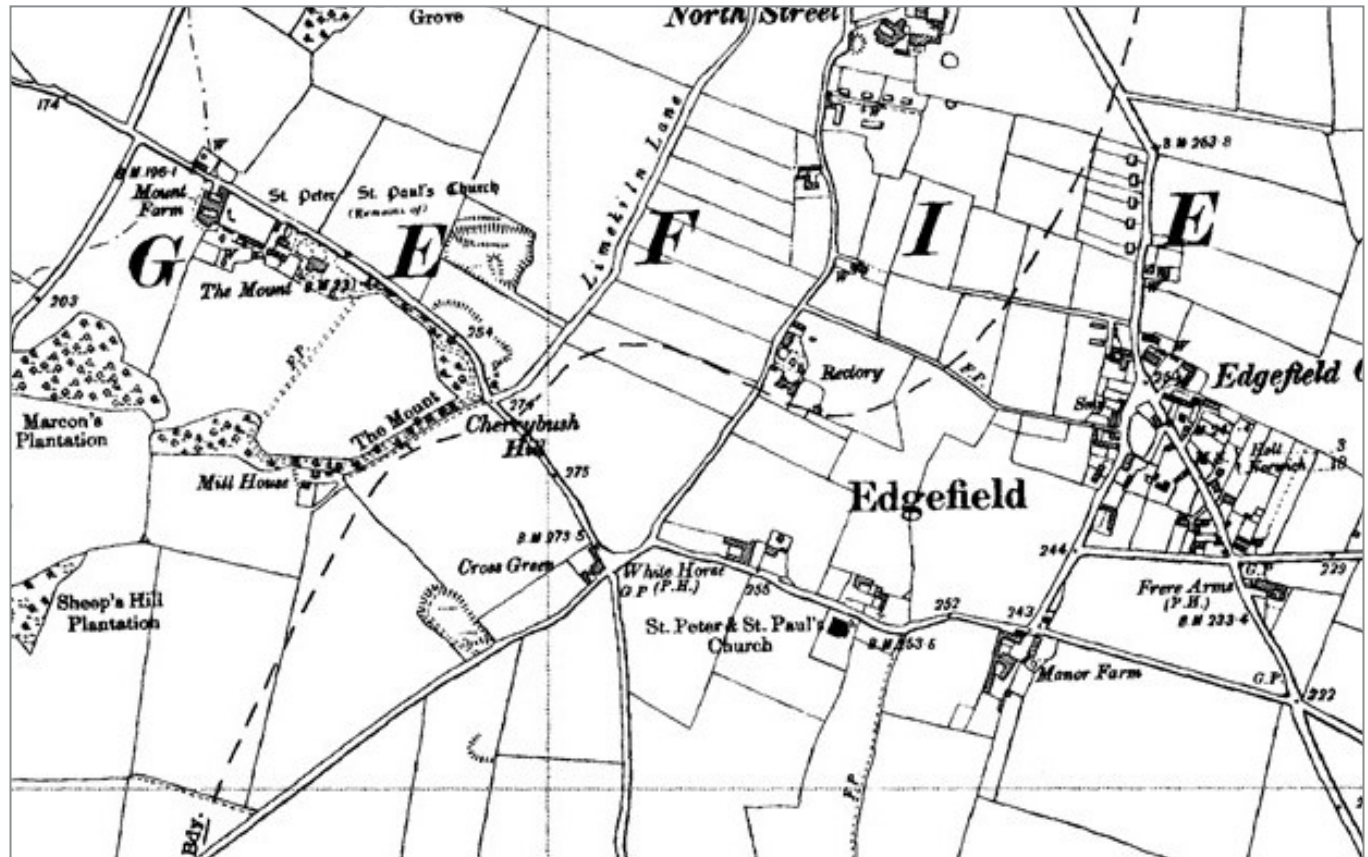


Local authority house on Holt Road



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.



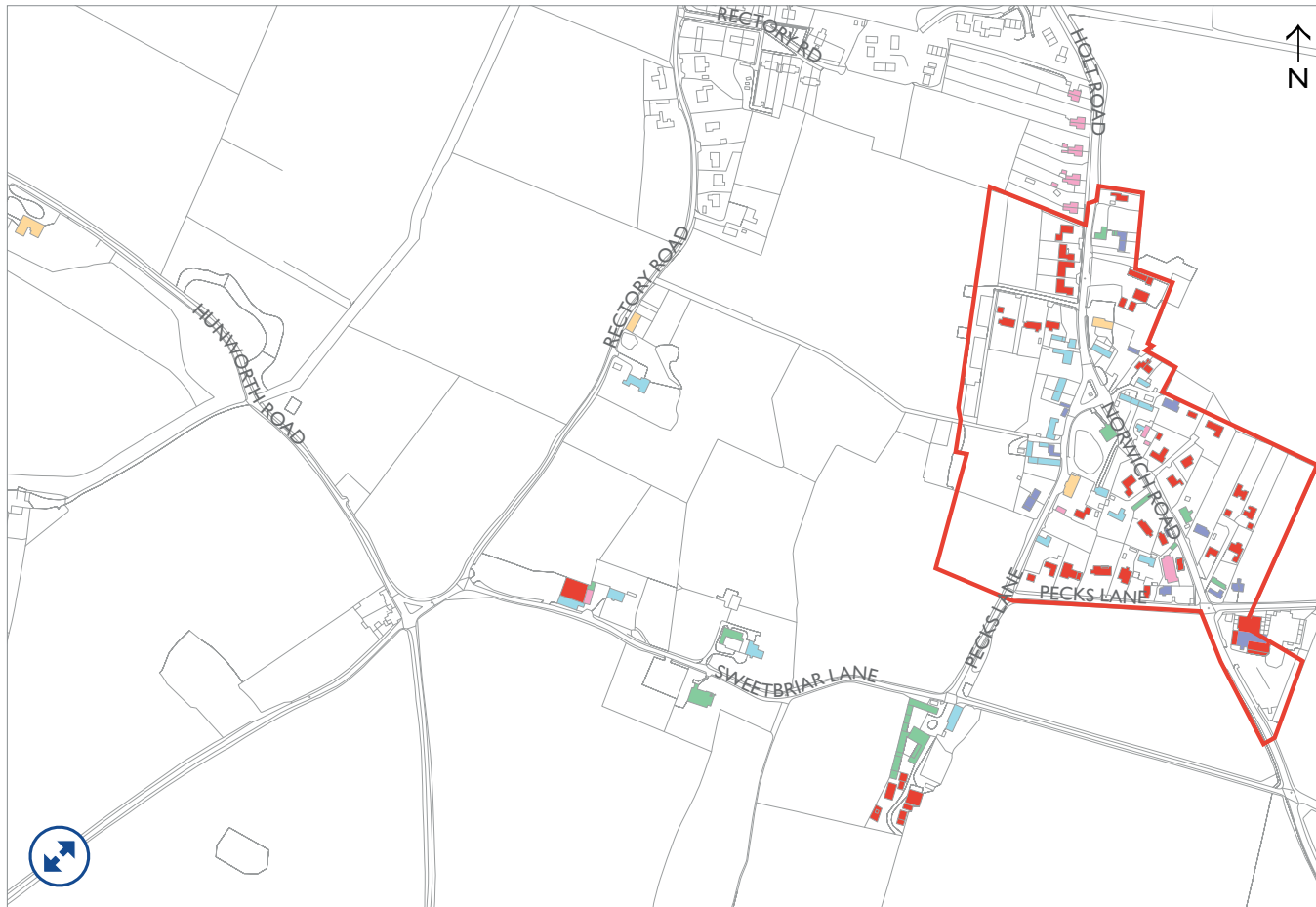
1952 OS map of Edgefield © Crown Copyright 2020. All rights reserved. Licence number 100020449.



Edgefield bus shelter in front of the village hall



RMC Autos Garage



KEY

- 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.

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



Contents



Appendices

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



KEY

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

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

4.2 SETTING AND VIEWS

Definition of Setting

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

The Importance of Views

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

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

4.2.1 Surrounding Landscape

Edgefield is located in the Glaven Valley, an area of undulating hills typically used for arable farming. The layout of Edgefield is defined by fields which surround the Conservation Area on all sides and are used for arable and agricultural farming. The fields closer to the Edgefield are typically smaller and are larger further away from the village. There are small areas of woodland mostly on the periphery of the parish. A series of small plantations including Marcon’s Plantation and Sheep’s Hill Plantation are located east of the village near to the old tower of St Peter and St Paul.



