

Morston

Conservation Area Appraisal and Management Plan

July 2018

DRAFT



**NORTH
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DISTRICT COUNCIL

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How to Use This Document

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

Contents

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

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3.1 EARLY HISTORY

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

Navigation

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



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



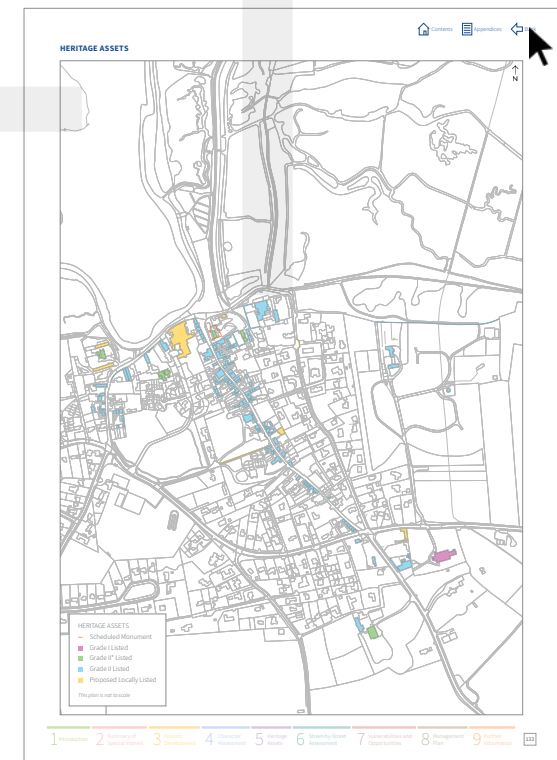
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Plans



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.



Frequently Asked Questions

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Section 1

Introduction

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



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- 1.6 Who Have We Consulted While Preparing this Plan?

1.1 MORSTON CONSERVATION AREA

The Morston Conservation Area was originally designated in 1975. The designation covers most of the built development of the village, from the church to the east, along The Street and leading into Morston Chase to the west. Two unmade lanes branching off to the Quay to the north and in the direction of Langham to the south are also included, as well as Hall Farm at the southern end of the Conservation Area.

1.2 WHAT IS A CONSERVATION AREA?

Definition of a Conservation Area

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

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

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

If the significant qualities of a conservation area are retained and inappropriate alterations prevented, the benefits will be enjoyed by owners, occupiers and visitors to the place, including the ability to experience interesting and important heritage structures and places. It is therefore in the public interest to preserve the area for cultural appreciation. Furthermore, preservation benefits individuals as a pleasant environment helps to maintain property prices.⁰²

Conservation Areas are governed under the *Planning (Listed Buildings and Conservation Areas) Act 1990* and the *National Planning Policy Framework (2012)* 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 Morston Conservation Area and can be viewed here: https://www.north-norfolk.gov.uk/media/1268/north_norfolk_design_guide_adopted_2008_-web.pdf.



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



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.⁰³ 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 or 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 Morston 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;**
- **Set out any proposals for changes to the Conservation Area boundary; and**
- **Provide guidance and recommendations for the positive management, preservation and enhancement of the Conservation Area.**

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 9 (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. Heritage asset includes designated heritage assets and assets identified by the local planning authority (including local listing).*

1.4 WHAT DOES DESIGNATION MEAN FOR ME?

In order 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 Morston 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.northnorfolk.gov.uk/tasks/development-management/whatis-the-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.⁰⁴

The Draft Morston Conservation Area Appraisal and Management Plan is being made available for public consultation across a six-week period between XXXXXX and XXXXX 2018. This includes the publication of the draft document on North Norfolk District Council's website and a public consultation meeting held at XXXX on XXXX.



Other means of consultation carried out were:

- Discussions with Cllr. Karen Ward (Blakeney, Wiveton, Morston, Glaven Valley) and Cllr. David Young (Cley).
- In March 2018, NNDC and Purcell presented to local residents at the Annual Parish Meeting in Blakeney to inform them of the Appraisal process and the process for consultation.
- 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, followed by a site visit to view areas of the Glaven Valley Conservation Area.
- Discussions were carried out with the Blakeney Area Historical Society regarding historical sources and access to their archive.

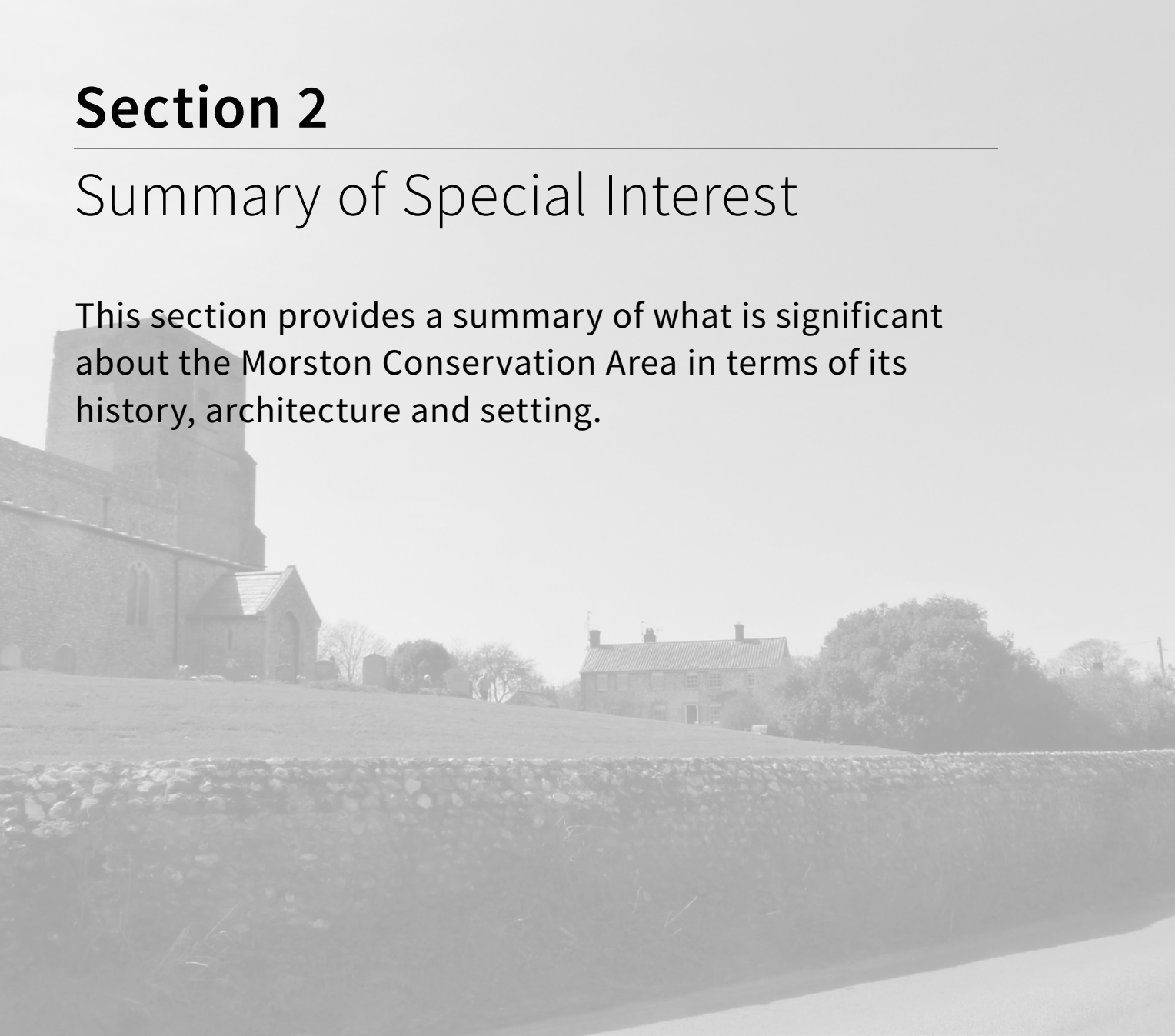
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Section 2

Summary of Special Interest

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



The existence of Morston owes itself to agricultural and maritime trades, which have shaped its pattern of development and the buildings within it, with buildings being predominantly residential and agricultural. Tangible evidence of the influence of the coast is seen through the proximity of the Quay, Coastguard House and Coastguard Cottages, as the coastguard for the area was based here in the nineteenth century, and associated maritime businesses, such as boat building and seal trips, which are still located in the village today. The church served as a beacon for boats and is raised up to protect against flooding.

