

3. QUAY LANE

A track which leads from the Green to the Quay. It is a continuation of the green space of the Green. Coastguard cottages on the west side are testament to the former use of the village as the coastguard's base.



Defining Features

- Narrow track leading to the Quay
- Lined with hedges
- Glimpses of Blakeney in views eastwards from the north end of the Conservation Area
- Coastguard Cottages on the west side are a reminder of the historic location of Morston as the base for the local coastguards

Key Issues

- Ad-hoc speed limit signage at the entrance to the lane
- Static caravans have an incompatible appearance with the built character of the village
- Untidy paddock areas and ad-hoc modern metal fencing on the west side of the lane

Recommendations and Opportunities for Enhancement

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

- Ensure hedging remains in place and high enough to create a screen to the caravans, so that they remain relatively hidden from view within the Conservation Area
- A more coherent signage strategy, which balances visual sensitivity with visibility
- Tidying of the paddock areas and use of more permanent and sensitive fencing solutions

Listed Buildings

N/A

Proposed Locally Listed Buildings

- Coastguard Cottages

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4. BINHAM LANE

A track leading south from the Green which has a distinctive boundary wall along the whole west side, separating the road from Morston Hall, and converted barns to the east.



Defining Features

- Unmade gravel track with buildings lining the east side and boundary wall to Morston Hall lining the west side
- Morston Hall is a key larger scale building within the village
- Flint and brick boundary wall to the Hall runs the entire length of the track
- Sensitively converted barns on the east side of the lane
- Flint and brick buildings with timber windows
- Mature trees in Morston Hall grounds overhanging the lane

Key Issues

N/A

Recommendations and Opportunities for Enhancement

No recommendations specific to this area. The general recommendations within the Management Plan apply.

Listed Buildings

N/A

Proposed Locally Listed Buildings

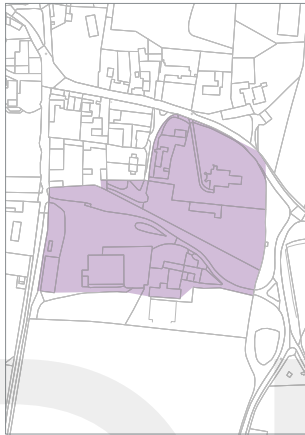
- Morston Hall

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5. LANGHAM ROAD

A road which marks the village edge to the east. The church is a dominant feature raised on a hill, while green space and a pond provide a pleasant setting to the Conservation Area.



Defining Features

- Open green space at the edge of the village, including the raised-up churchyard
- The church as a landmark feature at the edge of the village
- Long stretch of flint and brick boundary wall running around the churchyard and south along the edge of Morston Hall Farm

Key Issues

- South end of the wall to Morston Hall Farm is damaged [NB: not currently in Conservation Area but would be if boundary was amended]
- Large metal agricultural barns at Morston Hall Farm an appearance incompatible with the character of the Conservation Area

Recommendations and Opportunities for Enhancement

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

- Repair of boundary wall to Morston Hall Farm
- Removal or enhancement of appearance of modern agricultural barn if possible, though it is reasonably well screened in views from elsewhere in the Conservation Area

Listed Buildings

Grade II

- Butter Family Table Tomb
- Hall Farm Barn

Grade I

- Church of All Saints

Proposed Locally Listed Buildings

- Text to go here??

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Section 7

Vulnerabilities and Opportunities

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

Contents

- 7.1 Condition
- 7.2 Negative Features
- 7.3 Traffic and Parking
- 7.4 Coastal Location and Climate Change
- 7.5 Pressures from Development
- 7.6 Second Home Owners and Holiday Cottages

7.1 CONDITION

Generally, the condition of the Conservation Area is good with well-maintained buildings, gardens and boundaries. As of 2018 there are no buildings on Historic England's Buildings at Risk Register. It is important for the 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 and the integrity of the built fabric and prevents loss of historic fabric.

There are very few examples of structures in poor condition within Morston. However, problems with condition of note include the dilapidated timber and corrugated metal sheds to the north of the Green which are out-of-keeping with the Conservation Area. Some areas of walls are deteriorating, with worn brick and missing cobbles, together with vegetation growth which will accelerate decay.