Tower of former Church of St Peter and St Paul situated amongst areas of wood and open fields viewed from Hunworth

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.



Large open aspect agricultural fields outside of the Conservation Area

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.

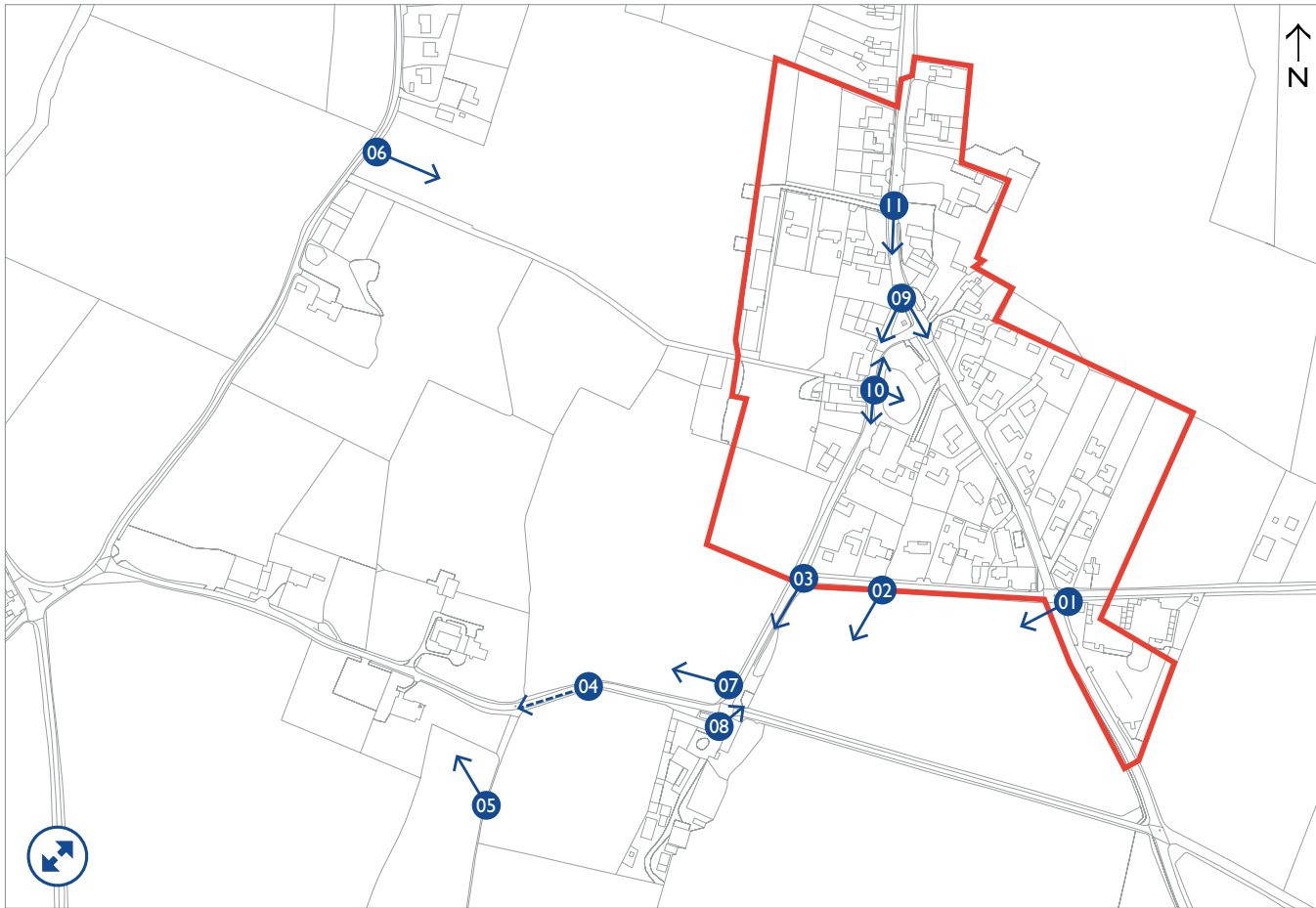
4.2.2 Views into and within Conservation Area

There are a series of attractive views around the Green looking east, west and south (represented by Views 9 and 10). The varied massing and materiality of the low rise buildings contributes to the impression of an organic ensemble around the Green and the pond. To the north of the Green, the road and suburban alterations mean that views to the north do not have the same quality. The views approaching the Green area from the south and especially from the north are also attractive (View 11).

Key buildings provide focal points in views in the south-west of the Conservation Area. Manor Farm and its outbuildings are located at the junction with Pecks Lane and the varied massing and materiality contributes to the visual interest as do the large mature trees (View 3). Similarly the tower of the church is prominent amidst the mature trees along Sweetbriar Lane and the curve of the street provides a natural viewing point (View 4).

Other key views encompass the agricultural fields that roll into the village as well as single or groups of buildings. The contrast of the pale render and dark tiles contributes to the arresting nature of Manor Farm when viewed across the fields from Norwich Road and Pecks Lane (Views 1-2). The church sits prominently on a rise in the land when viewed from the footpath (View 5), whereas Church Farmhouse nestles into the vegetation of hedges and mature trees (View 7). Views into the village core include clusters of buildings, of which the roofs are the most prominent elements, as well as mature trees (Views 6 and 8).

The combination of topography and mature trees means there are few longer distance views into the Conservation Area. The best view is from the Norwich Road near the nursery entrance to the south-east of the village from where there is a view looking across the fields towards the church, the pale tower of which is made more prominent by its location of a rise in the land (View 12).



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

View 01

View south-west from the junction between Norwich Road and Pecks Lane showing Manor Farmhouse in the distance



View 02

South of the east-west stretch of Pecks Lane showing the north gable end of Manor Farmhouse across an open field



View 03

View south along Pecks Lane showing Manor Farmhouse and farm buildings on Sweetbriar Lane



View 04

Dynamic view along the western tip of the Conservation Area showing the Church of St Peter and St Paul



View 05

View from public footpath towards the Church of St Peter and St Paul west of the village



View 06

View of Edgefield from outside the Conservation Area showing an open field with roof lines in the background



View 07

View west of Pecks Lane towards Church Farmhouse



View 08

View north of Sweetbriar Lane looking south along Pecks Lane



View 09

Panoramic View showing south and west of Village Green from Norwich Road



View 10

Panoramic View showing the north and east of the Village Green



View 11

View of the Village Green when entered from the north on Norwich Road





Long Distance Views Plan © Google Earth. This plan is not to scale

View 12

Long distance view across the fields from the Norwich Road near Edgefield Nurseries looking north-west towards the Church



4.3 TOWNSCAPE, SPATIAL ANALYSIS AND GREENERY

4.3.1 Street and Plot Patterns

There are four main roads which run through Edgefield Conservation Area, which has a distinctive triangular arrangement at its core, with Sweetbriar Lane stretching westwards as a spur to the south-west. Smaller lanes or lokes off Norwich Road provide access to clusters of dwellings that contribute to the density of settlement in this area. The north-south stretch of Pecks Lane curves slightly to the north before opening 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