There has been a village here since at least the eleventh century. Morston has remained small and self-contained, not sprawling and spreading, as it was not the busy harbour of its neighbours to the east and the tourist trade only reached the village in the mid-twentieth century. Apart from the church and the occasional seventeenth or eighteenth century house, most of the buildings within the village are nineteenth century and show their original residential and agricultural functions, though the latter have been adapted for residential use, which demonstrates the changing economy of the village in the twentieth century.

Morston's historic buildings are rooted in the building traditions of their locality. The predominant building materials for houses, former agricultural buildings, communal buildings and boundary walls is flint, from small pebbles neatly coursed to chunky flints mixed with brick rubble. Red brick was used for dressings as well as for the higher status buildings; stone and gault brick are rare in the village as they could not be locally sourced. Roofs are mostly covered with red clay pantiles. Whilst some of the buildings in Morston illustrate wider, fashionable influences on their design from at least the seventeenth century onwards, such as the Georgian design of Coastguard House, most are vernacular in character. The consistent use of local materials, especially flint, across both higher status and more modest buildings give a homogeneity to the area.

The most significant historic buildings in Morston are acknowledged through national listing, such as the Grade I listed All Saints Church and a few Grade II listed houses that contribute to the character and local vernacular of the Conservation Area. This Appraisal also sets out the buildings proposed for local listing for their historic and aesthetic contribution to the village, such as the Morston Hall, Coastguard Cottages and several other small dwellings that make a positive contribution to the conservation area.

The setting of Morston is of particular importance to its character, with the open, flat salt marshes interspersed with channels and creeks to the north, all set below the broad Norfolk skies. Views into and out of the Conservation Area to the north are especially important to preserve. This coastal setting is known nationally, and even internationally, as characteristic of the North Norfolk coast and its frequently represented in photographs, art and film, making it well known to the general population. The undulating agricultural landscape to the east, south and west is also important in creating a rural setting to Morston. Trees around Morston Hall, The Street and the Green provide a green backdrop for the buildings in the Conservation Area and green open spaces provide a sense of space and calm.



Section 3

Historic Development

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

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Morston has always been a small settlement based around maritime industries and agriculture. It was never a bustling port, as the Glaven Ports to the east were, but it played a key role in the maritime history of the area as the base for the local coastguards in the nineteenth and early twentieth centuries. Tourism is now one of the key industries.

3.1 EARLY HISTORY OF MORSTON

The name Morston derives from the place's first mention in the Domesday Book of 1086, as 'Merstona', meaning 'marsh town or settlement'. The suffix 'tun' suggests a small settlement, or outlying farmstead belonging to a larger village, and the Domesday Book corroborates this, recording a small population of around 35 people.⁰⁵ The same text records that King William I and Roger Bigot, a Norman Knight and Sheriff of Norfolk and Suffolk, held land in the parish.⁰⁶

3.2 MEDIEVAL HISTORY

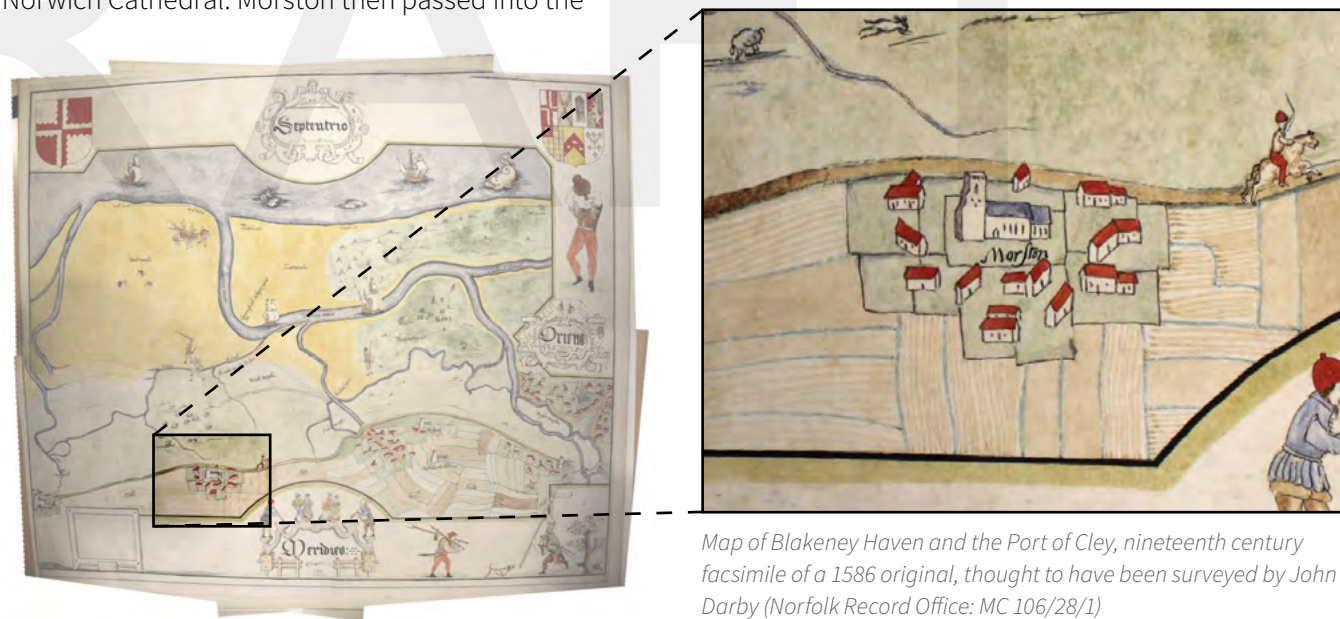
The earliest building to survive in Morston is All Saints Church, which sits on high ground at the east of the village. The base of the west tower dates back to the twelfth century, whilst most of the rest of the fabric dates to the thirteenth century, though a notable exception is the brick rebuilding of part of the tower in 1743 following a lightning strike.

Poll tax records from 1379 record a population of around 200⁰⁷ and the village's population has remained at around 100 to 200 people ever since. During the medieval period, when Blakeney, Cley and Wiveton were important trading ports, Morston did not play a significant role in the commercial activities of Blakeney Haven⁰⁸ and, as such, remained small. As well as industries relating to the sea, such as fishing, Morston's economy was equally reliant on agriculture, with the land surrounding to the east, south and west being used for arable farming and the salt marshes to the north used for sheep grazing.

At the Dissolution of the Monasteries in the 1530s, Morston was under the ownership of the Prior of Norwich Cathedral. Morston then passed into the

hands of Nathaniel Bacon, who resided at Stiffkey Old Hall to the west of Morston.⁰⁹ Bacon was succeeded by the Townshend family.

A 1586 map gives visual evidence of the position and size of Morston and the nearby Blakeney, Cley and Wiveton in the late sixteenth century. Though only a representative indication of houses rather than an accurate depiction, the map gives some idea of the relative sizes of the settlements in the vicinity through the number of houses shown. Whilst Cley is shown as a relatively large settlement, with 59 buildings, Blakeney is smaller, with 32 houses, while Morston only has 17 houses. Wiveton is the smallest settlement on the map.