The boundary walls across the village are predominantly flint. Whilst flint is inherently an extremely strong material, the soundness of walls constructed of it relies on the maintenance of the mortar. If the mortar is not repointed promptly, flints will fall out, which detracts from the appearance of the wall and allows water ingress and vegetation growth that weaken the wall further. Given the prominence of flint walls in the village and their important contribution to the village's character, it is important that the walls are well maintained. To preserve the appearance and integrity of the walls, lime mortar should generally be used as cementitious mortar will cause the failure of soft bricks and lime mortar already in the wall.



Damage to boundary wall on The Street, with vegetation growth present



Damaged wall at south-east corner of the Conservation Area [NB: not currently in Conservation Area but would be if boundary was amended]



Worn bricks, caused by water splashing up from the road from passing vehicles



Dilapidated sheds to the north of the Green, with ad-hoc signage at the entrance to Quay Lane



7.2 NEGATIVE FEATURES

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

The replacement of historic or traditional doors and more especially windows is a significant threat to individual historic buildings and to the Conservation Area as a whole. Changes to 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 the breathability of the building. It is preferable to repair damaged windows and to undertake regular maintenance to ensure their enduring longevity. Well executed like-for-like replacement windows (i.e. same size and proportions of elements constructed using the same materials and finishes as the existing) maintain the aesthetic, though not the evidential value, of the historic windows. It can also be possible with some windows to incorporate slimline double-glazing to traditional style timber windows without affecting the appearance substantially. uPVC windows should not be used in historic buildings in a Conservation

Area and are undesirable on modern buildings within the Conservation Area. There are several examples of uPVC windows within the Morston Conservation Area, particularly along The Street and Morston Chase. The plastic frames are thicker than traditional timber frames and often a stark white in contrast to the mellow brick and flint work of the buildings. Several are also styled as sash windows but are actually top-hung casements, which is atypical of the vernacular of the local area where vertical sliding sashes and side-hung casements are prevalent. uPVC conservatories are also likely to be inappropriate, particularly where they are visible from the public highway.

A further threat to the Conservation Area is the intrusion of suburban elements or elements that are out of keeping, such as timber fencing and solar panels. With changes in technology, the removal of television aerials and satellite dishes should be encouraged. The informal gravel or paved surfaces of the tracks leading off the main streets should be retained and not completely paved over, as this would result in a harder surface that is more sub-urban in character. The large recycling bin, though useful in encouraging people to dispose of their litter, is garish in colour and a bulky feature on the Green.

Along Quay Lane there are grassed areas used for keeping animals. The fencing here is ad-hoc, with temporary metal bar fences and Heras fencing. Additionally, the area is untidy with a number of items stored ad-hoc. This gives an unkempt feeling to this part of the Conservation Area. A further unkempt area is around the phone box adjacent to the Anchor Inn, where rubbish has accumulated and large commercial bins are stored.

Some modern structures are out of keeping with the character of the Conservation Area. The large modern barn on Morston Hall Farm, with its metal cladding and large scale, is atypical of the scale and materials of the village. Additionally, the static caravans on the caravan park on Quay Lane are bright white metal that is similarly not in keeping. Both of these areas are, however, relatively well screened in views around the Conservation Area, the barn being well set back from the main road and the caravan park well screened by hedges.



DRAFT

Plan showing negative features in the Morston Conservation Area
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uPVC window on The Street. Its white colour contrasts starkly with the brick and flint work, while the top-hung casement is atypical of the Conservation Area



The bulky recycling bin to the north of the Green



Unkempt area off Quay Lane



Unkempt area around the phone box



The barn at Morston Hall Farm is atypical in terms of scale and materials but is set back from the road and screened by trees and fences



Caravan park on Quay Lane



7.3 TRAFFIC AND PARKING

The main coast road runs through Morston and the village is popular with walkers. There are limited pavements so pedestrian safety is a priority and there may be pressure for traffic calming measures or wider pavements. Extensive measures and standardised ‘off the peg’ solutions should not be adopted if these are required as this would erode the natural character of the village. More sensitive measures will need to be considered.

Car parks are to the east of the churchyard and at the Quay, though there is also some ad-hoc car parking on the grassed area to the north of the Green. These areas are gravel and sit well with the natural town and landscape. Further parking would likely erode the character of the area and hard tarmacked surfaces should be avoided.