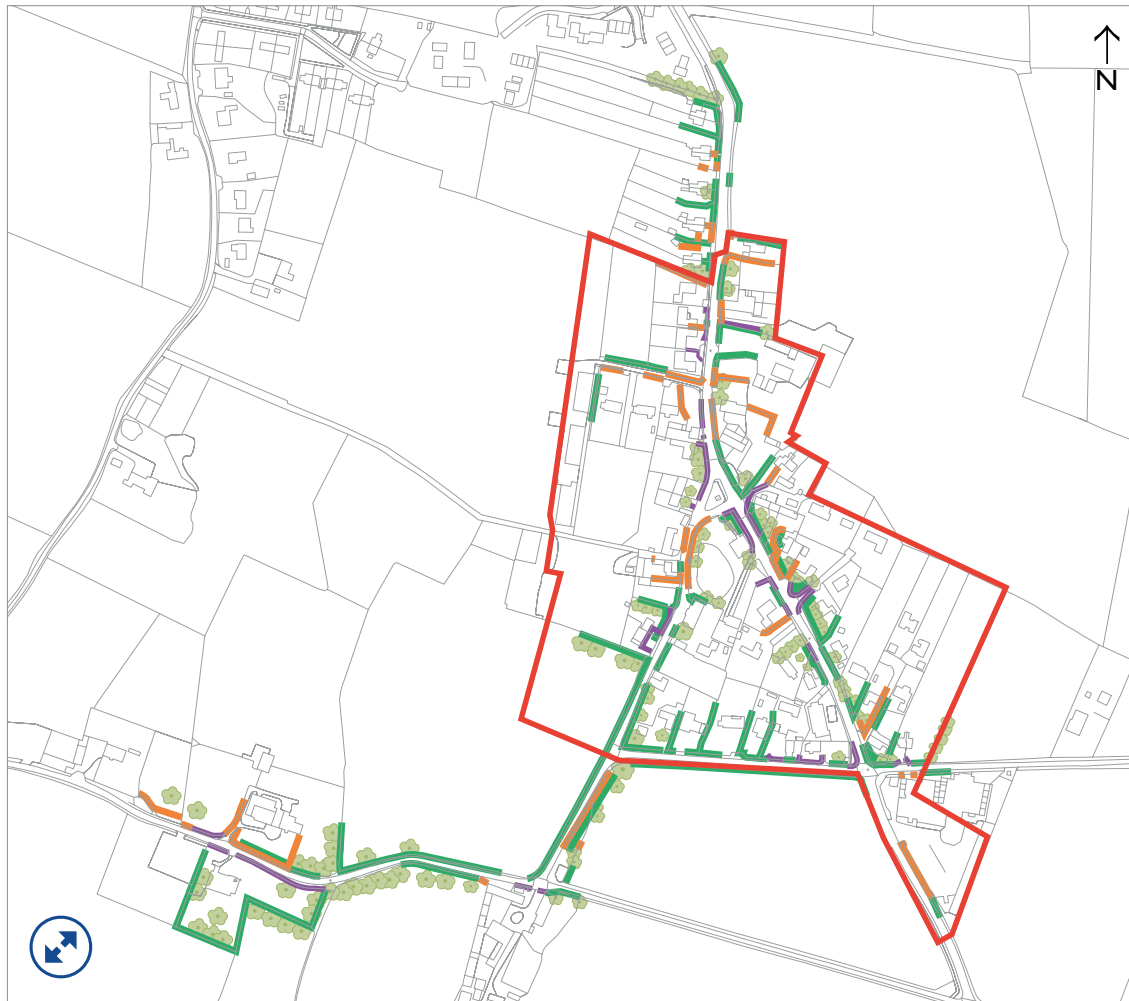
Wooden post fence fronting the north boundary of Sweetbriar Lane



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



KEY

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

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

4.3.3 Public Realm

The northern part of the Edgefield Conservation Area has a greater sense of created public realm with pavements along stretches of Norwich Road, including along one side of the Green. The fence around the pond further contributes to this. The Grade II listed war memorial, listing those who fought in the First and Second World Wars from Edgefield, is located at the centre of the Village Green and is surmounted by a ball finial and cross.

The remainder of the Conservation Area has few formal public realm features, which is more consistent with the character of a rural village. Although road surfaces are tarmac, there are no pavements. Throughout the Conservation Area, road markings are few other than white lines at junctions. Grass verges line the sides of road and front properties located west of the village Green. Driveways and paths to houses are almost all gravel, which is appropriate to the character of the Conservation Area.

There is limited signage within Edgefield with a larger concentration of signage along Norwich Road reflecting that it is a busy through road. Whilst a number of traffic signs have a reduced size, particularly when close to the Village Green, the national speed limit signs and speed limit signs at the east and west boundaries of

Norwich Road are full sized. A sign stating ‘No Parking’ north-east of the village uses bold red lettering; the appearance of the area would benefit from a subtler sign in keeping with the surrounds. Similarly, the “R.M.C Autos” sign located east of Norwich Road besides the petrol station would benefit from a more traditional appearance.

The Edgefield village sign located beside the war memorial is particularly attractive; the unpainted carved wood depicts the old tower and a farmer on a tractor as well as fields and flora. There are fingerpost signs within the village which have a traditional character and compliment the surroundings. A historic cast iron fingerpost sign is located beside The Pigs public house pointing towards Plumstead Green. Road name signs are in a traditional style, with a black and white sign between two black upright posts. A subtle ‘No Parking’ sign can be seen on the grass, the absence of cars retains attractive views across the Green.

There are a few instances of street furniture in Edgefield. Benches are situated on the Village Green facing the pond and there are some in the churchyard, a quiet and reflective space where benches are dedicated to past villagers. Another small bench is located besides the bus stop on the Green. The bus stop is a modern, semi-enclosed structure built of timber and red bricks with a

red clay pantile gabled roof. A noticeboard is attached to the back wall of the bus stop. Further noticeboards are located on the Village Hall and in the porch of the church, and both are traditional glazed timber. A red telephone box (which now contains a defibrillator) is located besides the Village Hall on the Village Green. A small lamp post box is located on the west side of Norwich Road in front of the petrol station.

There is no street lighting within Edgefield, which is an important contributor to its rural character, as well as preserving the dark night skies of the region. There are wooden telegraph poles throughout the village which are somewhat visually intrusive, though not too prolific.



War memorial located at the centre of the Village Green



Full sized speed limit signs on the boundaries of the Conservation Area on Norwich Road



Memorial timber bench located in the churchyard



Timber bench facing the pond in the Village Green



Timber noticeboard located on the Village Hall



Edgefield timber village sign



Typical road name sign



Lamp post box beside "R.M.C Autos" sign

4.3.4 Open Spaces and Greens

The Green is at the centre of the village where Norwich Road and Pecks Lane meet. It is a picturesque space which includes a triangle of grass with the war memorial and a further grass area next to a large pond. The war memorial is the focal point of the space whilst the carved village sign takes a more understated role. Although houses and The Village Hall surround the space and it is cut through by roads, it has an open and tranquil character despite its proximity to Norwich Road.

The churchyard is a quiet, reflective, open green space, bounded by a low wall and containing numerous stone grave markers and some timber benches. It is located at the periphery of the Conservation Area south-west of 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 its 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.

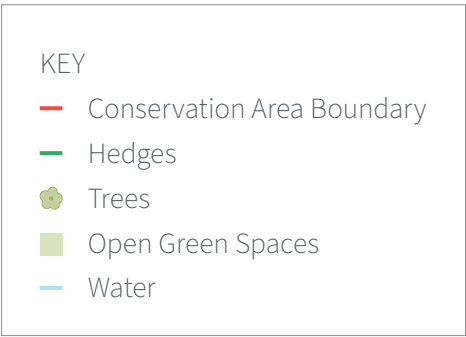
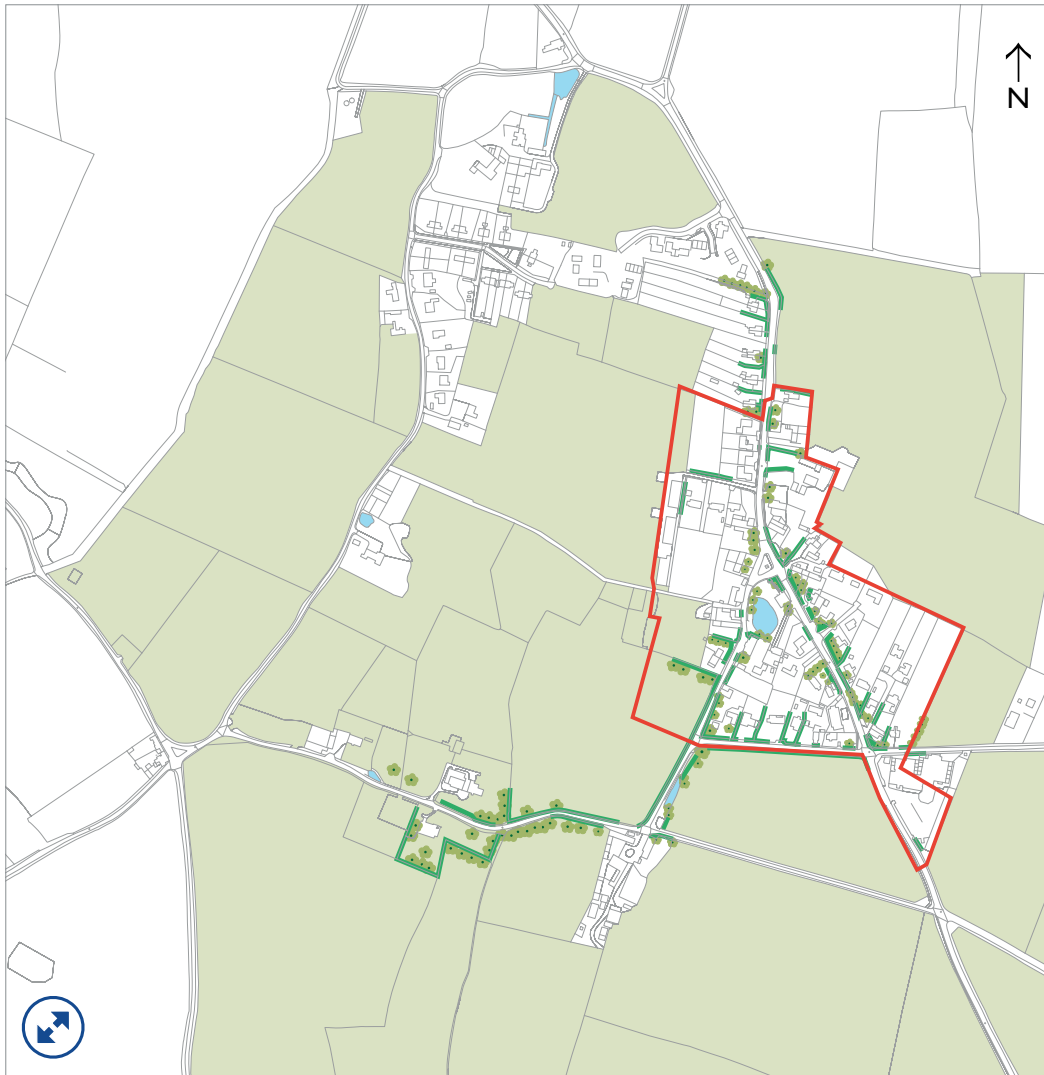
Well planted front and rear gardens, often containing mature trees, provide a green setting and background for the buildings. A large number of ornaments and man-made elements can lend some gardens a more suburban character that is out of keeping. Grass verges are present throughout the Conservation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