Map of Blakeney Haven and the Port of Cley, nineteenth century facsimile of a 1586 original, thought to have been surveyed by John Darby (Norfolk Record Office: MC 106/28/1)

Morston’s church is shown at the centre of the village, with houses to the west of it, as well as the east. The map is indicative only but could imply that there were once some buildings situated to the east of the church where none exist today. The map also includes pictorial details, such as animals grazing on the salt marshes, rabbits, a ship wreck, figures cockling on the beach, and ship and fishes in the sea and along the channels. The map also gives an indication of the open-field system of farming that would have been used at the time, with large fields divided up into long strips called ‘furlongs’ that were farmed by individuals or families.

3.3 MORSTON IN THE SEVENTEENTH AND EIGHTEENTH CENTURIES

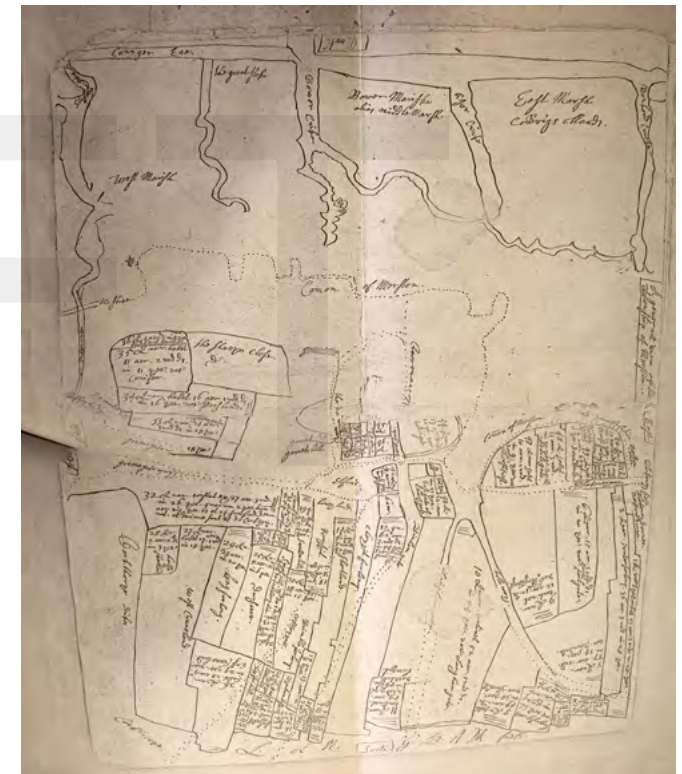
The furlong system is also shown on an early map of Morston, dating to c.1672. The church is indicated, and field boundaries and sizes are marked. Roads with destinations are also depicted, such as to Blakeney to the east and to Binham to the south, as well as marsh creeks and Morston common. The layout of the village and its roads remains fairly similar today. The furlong system began to die out; in 1794 the Enclosure Act meant that land holdings were consolidated and the present field pattern was established.¹⁰

Apart from the church, the oldest buildings in the village date from the seventeenth century: the Manor House and Sunnyside (to the east of Quay Lane). The Hall, which is now occupied by the Morston Hall Hotel, dates to the eighteenth century, although it has been significantly altered.



Faden, Map of Norfolk, 1797 (Norwich Heritage Centre, Norfolk and Norwich Millennium Library: C9111.4261)

Faden’s map of Norfolk, dating to 1797, shows Morston as a small settlement lying to the west of a narrow inlet, Morston Creek. ‘Bridges’ are noted crossing the Creek. The settlement pattern is much the same as today, with buildings along the main coast road and to the west of the lane to Binham.



Sections of map of Morston, [?1672] (Norfolk Record Office: FX 250/ 1+2)

3.4 MORSTON IN THE NINETEENTH CENTURY

Census returns of the nineteenth century show a mix of occupations. These were mainly related to maritime work, such as shipwrights and fishermen, as well as agricultural workers and individual tradesmen carrying out jobs such as a weaver, a grocer, a carpenter and a dressmaker in 1841.¹¹ Another key job in Morston was the coastguard: the service had been established in the 1820s both to save lives and deter smugglers. Morston was chosen as the base for the service covering the local area, with coastguards recorded in nineteenth century censuses as living in the village. They originally lived in existing houses but the development of the village was shaped by the coastguard service when a grand new house, Coastguard Station House, was constructed for the Captain of the Coastguard in 1836. This was followed by Coastguard Cottages off Quay Lane in 1890-91. The coastguards lived there until 1925 when the station was disbanded.¹² Most of the rest of the buildings in the village were constructed during the nineteenth century, many replacing earlier buildings on their sites.¹³

The tithe map and apportionment of 1838 records a small settlement at Morston. The parish was estimated to contain 2,110 acres, 816 of which were saltmarsh and cockle strand, the rest was arable, with 42 acres of pasture and 18 acres of common or furze. The houses (shown in red) and farm buildings (shown in black) are clustered around what is now called The Street and the church sits just south of this road. Other buildings recognisable as those still present today are Coastguard Station House, Morston Hall, the Manor House and Hall Farm. A number of other smaller buildings tally with buildings that still exist, while others are yet to be built, such as the Anchor Inn and Coastguard Cottages.

A pond is shown at the location of the Green today, as well as a further small one north of the church and the large one to the south-west of the church that still exists today. The major landholders at the time were Lord Charles Townshend (the Lord of the Manor), Elizabeth Wrench and Hugh Rump.



Detail of Morston, Tithe Map, W. G. G. Bircham of Fakenham, 1838 (MS 4541: Norfolk Record Office)

The village was depicted by James Bulwer in paintings from the 1840s and 50s. These evoke the rural nature of the setting of the village, with a ford through the Creek to the east of the church. The flint wall surrounding the church acted as a defence against flooding (for example, protecting the church during the 1953 flooding following a storm surge). The barn at Hall Farm is shown and the low lying pitched roofs of the houses in the town are also depicted, with the church the dominant feature, as it still is today. In the view looking east, the main tower of Blakeney church is just visible in the distance.



1841? Morston Church, James Bulwer, (NWHCM: 1951.235.27.B198) **permission pending



1855 Morston Church, James Bulwer, (NWHCM: 1951.235.27.B172) **permission pending



3.5 MORSTON IN THE TWENTIETH CENTURY

In the late nineteenth century, the national rail network reached north Norfolk. This helped to give rise to tourism in the neighbouring villages of Blakeney and Cley, though Morston remained off the tourist trail until the mid-twentieth century. The decline of the use of horses was reflected in the cessation of the coachman service in c1918 and the closure of the Smithy in c1948.¹⁴

The 1908 OS map shows a similar pattern of development to the tithe map, with a few additions of buildings. The pattern of development is recognisable, with few changes up to the present day. Some obvious twentieth century additions are the Village Hall, Morston House, the Garden of Eden and various buildings on Hall Farm.



Morston shown on the 1906 OS map

Photographs of the early twentieth century capture the village at that point in time. The church with the retaining wall around the churchyard appears much the same as it did in the 1840s/50s illustrations and as it does today. One photo shows cottages on the Street. The general form of the cottages remains much the same today, though a two storey extension has been added on the west end of the row of cottages on the right hand side of the image, a door has been converted to a window, timber sash windows have been replaced with uPVC, and the cottage furthest away in the terrace has since been rendered. The last photograph shows Sunnyside Cottages. It demonstrates a vernacular, rural charm. Today the end gable has been rebuilt and the two nearest dormer windows have been replaced.



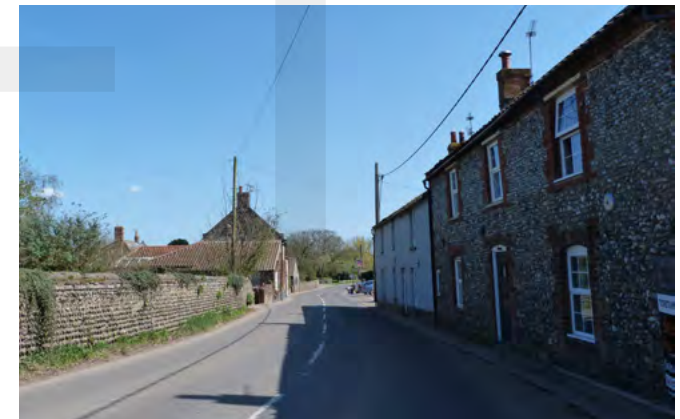
Morston Church in the early twentieth century (Blakeney History Centre, BAHS Images folder, Jim Bolton Postcard Collection)
 permission pending



Morston Church today



The Street looking east in the early twentieth century (Blakeney History Centre, BAHS Images folder, Jim Bolton Postcard Collection)
 **permission pending



The Street looking east today



*Sunnyside Cottages, pre-1950 (Blakeney History Centre, Carol Bean Collection) **permission pending*

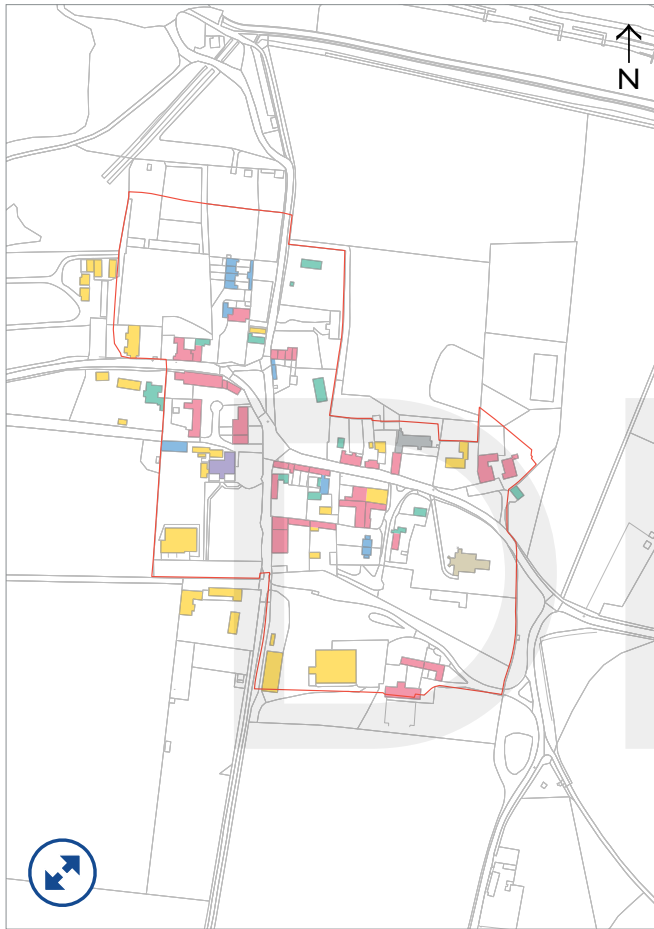


Sunnyside Cottages today

Following the Second World War, Morston became a popular point of departure for wildlife lovers, with ferries taking visitors to the bird sanctuary and seal colony at Blakeney Point. Tourism is now one of the key industries, with people coming to sail, walk, birdwatch, fish or take a ferry to see the seals. Agriculture still continues but is a much-diminished part of the village economy. Other industries now include boat building, Bean's and Temple's Seal Trips, and the hotel, restaurant and cooking school at Morston Hall.



The rear of Morston Hall, 1970 (C/MOR 23395: Norfolk Heritage Centre, Norfolk and Norwich Millennium Library)



HISTORIC DEVELOPMENT

- 12th-13th Century
- 17th Century
- 18th Century
- 19th Century up to 1887
- 1887-1906
- 1906-1977
- After 1977

This plan indicates the age of the existing built fabric of the main buildings and structures in Morston. 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.

This plan is not to scale

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Section 4

Character Assessment

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

Contents

- 4.1 Location and Topography
- 4.2 Setting and Views
- 4.3 Townscape and Spatial Analysis
- 4.4 Architecture
- 4.5 Green Landscaping

4.1 LOCATION AND TOPOGRAPHY

Morston is a small village of roughly 42 households.¹⁵ It is located approximately 1.5 miles to the west of Blakeney, 6.5 miles north-west of Holt, and 30 miles north-west of Norwich.

The Morston Conservation Area covers the central core of the village of Morston, following the development along The Street and Morston Chase, as well as encompassing areas to the north and south, along Quay Lane and Binham Lane, including Morston Hall Farm, and the area south of Morston Hall. It excludes a small late-twentieth century housing development to the south-east of the village on Langham Road, Hall Farm to the south of Morston Hall, and the boat building yard and two modern houses to the east of the village on Morston Chase.

The village is mostly flat. The highest point of the village is the parish church, All Saints, which is situated on top of a small mound.

Morston is located within the North Norfolk Coast Area of Outstanding Natural Beauty (AONB). In addition, it is part of the area known as the North Norfolk Heritage Coast and the marshland coast to the north forms part of the North Norfolk Coast Site of Special Scientific Interest (SSSI), which constitutes one of the largest undeveloped coastal habitats of its type in Europe.¹⁶



MORSTON LOCATION PLAN

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

This plan is not to scale. Base map © Google Earth 2018



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



4.2.1 Surrounding Landscape

To the south, east and west, the village is surrounded by agricultural land and open fields, which are bordered along the roads by high hedgerows. The land undulates, with a particular rise to the east to Kettle Hill at the edge of Blakeney. Immediately to the east of the Conservation Area a grassed area with a small gravel car park provides a verge adjacent to the churchyard wall, with a pond set to the south.

To the north, the village is bordered by salt-marshes, and beyond that, the estuary of the River Glaven. Morston Creek leads down to the Quay, which is situated to the north of the Conservation Area. Here a watch tower, now owned by the National Trust, is located next to a car park and boat mooring area, and walkers have access to the coast path which stretches east to Blakeney and west towards Stiffkey.

The salt marsh, natural and artificial brackish lagoons, reedbeds and maritime pasture of the Site of Special Scientific Interest (SSSI) provides important habitats for a variety of flora and fauna, including many nationally and internationally important breeding bird communities.¹⁷ The character of the marshes includes a flat, open plain of grasses and reeds, stretching northwards to broad open skies. This area is a landscape of low level vegetation and tidal creeks; it is possible to navigate boats along the larger of these creeks, and many can be seen moored or beached in the area. In the distance to the north is the shingle spit of Blakeney Point.



Pond to the south-west of the village



The coast path and agricultural landscape to the east of Morston



The Quay and salt marshes at Morston

4.2.2 Relationship with other settlements

The closest settlement to Morston by distance is Blakeney, located roughly 1.5 miles to the west. The two villages are connected by a short section of the coast road, where Blakeney village and church are visible in the distance, as well as by the North Norfolk Coastal Path.

Morston is one of several small coastal villages that historically made their living through maritime occupations and agriculture. It is one of the smaller villages, having not come to prominence as Blakeney and Cley-next-the-Sea did through international shipping trade. Despite this, today Morston plays an important role in local tourism, with the Quay a

popular mooring point and departure point for seal watching trips and walkers. All the nearby villages have similarities in terms of the relatively small scale and massing of most buildings, and the use of brick and flint as the predominant building materials.



Blakeney as seen from the coastal path at Morston



4.2.3 Views into Conservation Area

Due to the open nature of the land surrounding Morston, it is possible to take long range views showing the Conservation Area from the north and east in particular, with shorter range views possible from the west.

In general, the church is the most visible feature within the Conservation Area, and it dominates in views approaching from the east (view 1) and from the coast path to the north. On the approach from the east, at the top of Kettle Hill, the church is the first feature that comes into view, with the red of the pantile roofs of the village just visible and a green backdrop of trees surrounding the village. The flat landscape of fields to the south and salt marshes to the north stretch out either side of the village.

At closer range from this direction (view 2), most of the village is hidden from view by the curve of the road. However, the church is a powerful landmark, defining the skyline and marking the entrance to Morston. It is set on top of a rise and surrounded by the defining churchyard wall. From Langham Road (view 3) the church is also the key features, with an example of the long flint and brick walls of the village defining the foreground and some characteristic pantile roofs also visible.