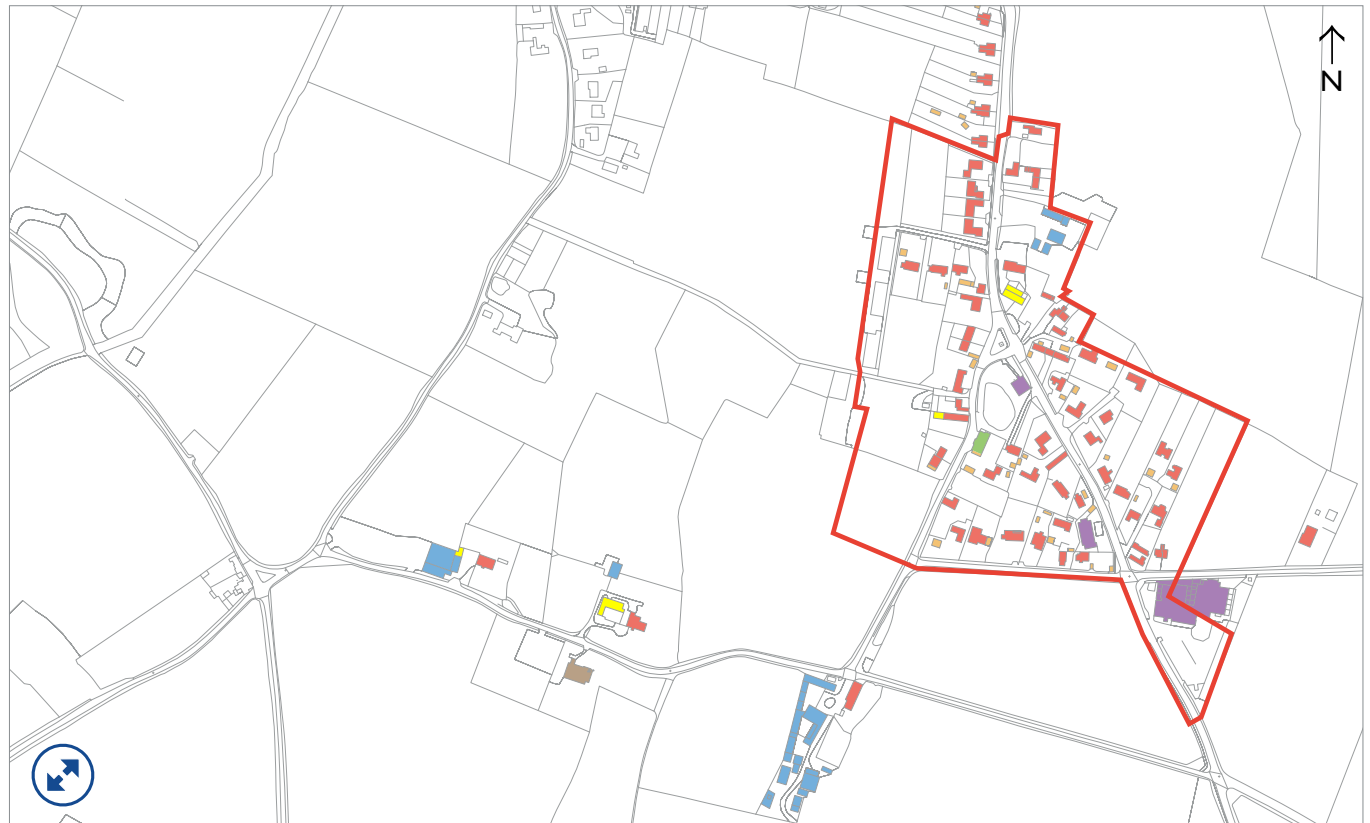


4.4.2 Building Types and design

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.

KEY

-  Conservation Area Boundary
-  Place of Worship
-  Residential
-  Residential Conversion: Agricultural
-  Residential Conversion: Other
-  Barn/Agricultural
-  Garage/Outbuilding
-  Public building

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.



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

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 Village Hall

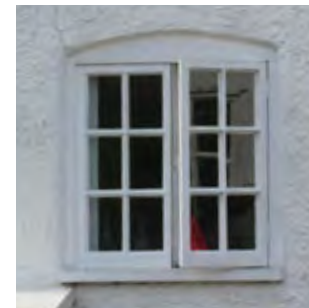
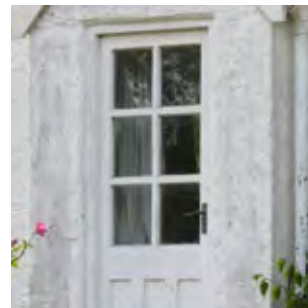
The former Baptist Chapel

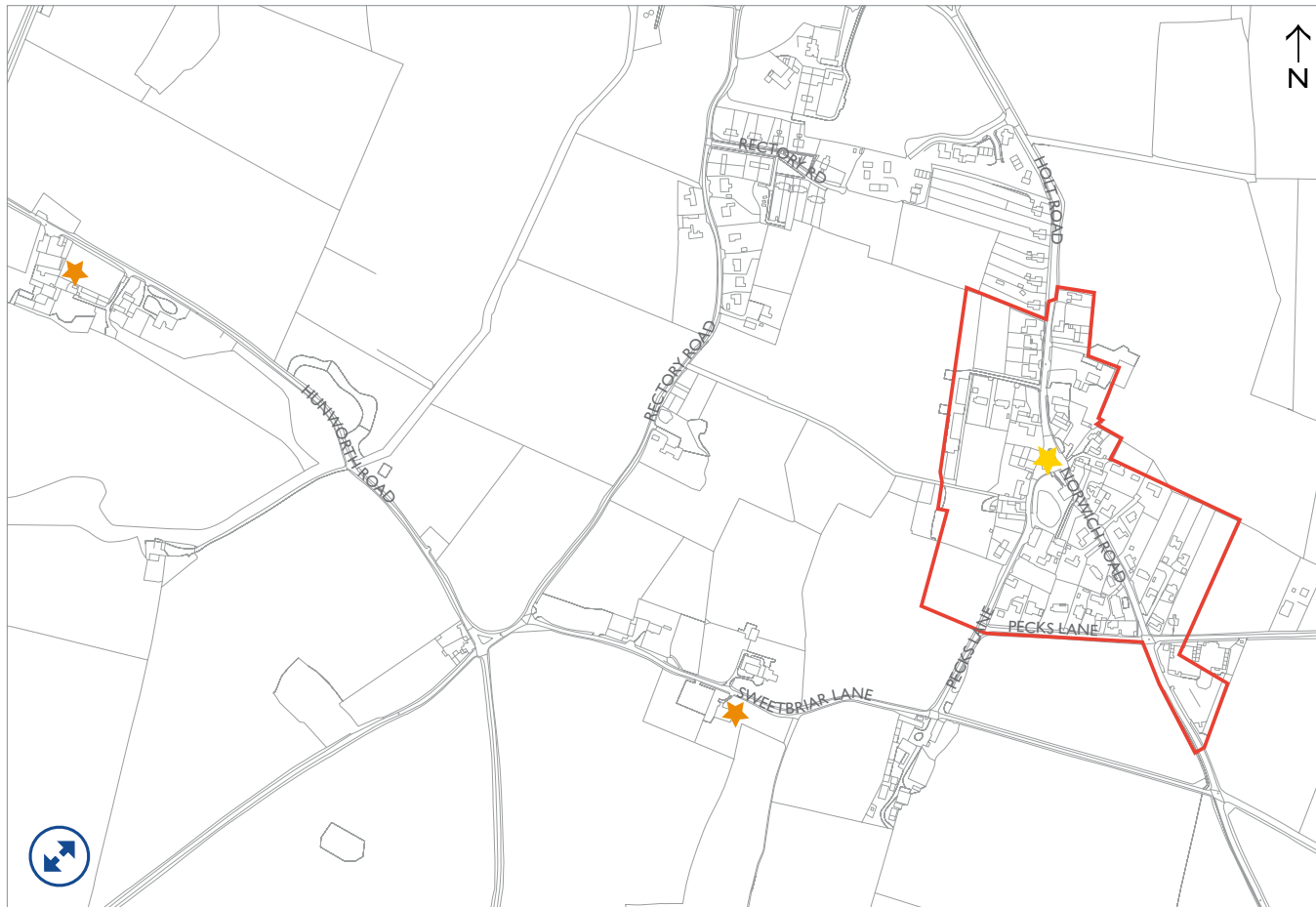
The former Baptist Chapel is located along the north-south stretch of Pecks Lane and first appears on the 1886 OS map. The chapel is a small corrugated iron structure with a pitched roof and decorative barge board. Whilst the chapel has now been converted into a private garage, the decorative bargeboards have been retained.