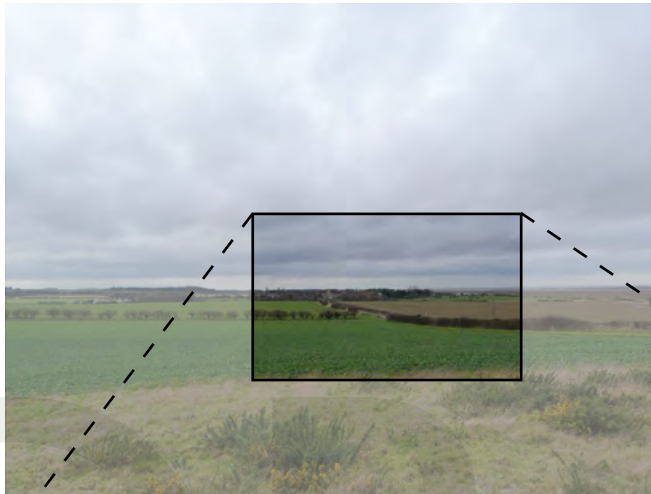
Most of the village is hidden from views approaching from the west along Morston Chase (view 4). The flat landscape means that views here are characterised by hedgerows marking the road and adjacent fields, with a backdrop of trees within the village. A few rooftops can be glimpsed at a distance but clear views of buildings are not possible until having reached the village edge.



Views into the Conservation Area. Base map © Google Earth 2018

View 1

From the crest of Kettle Hill on the coast road, shows how clearly the Church dominates the view on the approach to the village from the east



View 2

From Blakeney Road looking west at the edge of the village



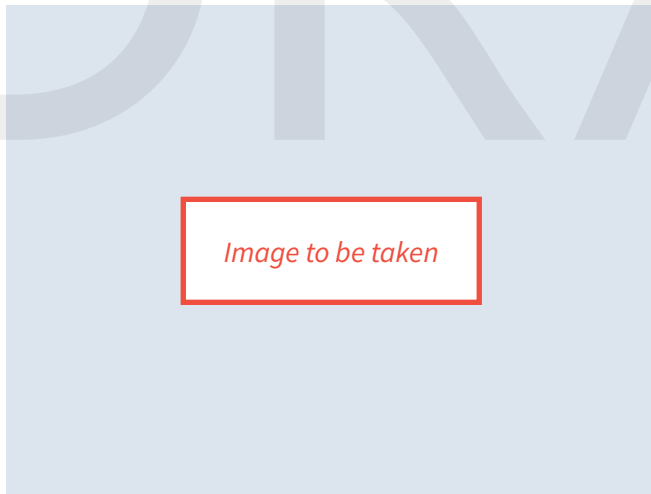
View 3

From Langham Road looking north-west towards the church



View 4

From Morston Chase looking east towards the village



View 5

View looking south from the coast path





4.2.4 Views within the Conservation Area

Due to the topography of the village and the sharp bends in the road through it, views within the Conservation Area are largely limited to those along the principal thoroughfares. The views from The Street and Morston Chase towards the centre are prevented from meeting due to the skewed intersection of the road, with views from The Street ending at Morston Hall and those from Morston Chase at the Green. Along both these roads, views take in the historic buildings on either side. At the east end of The Street (views 1 and 2), the feeling is more open, with the churchyard to the south, grassed areas giving way to fields to the east and a small patch of grass on the north side of the road adjacent to Church Farm House.

Moving westwards, the buildings on either side of The Street and Morston Chase channel the view each way (views 3-6 and 11-12). Flint and brick walls lining the road in many places on both The Street and Morston Chase are also a key part of the streetscape, drawing the eye along the roads and around the gentle bends. In the centre of the village views open up across the Green (views 7-10). Walls play a particularly important role in funnelling the view along the edge of the open area, with buildings and trees providing a backdrop.

Despite its elevated position, views from the Churchyard are principally out to the countryside to the east, as built development to the north, west and south limits any long-distance views. The church tower is a dominant landmark in views of the east of the village, though from further west in the village it is often hidden from view, with glimpsed views possible on occasions between buildings (e.g. view 16).

Tracks leading off the main through-road are also a feature of the village, with views up these lined with buildings, walls or vegetation (views 13-15). They provide glimpses towards buildings set back from the main street and, conversely, glimpses back towards the village.

Along Quay Lane, it is possible to glimpse views of the salt marshes and open landscape beyond, with glimpses of roofs of buildings around the Green when looking south back to the village. Along the lane much of the built development of the village is hidden from view, with well-established hedges funnelling the view on either side (e.g. View 15).



Views within the 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.



View 1

North-west along The Street



View 2

Looking south-east along The Street to the edge of the village, with the churchyard wall drawing the eye into the view



View 3

Looking east along The Street



View 4

Looking east along The Street



View 5

Looking west along The Street, with the Anchor Inn to the left



View 6

Looking west along The Street



View 7

Looking north across the Green



View 8

Looking west across the Green and down Morston Chase



View 9

Looking south across the Green



View 10

Looking south-east across the Green, along Morston Chase to The Street



View 11

Looking west down Morston Chase, towards the edge of the village



View 12

Looking east along Morston Chase towards the Green



View 13

South up a lane off The Street



View 14

Looking north along Binham Lane towards the Green



View 15

South down Quay Lane towards the village



View 16

Glimpsed view of the church tower from Binham Lane





4.3 TOWNSCAPE AND SPATIAL ANALYSIS

4.3.1 Street and Plot Patterns

Historic plot boundaries and patterns are important in defining how a settlement has developed over time or where change has occurred, and are therefore important to preserve where they survive. They can relate to historic open spaces, routes, gardens and ownerships. They can also demonstrate how buildings were sited practically to relate to an original function, for aesthetic reasons to relate in a picturesque way to a garden, or in order to make them prominent in the landscape, as in the case of the church.

Morston is compact in nature, with buildings principally arranged along The Street and Morston Chase that lead through the settlement. These two roads intersect at the Green, which provides a crossroads with Quay Lane and Binham Lane leading north and south respectively. To the south-east of the Conservation Area, Langham Road leads south.

Along the main roads, buildings are usually set with their longer façade hard up against the street edge, with either a narrow or no pavement. Further westwards there are more examples of buildings arranged perpendicular to the street. Behind these are further buildings, either set both side of tracks or in yard arrangements, which shows their former uses as farm buildings set around farmyards. Longer, linear buildings are typically former agricultural buildings.

Morston Hall and Coastguard House differ in being larger, more polite houses which are set in larger landscaped gardens.

4.3.2 Public Realm

Surface paving throughout the Conservation Area falls under three categories. The main thoroughfares of the Street and Morston Road are tarmacked, with painted road markings and a very narrow tarmacked pavement. Quay Lane, as a less frequently used public highway is covered in tarmac with bound gravel, and features no road markings or pavement, though there are low speed humps along its length. By contrast, access roads, such as Binham Lane, are un-tarmacked and instead covered with gravel.

The most uniform element of street furniture is the provision of wooden bollards which serve as a practical yet visually unobtrusive safety measure. These can be found separating the road from areas of grass, such as by the church carpark, the Green and bus-stop, where a wooden bench is also provided for waiting passengers. Other timber benches are located on the Green itself around the central tree, and outside the entrance to Morston Hall.

The Green is an area in which a good deal of street furniture is concentrated, representing its position at the centre of the village and one of the few areas of public recreational space. As well as benches, there is

a small area of public bins and recycling to the north-west, and a flag-pole and decorative anchor located on the Green itself. The anchor is a reference to the strong maritime connections of the village and there are further ornamental anchors located along Quay Lane.

Road signage in the village principally takes the form of brown signs directing the visitor to Morston Quay, though there are some warning chevrons and speed limit reminders. Other street furniture includes telegraph poles, a wall mounted post-box, an historic water pump on Morston Chase, and a single late twentieth century phone box near the Anchor Inn. A mid-twentieth century flint and brick bus shelter is located against a boundary wall at the east end of the village.



Bus shelter to the east of the village



Modern phone-box close to the Anchor Inn



The Green, showing bench seating, wooden bollards and anchor. The flagpole is obscured by the tree



Historic water pump on north side of Morston Chase



Recycling bin adjacent to the Green



Morston Chase, showing the tarmacked road, wooden bollards, telegraph poles, and narrow pavement

4.4 ARCHITECTURE

4.4.1 Scale and Massing

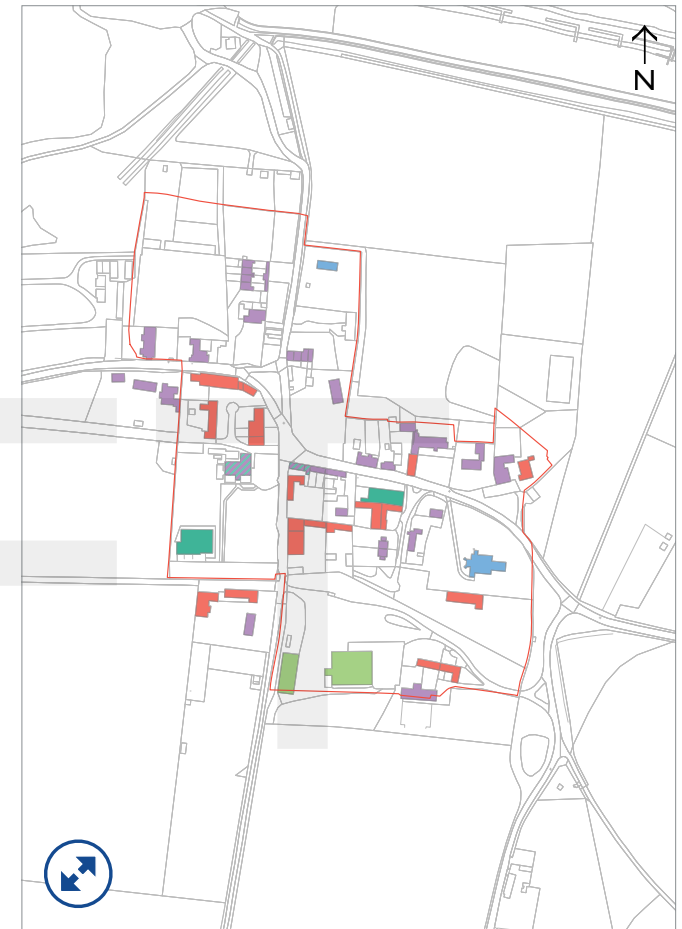
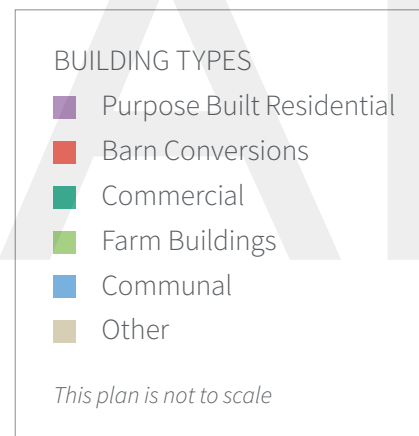
Scale relates to the size of a building and is influenced by the number of storeys and also the height of each storey, which affects the eaves height of a building. Throughout the village, almost all the houses are of either one or two storeys in height. There are a few properties which exceed this, principally through the use of dormers at attic level, such as Morston Hall. The key exception is the church, with the height of its tower further accentuated by its location on a rise.

4.4.2 Building Types and Design

This section considers the different building types that can be found in the Morston Conservation Area and the architectural design associated with them. The buildings in the Conservation Area are predominantly in residential use but a proportion of these have been converted from other building types, mainly agricultural, and, although altered, are recognisable as being a different type of building originally.

The plan adjacent indicates building types. The subsequent text considers five principal building types:

- Purpose Built Residential;
- Barn Conversions;
- Commercial;
- Farm Buildings;
- Communal; and
- Other.



Plan showing types of buildings in the Morston 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.

Purpose Built Residential

The majority of the buildings within the Conservation Area are residential dwellings. Of those that were originally constructed for this purpose, many are modest vernacular buildings, while there are a few examples of larger houses that employ politer architectural detailing.

The vernacular type are typically two storeys and constructed of brick and flint, set within small garden plots. Along the main roads these are often grouped in small terraces and set against the road edge, while further towards the edge of the village they are typically detached. Coastguard Cottages are an exception, being a brick terrace of houses with their own purpose-built row of outhouses to the rear.

There are a small number of larger houses which are all detached and are generally set in slightly more generous gardens. They are larger in scale, though still generally two storeys, and most display Georgian design elements such as symmetrical façades and sash windows. These properties include, Church Cottage, the Manor House, Morston Hall, Coastguard House and China Row. China Row is an exception, displaying an unusual Gothic style.

Modern residential buildings include Morston House, a house to the north-west of the Manor House, the Garden of Eden and The Boathouse. Set just outside the Conservation Area to the west are two further modern houses: West Acre and Hope Cottage. These all use vernacular brick and flint either in a traditional style or in a more modern interpretation (The Boathouse and the house to the north-west of the Manor House). These two also use larger areas of glazing and The Boathouse uses timber cladding. The Garden of Eden is an unusual building within the village, being a single storey timber clad house with an asphalt roof.



Church Cottage



Cottages on The Street



Morston House



House to north-west of the Manor House, with barn conversion in the foreground



The Garden of Eden

Barn Conversions

There are a number of barn conversions within the village. These are clustered in the area north of Morston Hall, several along Binham Lane, to the south of the Anchor Inn, at Hall Farm and Morston Hall Farm. These are typically one storey, with a small number of two storey examples, such as Long Barn on Morston Chase. They are generally flint and brick construction, through with some timber cladding. Windows have been inserted within walls and as rooflights or dormers. The buildings are generally linear in their plan form.



Barn conversions to the south of Morston Hall



Barn Conversion of a former tithe barn, fronting Morston Chase



Barn conversion on Binham Lane

Commercial Buildings

There are few solely commercial buildings within the Conservation Area. The main example is the Anchor Pub, located at the centre of the village on The Street. Its architecture does not differ radically from the domestic buildings in the village, though the use of typical pub signage, as well as the use of external paint marks the building out as distinct from the rest of the houses in the village. The single storey extension to the east is a late twentieth century addition.

Other businesses in the village are run from domestic properties, such as Bean's Seal Trips, which operates from a cottage along the Street. Morston Hall, a former residential building, is now run as a restaurant, hotel and cookery school. Several of the residential buildings within the village, particularly the barn conversions, are holiday lets.

Other commercial developments in the village fall outside the present Conservation Area and include a boat building yard to the west of the village and the National Trust site at the Quay.



The Anchor Public House



Boat building yard outside the present Conservation Area

Farm Buildings

Hall Farm is still a working farm and, apart from the farmhouse and converted barns, there are also large modern barns at the south end of the Conservation Area, constructed of metal cladding.



Modern barn to the south of the village, as part of the Hall Farm Complex



Communal Buildings

The church is the principal communal and spiritual building in the village. It mainly uses flint, though also employs stone for dressings. This is perhaps the only use of stone within the village as it is not a local material. This demonstrates the importance of the building, as stone would have been costly and difficult to transport here. The church displays Gothic tracery to its windows and crenulations to the nave, though otherwise is fairly plain in appearance.

The village hall is the other communal building in the village. It is a single storey timber clad pre-fabricated building, set off Quay Lane.

Other

There are several temporary buildings located throughout the Conservation Area. These are generally ancillary structures, such as stables, garages and sheds. A dilapidated shed to the north of the Green is constructed of timber and corrugated metal. Behind this is a timber stable building. Also on Quay Lane is a caravan park, with a number of single storey static caravans surrounding the village hall whose stark white colouring is not considered compatible with the Conservation Area.