Former Baptist Chapel located along the north-south stretch of Pecks Lane

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 Scheduled Monument](#)

[5.5 Heritage Assets Plan](#)

[5.6 Archaeology Summary](#)

5.1 INTRODUCTION

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

This section of the Character Area Appraisal outlines the heritage assets within the Conservation Area, and is accompanied by a detailed gazetteer in Appendix C. This identifies the individual heritage assets and their special interest.

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

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

5.2 LISTED BUILDINGS

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

There are a small number of listed buildings within the Conservation Area. In the centre is the Grade II listed War Memorial on the Village Green. To the north are the Grade II listed Nos. 1-4 Holt Road, which are two pairs of semi-detached early Council houses. To the south-west is the Grade II* listed Church of St. Peter and St. Paul and the Grade II listed farmhouses of Merrisons and Church Farm. In the wider setting of the Conservation Area are a scattering of other Grade II listed buildings that are mostly farmhouses or barns.

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

protection as the main Listed Building and will be subject to the same Listed Building Consent procedures.

The location of Listed Buildings is shown on [page 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

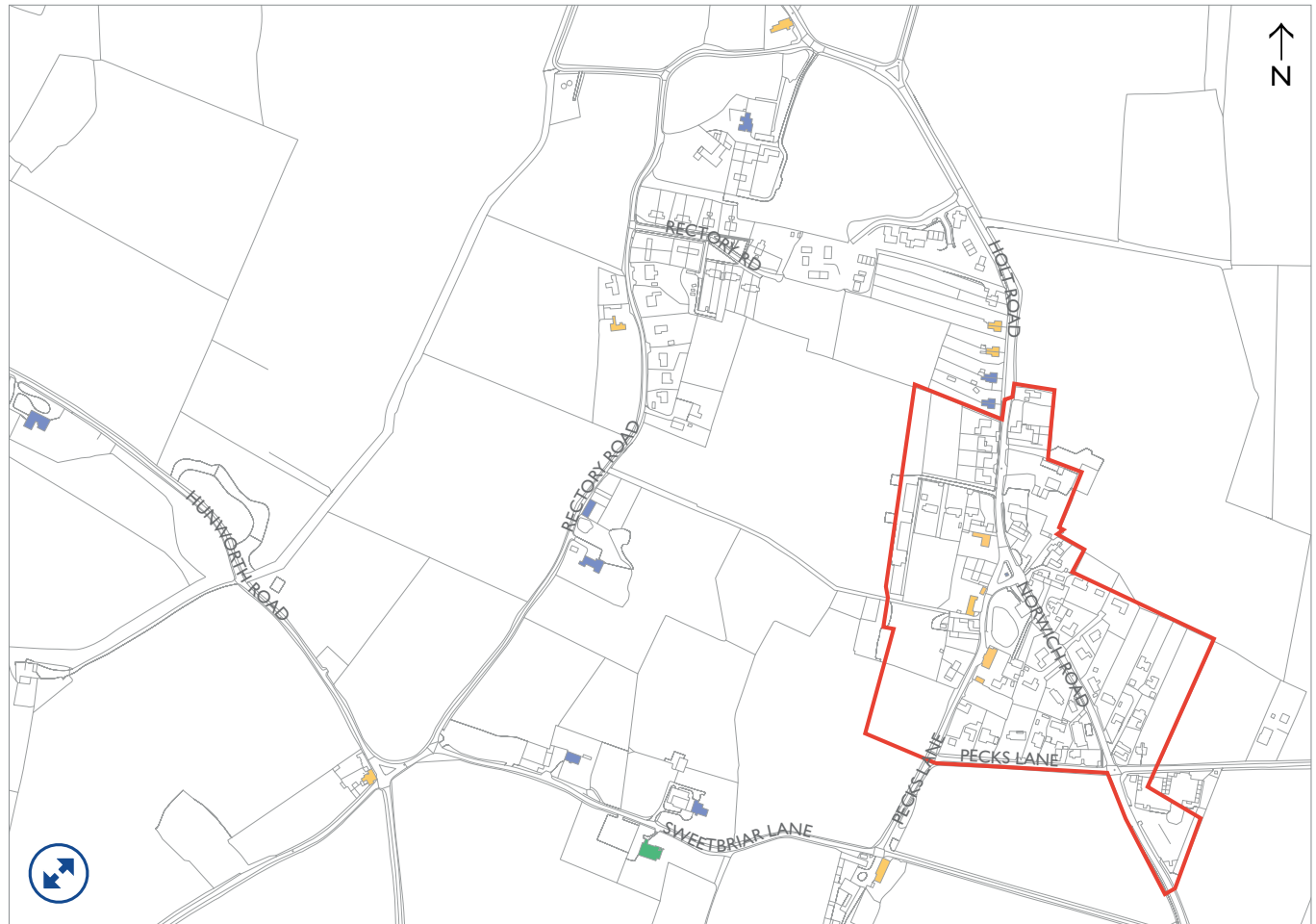
5.4 HERITAGE ASSETS PLAN

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.

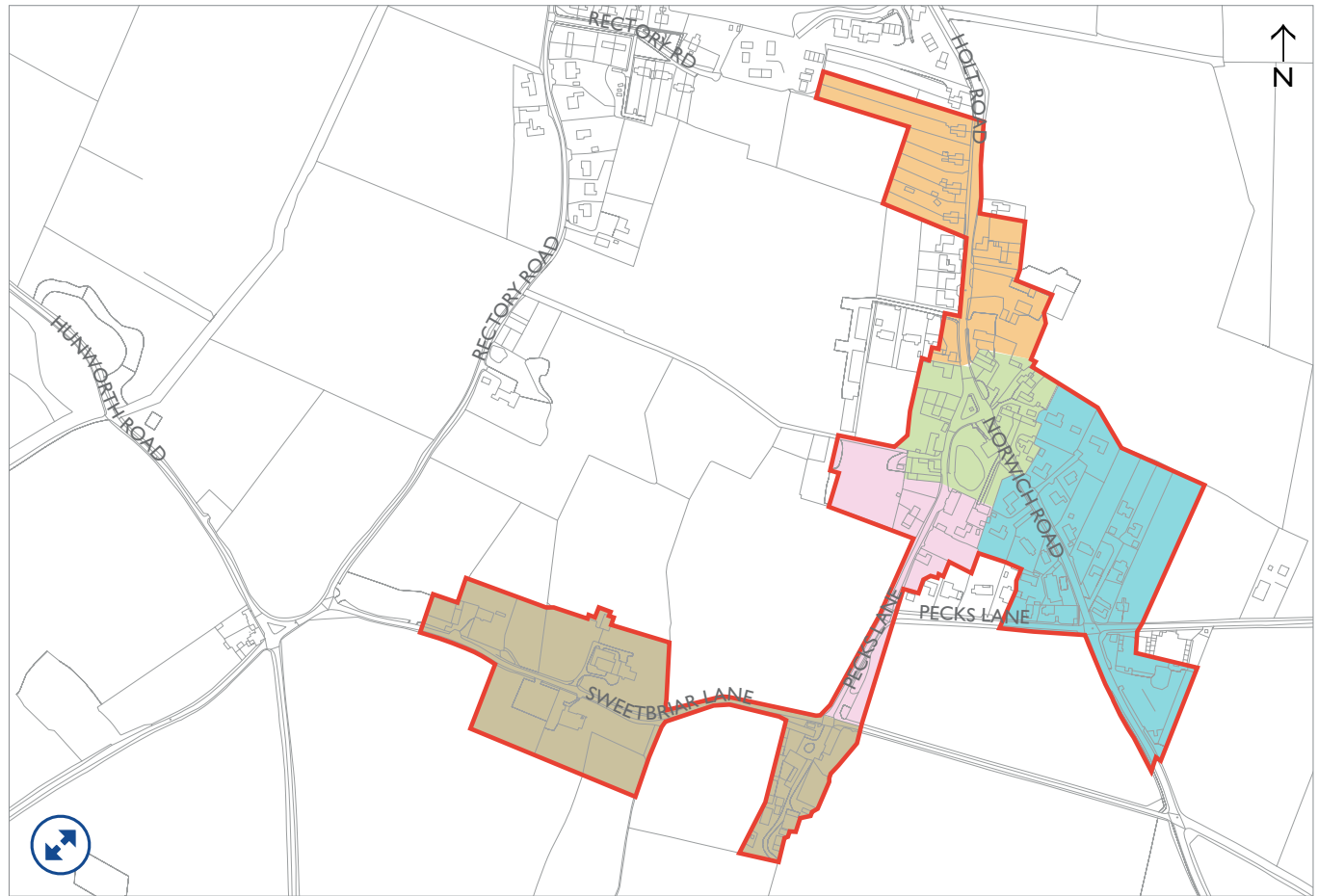
Contents

- [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.



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

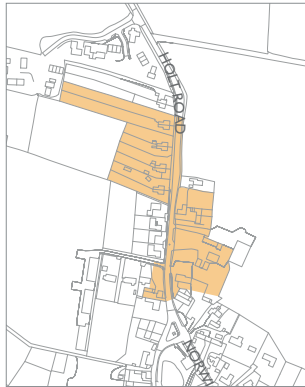
KEY

- Conservation Area Boundary
- 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

1. NORWICH ROAD NORTH OF THE GREEN

Straight area of road lined with buildings on both sides and open fields to the north-west. Includes Sands Loke, a track running west from Norwich Road



Defining Features

- Open fields bordering the north-west boundary of the Conservation Area.
- Historic buildings at varying distances from the road are interspersed amongst twentieth century and modern housing.
- Green Farmhouse set within a working farm combining historic buildings with modern agricultural buildings.
- Building types include small houses, medium sized houses, cottages, farmhouses and farm buildings.
- Large concentration of modern houses in the area which are mostly sensitive and are constructed of traditional materials including cobble flints and red bricks.

Key Issues

- Presence of leylandii hedges.
- Presence of tall fencing and gates.
- Large areas of modern buildings.
- Modern and suburban-styled large driveways and garages detract from the historic character of the village.
- Presence of uPVC windows and doors detracts from heritage assets.
- Presence of bins left on street in front of properties.
- Presence of non-native coniferous trees inappropriate for the setting.
- Whilst the modern farm buildings are essential for the farm, the corrugated metal structures and large expanses of concrete are out of keeping with the character of the Conservation Area.
- Harshly contrasting modern extension to Green Farmhouse.

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1. NORWICH ROAD NORTH OF THE GREEN (CONT.)

Recommendations and Opportunities for Enhancement

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

- Bins should be removed from street front and if not, hidden from view where possible.
- Alternative methods for receiving telephone reception, such as underground cables, would help to tidy the area.
- Driveways should be kept to the minimum size necessary and should be enclosed with a boundary to the street. Soft surfacing treatments, such as gravel, should be used to maintain a rural feel.
- When uPVC windows/doors are at the end of their lives and require replacement, this should be done with painted timber.
- The sign attached to the gate of Green Farmhouse would benefit from subtler colouring or removal.

- Deciduous trees and hedgerows are preferable as they are in-keeping with the historic character of the village.
- Screening through vegetation should be considered for modern farm buildings.

Listed Buildings

Grade II

- 1 and 2 Holt Road
- 3 and 4 Holt Road

Proposed Locally Listed Buildings

- 5 and 6 Holt Road
- 7 and 8 Holt Road

2. THE GREEN

The Green is at the centre of the Conservation Area. A wide area of grass and pond are located south of the Green besides the Village Hall. The north of the Green is lined with historic houses. A war memorial is positioned at the centre of the space on an island of grass.



Defining Features

- Picturesque views around the Green and especially towards the pond.
- Row of historic cottages.
- Central grass island contains a war memorial.
- Large catslide roof of red clay pantiles surmounting village hall.
- Large concentration of street furniture including benches, a red phone box, a bus shelter, village sign and noticeboards.

Key Issues

- Presence of uPVC windows detracts from heritage assets.
- Presence of non-native coniferous trees inappropriate for the setting.
- Broken sections and cracks on the concrete base of the war memorial.
- ‘No Parking’ sign and posts impinge on the character of the area.
- Poor quality concrete path towards the village hall.
- Close board fencing and gates to Wisteria Cottage.



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2. THE GREEN (CONT.)

Recommendations and Opportunities for Enhancement

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

- Bins should be removed from street front and if not, hidden from view where possible.
- Alternative methods for receiving telephone reception such as underground cables would help to tidy the area.
- Driveways should be kept to the minimum size necessary and should be enclosed with a boundary to the street. Soft surfacing treatments, such as gravel, should be used to maintain a rural feel.
- When uPVC windows/doors are at the end of their lives and require replacement, this should be done with painted timber.
- Where damaged or broken, fencing on the Green should be repaired.

- The appearance of the war memorial would benefit from the repair of cracks and broken pieces of concrete.
- Where possible, cars should be removed from the Green and parked on driveways or hidden from view.

Listed Buildings

Grade II

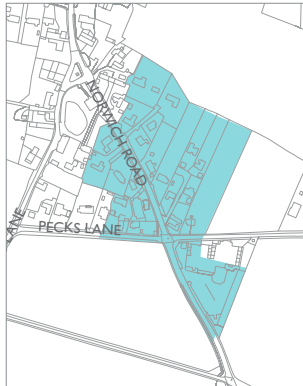
- Edgefield War Memorial

Proposed Locally Listed Buildings

- The Lodge
- The Old Smithy

3. NORWICH ROAD SOUTH OF THE GREEN

South area of the Green along Norwich Road and the easternmost area of Plumstead Road near The Pigs public house at a small crossroads.



Defining Features

- Variety of small and medium sized houses and a few cottages set along a busy main road.
- Buildings at varying depths from the road creating a sense of density of settlement, no views out to countryside except at southern end.
- Small single-storey cobble flint and red brick farm building located at the edge of Norwich Road adds character to the view.
- Historic fingerpost sign pointing towards Plumstead Green.

Key Issues

- Plastic signage on the petrol station/garage detracts from the heritage assets and the rural appearance of the area.
- Presence of uPVC windows and doors detracts from heritage assets.
- Standard size road signs are present in this part of the Conservation Area which are unsuitable for the rural setting.
- Remains of historic milestone on east side of Norwich Road in need of conservation.
- Eroding brickwork probably a result of splashing by passing vehicles.

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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

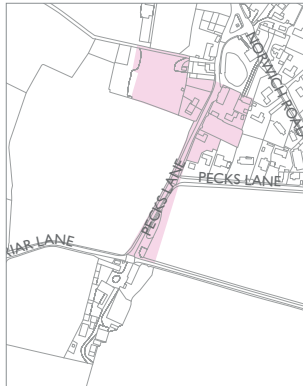
N/A

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

Sinuuous country lane flanked by mature trees and hedges with glimpses of farmhouses and views of the church and farm buildings.