The Village Hall



Shed to north of the Green



Caravan Park



LANDMARK BUILDINGS

- ★ Major Landmark
- ★ Local Landmark

This plan is not to scale

Plan showing landmark buildings in the Morston 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.

4.4.3 Typical Materials

Within the Conservation Area, as with Norfolk more typically, the most common building material is flint. A number of different flint walling techniques have been used. These include:

- Cobbles;
- Coursed flint;
- A mixture of flint and brick construction; and
- Knapped flint, found on areas of the Church.

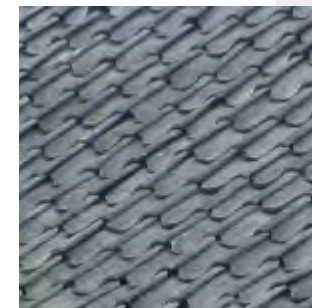
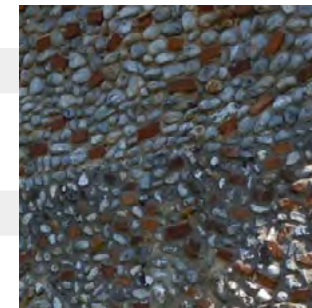
Generally, the flint has been left uncovered, though there are instances of it being painted, particularly the Anchor Inn.

On most buildings, the flint walls have been paired with brick detailing, such as window surrounds, quoins and string courses. Some nineteenth century and modern buildings have been built entirely of brick. Typically, the brick used is red in colour; the Coastguard's House is

unusual for its use of buff brick. These yellowish bricks are made with clay found further west, around the Holkham area, where they are used in the construction of the Hall and estate buildings on the Holkham estate. No. 16 The Street is rendered, which is an anomaly within the Conservation Area. Stone is only used on the church for dressings and monuments.

Almost all the roofs within the Conservation Area are constructed of clay pantiles, either coloured red or black. Exceptions are largely confined to temporary structures, which are corrugated metal, to the Church, which is lead, and to the Coastguard Cottages, which use slate. Chimneys are brick.

Windows are generally timber, though there have been several uPVC windows inserted on the front and side elevations of historic buildings. Doors are typically wooden and part glazed, though there are some examples of uPVC doors.



4.4.4 Architectural Details

The properties in the conservation area are generally built to a simple vernacular style and mostly date to the nineteenth century. Windows are typically either wooden casement or sashes. However, there are also a number of uPVC windows, either white or dark brown which have been inserted in historic properties, both on front and side elevations, which detract from their overall appearance. These are often top hung casements which are atypical to the Conservation Area. This is common on The Street and Morston Chase.

Brick detailing employed throughout the Conservation Area takes the form of dentilled cornices and alternating quoins, this motif also being employed to frame doors and windows. Brick chimneys are also common, mainly fairly squat, with stepped capping and terracotta pots, though there are two particularly tall chimneys on the outbuildings to the rear of the Anchor Inn. Other ornate architectural detailing is uncommon in the village, though may be found on larger houses, such as Morston Hall and the Coastguard's House.

A number of properties have been constructed with gabled porches covering the front door. Like the properties themselves, these are generally constructed of flint with brick detailing to the quoins and arch-heads, with pantile roofs.



4.4.5 Boundary Treatments

The predominant boundary treatments within the Conservation Area are walls. These are most commonly flint, some with brick coping and detailing. Hedges are a common boundary treatment at the eastern and western peripheries of the village as well as along Quay Lane. In places they are used to mark property boundaries.

Where panelled fences are used as boundary markers, it is typically along rear elevations, and within gardens, though there are short sections along Morston Chase and along Quay Lane. Along Quay Lane, post and rail fencing encloses a small paddock, with post and wire fencing enclosing fields to the north. Post and rail fences are also used to field boundaries on Morston Hall Farm.



Flint boundary wall to the churchyard



Wall on The Street



Wall to Binham Lane



Wall and gate to Coastguard House



Brick and flint wall to the south of Church Farm House



Wall and hedgerow to Morston Chase



Hedges and fences to Quay Lane



BOUNDARY TREATMENTS

- Walls

This plan is not to scale

Plan showing boundary treatments within Morston 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.



4.5 GREEN LANDSCAPING

4.5.1 Open Spaces and Greens

There are several open, green spaces within the village which all contribute to its character. The Green provides a central focal point for the village, with its central tree and benches. The Churchyard is also a key green space, alongside which the open space to the south of Church Farm House is important for enabling views of the Church.



The Green



Green area enclosed to house chickens along Quay Lane

Private gardens also form open spaces that contribute to the wider character of the village. The large space at the Garden of Eden, which is seen over a low boundary wall, contributes greatly to the sense of open space at the centre of the village. The front garden of Coastguard House also contributes to a lesser extent.



Village pond to the south-east of the Conservation Area of Langham Road



The Churchyard

Quay Lane opens out to form a quasi-open green area, the land being fenced off to accommodate horses and chickens. Further north, the lane opens out to the marshes and fields beyond.

Outside the Conservation Area to the east, the open green space around the village pond and church car park, contributes to its setting, as it provides a pleasant open area at the entrance to the village and close to the Langham Road.



Garden at the Garden of Eden contributing to the openness at the centre of the village



4.5.2 Trees and Vegetation

The main greenery in the village comes from either grass verges, from boundary hedges and from trees and vegetation within private gardens visible from the road.

The main open grassed area is the Green, which is planted with a single tree, though it is framed by mature trees in the gardens surrounding it. The tree at the centre of the Green is evergreen as are some framing the area. However, the overall appearance is greener in summer when all the trees are in leaf, emphasising the Green as the centre-point of a rural village.

Quay Lane is one of the areas which feels the ‘greenest’, as it is flanked by hedges, which open at points to paddocks, agricultural fields and eventually to the salt marshes. Both the untarmacked lanes leading south from The Street also contain much greenery in the form of trees and hedges from neighbouring gardens.

Grass verges continue on the south side of Morston Chase, and to the north side of the Street, softening the appearance of these roads. Within the village, these verges are grassed, but those on the outskirts of the village are rougher, constituting an extended base to the hedgerow. The Street further benefits from overhanging trees, visible from the gardens of private houses, particularly at its eastern extreme. The gardens of Morston Hall contain a number of mature trees.



Access road leading south off the Street, lined with hedges and grass verges



The Green, with spring flowers, trees overhanging and trees at Morston Hall in the background



Quay Lane, showing the green nature of the road, achieved through the boundary hedges, and open areas of paddock






Grass verge and bordering trees to the east of the village, along the Street



Grass verges to Morston Chase, showing transition from rough to manicured grass verge along the south side of the road



OPEN SPACES, TREES AND VEGETATION

-  Significant Green Space
-  Important Tree
-  Important Group of Trees

This plan is not to scale

DRAFT

Plan showing open spaces, trees and vegetation within Morston 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.



Section 5

Heritage Assets

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

Contents

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

5.1 INTRODUCTION

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

This section of the Conservation Area Appraisal outlines the heritage assets within the Conservation Area and is accompanied by a detailed audit in Appendix B. This identifies the individual designated and non-designated 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 eight listed buildings within the Conservation Area. Generally, these are clustered along the Street and Morston Chase, the main road running through the village. The buildings are typically domestic and are indicative of the development of the village in the eighteenth and early nineteenth centuries, though there are examples of earlier dwellings. The only Grade I listed building in the Conservation Area is the Church of All Saints, located at the eastern end of the village, on a prominent hillside position.

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

The location of listed buildings is shown on [page XX](#) and listed in detail in Appendix B.

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 applications, but which are not formally designated.¹⁸ The creation 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 planning authorities can adequately manage their conservation.