Defining Features

- The Church of St Peter and St Paul is a landmark building in the area.
- The tranquil and orderly churchyard with views over the surrounding countryside.
- Road is largely lined with mature trees creating a semi-enclosed and rural feel.
- A large and open agricultural field and the rooftops of buildings on Pecks Lane creates an attractive view from the Lane.
- Timber post fence north of the road has a vernacular appearance adding to the character of the area.
- Historic wall and gate surrounding church.
- Presence of unique materials on the church including ashlar stone, knapped flints and stone tracery windows.

Key Issues

- Historic farm complex north of the church is entirely screened from the road by vegetation
- Parts of the graveyard have areas of long grass and vegetation.
- Presence of wires, telegraph poles and 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.

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

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 elsewhere in the Conservation Area.

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



Leylandii hedges are fast growing and have a poor appearance as they age. The non-native coniferous hedges are also out of keeping with the character of the Conservation Area



Suburban garden



Modern style close timber fencing can add to the suburbanisation of a rural place

7.5 SECOND HOME OWNERS AND HOLIDAY COTTAGES

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

The popularity of the North Norfolk coast and the inland villages and landscape with tourists will create demand for new facilities and infrastructure. There could be pressure for an increase in size and number of camp and caravan sites, which could cause visual harm to the setting of historic buildings and landscape.

7.6 DARK SKIES AND LIGHT POLLUTION

North Norfolk is one of the best places in the country to view the sky at night. There are also no streetlights in Edgefield which retains this characteristic of its atmosphere and setting. There is a potential risk from

increasing use of bright external lighting which could reduce the ability to see the night sky and impact on the tranquillity and rural feel of the area. Avoiding excessive external lighting would help to preserve the special character of Edgefield at night.

7.7 AGRICULTURAL USES

Agriculture is a key industry in the local area. However, modern agricultural barns, usually made of corrugated metal or concrete blocks, are often located on the edges of villages and their scale and appearance has a negative visual impact on the historic character of the place. At Edgefield there are two barns located on Norwich Road which can be seen from the road and some less prominent barns on Sweetbriar Lane at the western edge of the Conservation Area.

Agricultural buildings such as these are permitted development if a farm is more than five hectares, meaning control of their construction and design is difficult. They are also essential for the continued agricultural use of the land. However, there could be opportunities to soften their appearance, such as with weatherboarding. New barns could be located where they are less visually intrusive and could use materials that are more in keeping with the character of the Conservation Area. Keeping buildings in good repair also lessens their impact on the appearance of the Conservation Area.



Modern agricultural barns in Edgefield

7.8 CLIMATE CHANGE

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

More intense rainfall alternating with periods of drought has implications in both ecological terms and as a threat to historic buildings. Flooding can cause structural damage and a general increase in water levels causes problems with damp. Wet conditions promote decay and increase the risk of subsidence.

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

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

Section 8

Management Plan

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

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.

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 existing controls that conservation area designation brings, plus the number of Listed Buildings and proposed Locally Listed Buildings within the Edgefield Conservation Area, which themselves are subject to controls over development, no Article 4 Directions, which would control development to unlisted buildings, are deemed necessary in Edgefield at this time.

Recommendations

- The heritage impact of proposed alterations, extensions and demolition will be assessed prior to approval of works.
- Proposed changes should preserve or enhance the character of the Conservation Area. This means that the changes should be respectful of the typical architectural and visual character of the Conservation Area.
- Extensions will be subsidiary to the existing buildings in their massing and design. The scale of extensions should be in keeping with the existing buildings. The use of traditional materials will be encouraged, though thoughtful and sensitive design with modern materials may be acceptable.

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

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 preminent and their setting is not harmed.

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

Recommendations

- The heritage impact of proposed alterations, extensions and demolition will be assessed prior to approval of works.
- New development should be of the same or a lesser scale and massing as the buildings around it.
- Traditional local vernacular materials should be used, namely flint, red brick and clay pantiles. There may be scope for limited use of timber, timber weatherboarding, render, stone, slate and other traditional materials, though thoughtful and sensitive design with modern materials may be acceptable.
- The design of new development should be of a high quality that will be valued now and in the future. There is no presumption in favour of either traditional or contemporary design.
- The quality of construction should be high.
- Historic plot or field boundaries should be preserved when new development occurs.
- New development should have wheelie bin space/ storage included. For existing buildings screening with planting, fences or walls would help to reduce their impact where it is feasible.

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.

8.3.5 Streetscape, Public Realm and Green



Edgefield is a rural village and its public realm should reflect this. Efforts should be concentrated on ensuring the long-term conservation of the built fabric, for example, through the removal of vegetation from flint walls to improve condition, rather than creating a pristine public realm. Grass verges, hedges, trees and fields adjacent to roads are all important elements of the character of the Conservation Area which should be preserved.

The green spaces within Edgefield provide an important contrast with the built areas and should be preserved. They also contribute to the character of the Conservation Area. Parking on the Village Green should be avoided to retain the historic appearance of the space.

Recommendations

- Proposed change will be considered in relation to the streetscape.
- Historic boundary walls should be preserved and regularly maintained.
- Close boarded fences should be replaced with traditional hedges (ie not leylandii) when the opportunity arises.
- New development should have defined boundaries demarcated with boundary treatments that are in keeping with the character of the Conservation Area.
- The green spaces and grass verges within the Conservation Area will be preserved.
- Trees and hedging within the Conservation Area should be preserved.
- Excessive signage will be avoided.
- Traditional materials should be used for street furniture and signage.
- Traditional forms of signage will be encouraged.
- Road markings will be kept to a minimum and will use narrower format lines appropriate for Conservation Areas where they are necessary.
- Parking on the Village Green will be discouraged, with any physical measures required being sympathetic to the character of the Conservation Area.

8.3.6 Setting and views

The setting of Edgefield Conservation Area contributes to its special interest. The physical setting encompasses fields bordered by hedges and trees and small areas of woodland as well as the archaeological feature of Edgefield Mound. Scattered buildings are also important elements in the wider setting of the Conservation Area, including the old church tower and the cluster of buildings near it, the former White Horse public house, the former Rectory, Edgefield Hall and Edgefield Old Hall. These buildings reflect the history and development of Edgefield as a dispersed village encompassing two medieval manors.

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



Old Church tower



Former Rectory



Former White Horse public house



The Mount near the old tower



Recommendations

- The setting of the Conservation Area will be protected from inappropriate development.
- New development on the edges of the Conservation Area, if deemed appropriate, will be screened with planting to preserve views from the surrounding Glaven Valley landscape.
- Key views within and into the Conservation Area will be preserved.
- Views of landmark buildings, particularly the Church of St Peter and St Paul and the old church tower, will be preserved.
- Excessive use of external lighting will be avoided.

8.3.7 Boundary Review

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

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

The boundary has been reviewed and proposed changes are detailed below. It is proposed to extend the Conservation Area to the south-west to include the prominent group of buildings forming Manor Farm together with the Grade II* listed church of St Peter

and St Paul and two Grade II listed eighteenth century farmhouses. These are important historic buildings located close to the existing Conservation Area and the boundary change allows them to be included without bringing a large amount of farmland into the Conservation Area. It is also proposed to extend the Conservation Area northwards to include the nationally listed buildings and the similar unlisted buildings that are all early examples of local authority housing and contribute to the special interest of Edgefield. The areas of modern building on the west side of Norwich Road north of the Green and on the east-west stretch of Pecks Lane are to be excluded because they represent large areas that do not positively contribute to the character and special interest of the Conservation Area. Other changes to the east and western boundaries are adjustments to reflect physical boundaries to avoid the Conservation Area boundary passing through the middle of a field or garden.

If, following public consultation, these amendments are approved, the appraisal document and maps will be updated in accordance with the boundary changes for the final adopted document.

The proposed boundary map is on page 104.

Recommendations

Proposed boundary changes are outlined below.

Excluded from the Conservation Area boundary:

- A The House, Holt Road is a modern house that is not on the site of an earlier historic house and does not contribute to the special interest of the Conservation Area.
- B The infill housing on Norwich Road and Sands Loke are modern as are the farm buildings to the west. These buildings represent a large area that does not contribute positively to the character of the Conservation Area although the area should still be regarded as part of the setting of the Conservation Area.
- C The housing on the east-west stretch of Pecks Lane is that is not on the site of earlier historic dwellings and does not contribute to the special interest of the Conservation Area.
- D Part of a field that has no physical boundary along the Conservation Area boundary. Whilst an important part of the setting, it does not have the character of the Conservation Area.

Included within the Conservation Area boundary:

- E 1-8 Holt Road are early examples of local authority housing that pre-date the First World War and are nationally important (although only two pairs of cottages are nationally listed). They make an unusual and important contribution to the special interest of the Conservation Area.
- F The church is an important building in the history and life of Edgefield. It and the two nearby historic farms should be included as part of the Conservation Area as should Manor Farm, another historic farm that is prominent in views. The additions enhance the special interest of the Conservation Area.
- G This area is included so that the gardens of The Hermitage and Clement House do not straddle the Conservation Area boundary.



The House, Holt Road



Some of the housing on Norwich Road proposed for exclusion from the Conservation Area



Bungalow on the east-west stretch of Pecks Lane



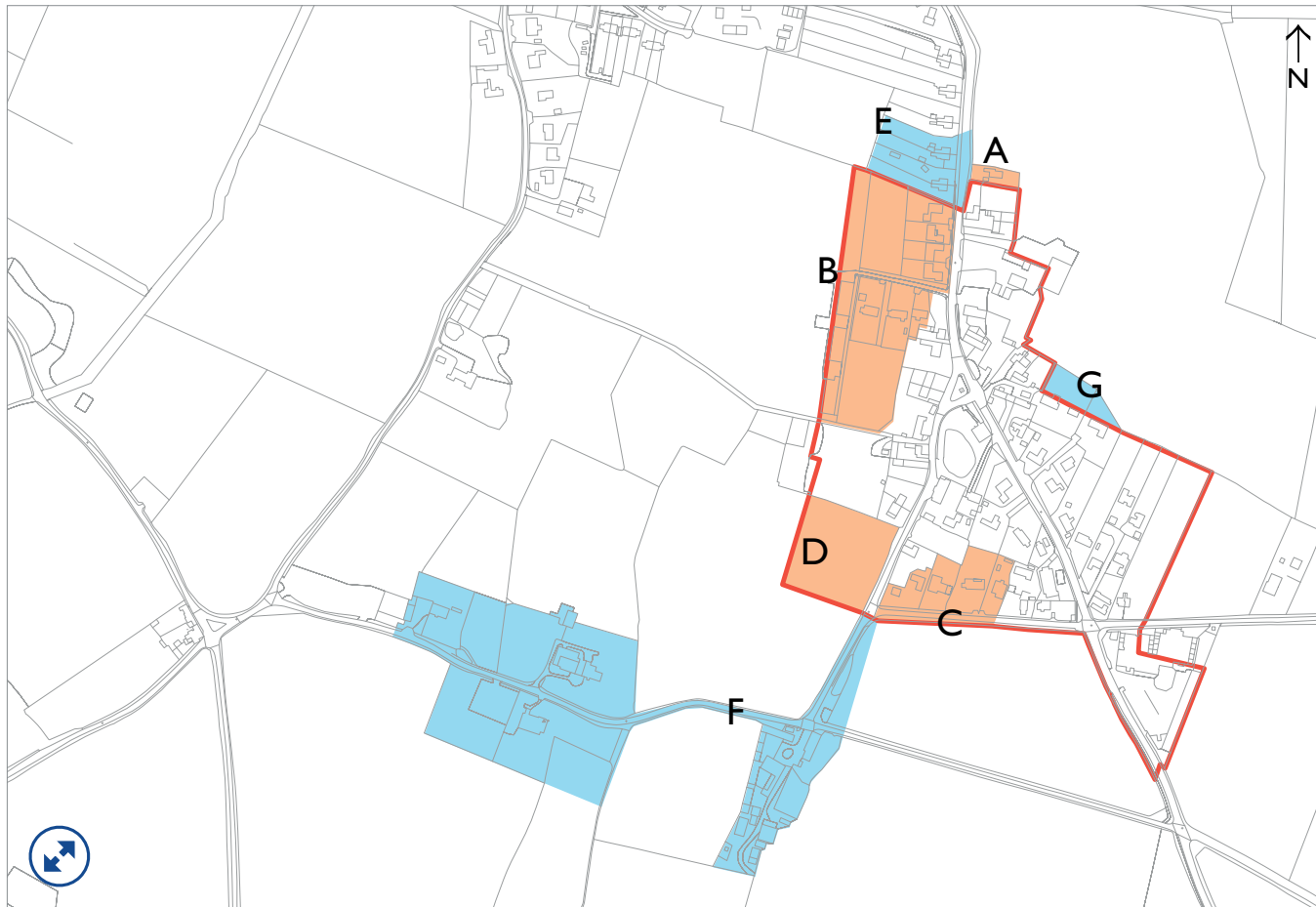
One of the pairs of early social housing on Holt Road proposed for inclusion



The church of St Peter and St Paul



Manor Farm



KEY

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

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.

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.northernorfolk.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.

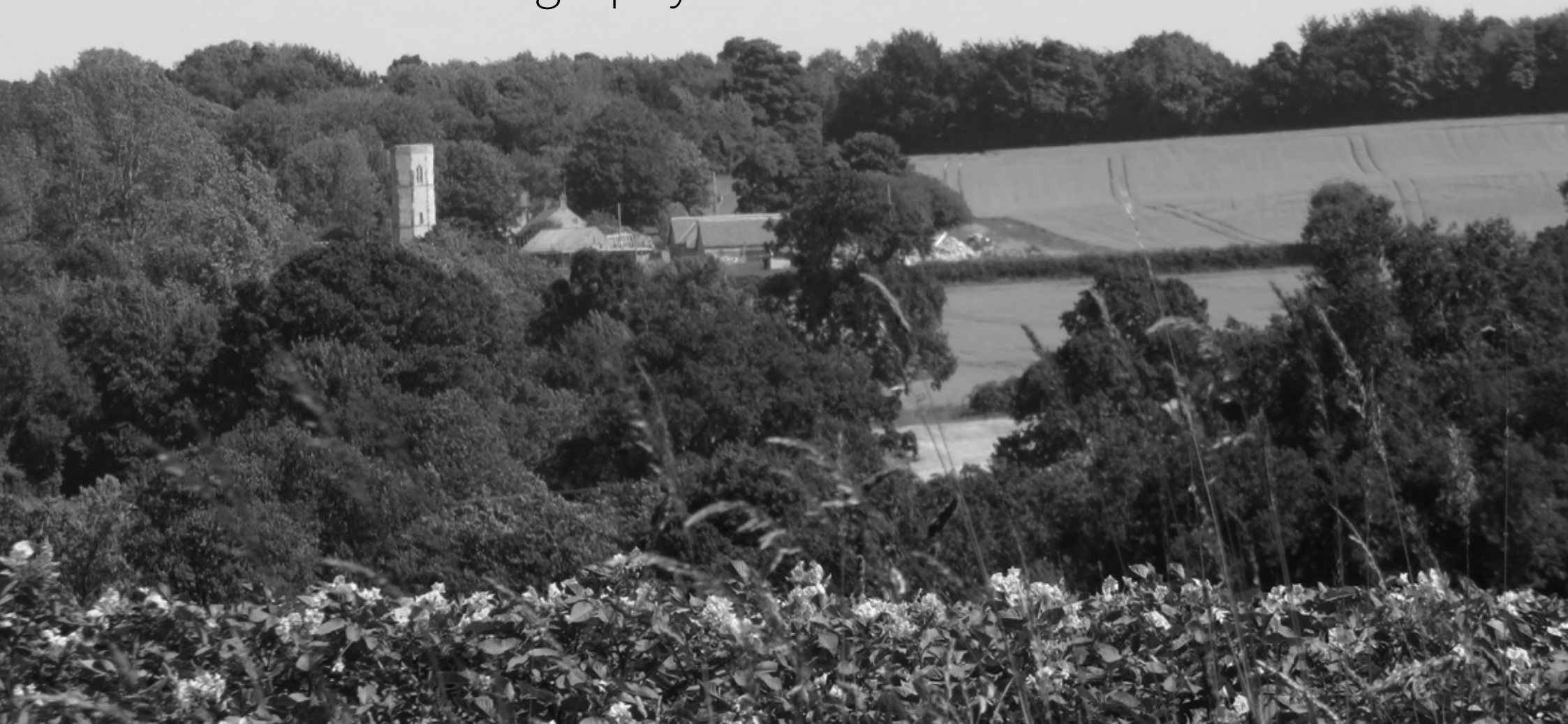
Appendices

Contents

- A [Endnotes and Bibliography](#)
- B [Glossary of Terms](#)
- C [Audit of Heritage Assets](#)
- D [Full Size Plans](#)

Appendix A

Endnotes and Bibliography



ENDNOTES

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



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	Regency 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

 North Norfolk District Council
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 planning@north-norfolk.gov.uk

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