Historic England gives advice regarding the assessment criteria for locally listed buildings in *Advice Note 1: Conservation Area Designation, Appraisal and Management* (2016). The document advises that locally listed buildings should be positive contributors to the overall character of the local area and that their historic form and value should not have been eroded.¹⁹ 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. NNDC also have their own adopted criteria for locally listed buildings, which include, age, rarity, landmark quality, group value, archaeological interest and social value.

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

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 B. Omission of a specific feature should not lead to the presumption that such a feature is insignificant, and proposed alterations within the Conservation Area should be subject to individual assessment of significance.

HERITAGE ASSETS PLAN

- Grade I
- Grade II
- Proposed Locally Listed

This plan is not to scale



Plan showing Heritage Assets in the Morston 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.

5.5 ARCHAEOLOGY SUMMARY

The details in this section have been summarised from the Parish Summary on the Norfolk Heritage Environment Record.²⁰ The archaeology of Morston is relatively well known, with find sties recorded throughout the parish, dating from the Palaeolithic period onwards. Finds from the Mesolithic period indicate that flint was once worked and artefacts were made at Morston. Other archaeological features include evidence of farming systems from the Late Iron Age and Roman periods. The salt marshes show evidence of being used as a resource from at least the prehistoric period onwards; drove ways were used for moving cattle and an enclosure created for shellfish farming.

Only a few medieval and post-medieval archaeological finds have been encountered, including metalwork, coins and a seal matrix. From 1547 onwards various artificial channels and sea defense were constructed, including a timber sluice which would have controlled water flow. Various other undated features have been recorded in surveys, such as revetments, jetties, a sluice and two wrecked boats, all testament to the maritime industries of the area.



Section 6

Street-by-Street Assessment

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

Contents

1. The Street
2. Morston Chase and The Green
3. Quay Lane
4. Binham Lane
5. Langham Road

6 Street-by-Street Assessment



Contents



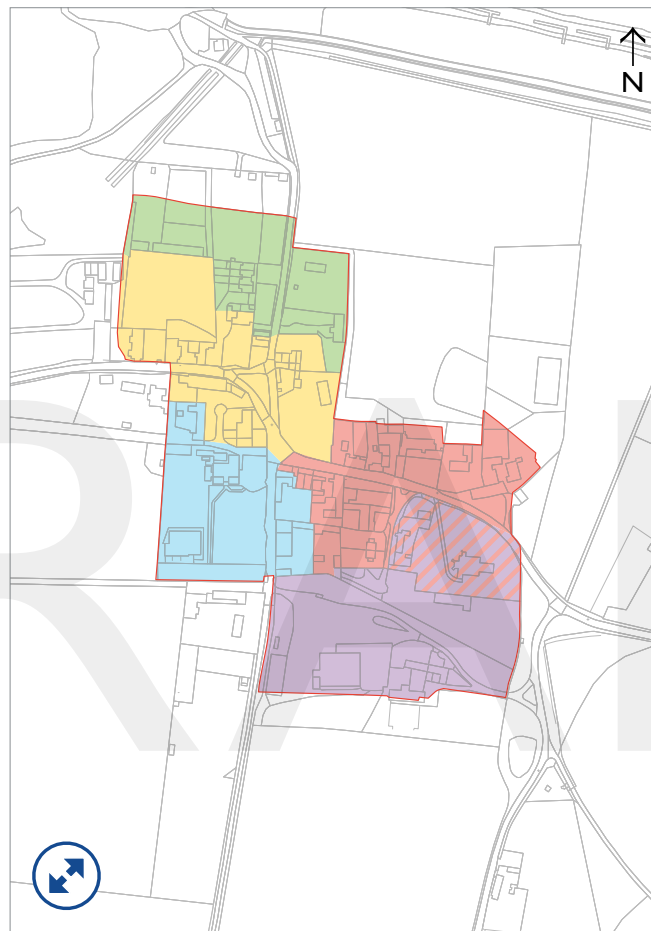
Appendices



Back

Each of Morston'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 appendix by clicking on the section titles below.

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 and proposed locally listed building locations and to the Audit of Heritage Assets in Appendix B for further detail.



STREET-BY-STREET

- The Street
- Morston Chase and The Green
- Quay Lane
- Binham Lane
- Langham Road

This plan is not to scale

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1. THE STREET

Part of the principal route through the village. The Street is characterised by a number of houses set against the road, with flint boundary walls also lining the road edges. The Anchor Inn is a key building.



Defining Features

- Gently curving road into the village from the east, moving from a wide prospect by the church to relatively narrow moving westwards
- Curve of the road northwards, at its west end, as it transitions to Morston Chase
- Church a landmark feature at the east end of the road
- Open green spaces of the churchyard and grassed area to the south of Church Farm House at the east end of the road, as well as hedges and matures trees increasing in number at this end
- Buildings set against the roadside, except for the Anchor Inn which is slightly set back
- Flint and brick boundary walls lining the road and property boundaries
- Flint and brick the predominant building material. White painted flint on the Anchor Inn and a rendered building at No. 16

- Most buildings face the street, with one former agricultural building set gable end on
- Most buildings originally constructed as houses, with a small number of converted agricultural buildings
- The Anchor Inn is a key building on The Street and within the village
- Tracks/drives leading off the road to the north and south, with houses on infill plots behind the main road

Key Issues

- A number of uPVC window replacements which are out of character with the historic buildings
- Unattractive bin storage area and rubbish stored around the phone box to the west of the Anchor Inn
- Some damage and vegetation growth to flint boundary walls

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1. THE STREET (CONT.)

Recommendations and Opportunities for Enhancement

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

- Replacement of any uPVC windows with painted timber windows
- Better maintenance of bin storage area and potential for better concealment of bins from main road
- Repair of flint boundary walls using appropriate materials and techniques

Listed Buildings

Grade II

- The Anchor Public House
- 43 The Street

Grade I

- Church of All Saints

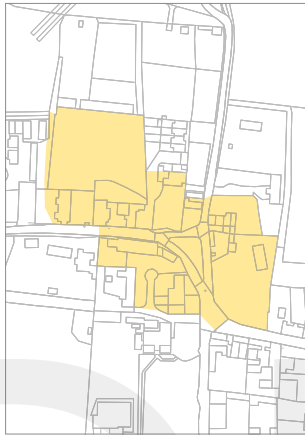
Proposed Locally Listed Buildings

- Church Cottage
- Church Farm House
- Church Barn
- Nos. 1 and 2: cottages on west side of lane leading south from the east side of the Anchor. *Is this Hall Farm Cottages?*

DRAFT

2. MORSTON CHASE AND THE GREEN

A central green space to the village which provides a pleasant communal area. Coastguard House to the north is one of the larger properties within the village, while there are also converted farm buildings around the green.



Defining Features

- Curve of the road northwards from The Street, then westwards towards the edge of the village creates a series of different views
- The Green, with central tree and benches, creates a pleasant open space in the centre of the village
- The garden of the Garden of Eden property, to the east of the Green, adds to the sense of openness here
- Flint boundary walls are a defining feature
- Agricultural buildings on the west side of the road which have been converted to residential use
- Large property of Coastguard House, set behind a front garden, is atypical of the vernacular building type but is an important reminder of the historic location of Morston as the base for the local coastguards

- Mature trees in the Garden of Eden, to the north of the Green and Morston Hall create a green backdrop to the buildings
- Flint and brick are the dominant material, with one flint building painted white

Key Issues

- Visually intrusive recycling bin to the north of the Green
- Dilapidated shed to the north of the Green
- Some instances of uPVC windows which are out of character with the historic buildings

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2. MORSTON CHASE AND 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.

- Review recycling bin provision to find a more sensitive solution, which balances visibility (in order that people use the bin rather than litter) and visual appropriateness
- Repair of the dilapidated shed
- Replacement of uPVC windows with timber

Listed Buildings

Grade II

- 27 The Street
- Coastguard House with Garden Walls and Piers
- China Row

Proposed Locally Listed Buildings

- 23-25 The Street

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