There are few road signs within Morston, which is beneficial for maintaining the character of the area. There are some ad-hoc speed limit signs at the entrance to Quay Lane, understandably in place for the safety of pedestrians. However, these could be of high quality and more co-ordinated to improve their appearance.

7.4 COASTAL LOCATION AND CLIMATE CHANGE

Morston is located less than 30m above sea level. Sea level rates are estimated to increase by between 68 and 80cm over the course of the twenty-first century whilst changes in temperature and precipitation are also likely to occur.²¹ The North Norfolk Coast AONB Climate Change Action Plan identifies key changes that are likely to result from climate change including:

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

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

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

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



Current planning legislation and heritage guidance allows for changes to historic buildings to facilitate environmental sustainability providing that they do not detract from the significance of the heritage asset. There may be some instances where the benefit of flood defences for the protection of a group of heritage assets and the wider historic environment of the conservation area outweighs the localised harm to the setting of some heritage assets.

7.5 PRESSURES FROM DEVELOPMENT

With a national housing shortage, planning policy has evolved in recent years to encourage house building. As a smaller village than neighbouring Blakeney, there has been less pressure for new or replacement dwellings, especially any multiple unit developments. However, some new houses have been built in recent years, showing that there is demand for new buildings within this popular coastal village.

Planning legislation allows for buildings of high design quality to be constructed in historically sensitive areas, which enables the continuing evolution of a place whilst ensuring the quality of the environment. Provided the design is of high quality and construction, the materials and style of the new building does not necessarily have to match those of the existing buildings in the area. However, there is a risk in a village like Morston 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 of the village. However, this does not exclude the possibility of modern design or materials, which may be possible to incorporate sensitively with a high standard of design.

There is limited scope for new buildings within the Conservation Area boundary due to the village's small scale and any new development within the setting of the Conservation Area would have to be considered carefully with regard to its impact on built heritage. The public open spaces within the boundary also offer little to no prospect for development as they are important and valued spaces within the village.

7.6 SECOND HOME OWNERS AND HOLIDAY COTTAGES

This coastal area is a popular choice for second home owners and for investors creating holiday cottages to take advantage of both general tourists and birdwatchers. 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. The threats in Morston are the same: 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.



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 Morston 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 Morston 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 Morston Conservation Area.

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



8.3 RECOMMENDATIONS

8.3.1 Repairs, Materials and Techniques

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

Recommendations

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

- Reversibility (the ability to remove a modern repair or material without damaging underlying 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 their design, materials and form make important contributions to the appearance of individual buildings and the streetscape as well as to the character of the Conservation Area overall. In Morston, buildings are typically small to medium scale, usually utilising flint, red brick or render. Types and styles of buildings are either rural cottages and farms, grander Georgian houses or converted agricultural buildings. Traditional windows are generally timber sashes or side-hung casements, and traditional doors are either timber panelled or plank and batten doors. Loss or inappropriate replacement of such features and details causes the incremental diminishment of appearance and character. For example, the appearance of uPVC windows is incongruous with the character of the Conservation Area and they contribute to the trapping of moisture within historic buildings, leading to problems with damp. More detail about the typical features and details within the Morston Conservation Area can be found at section 4.

Existing features and details may not be original to a building but may be later additions which are also historic. Such features and details not only still have aesthetic value but 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.
- uPVC windows and doors should not be permitted within a Conservation Area and will not be allowed on listed buildings. Building owners will not be required to immediately remove existing uPVC windows or doors but when replacements are required in the future, these should be in timber, particularly on primary elevations. Windows should be either vertical sliding sashes or side-hung casements. This will enable the character of the Conservation Area to gradually be improved over time.



- 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 should 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 should be retained and preserved in situ.
- Historic gates, railings and walls should be retained and preserved. Where new gates or railings have been made to match removed historic ones, the pattern, form and materials should be preserved in any future replacements.

8.3.3 Alterations, Extensions and Demolition

Morston 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 possible, enhances the heritage asset.

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

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

What is a Heritage Impact Assessment?

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

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

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

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

Alterations and extensions should be of a scale, design and quality that will enhance the Conservation Area. The addition of modern fittings also needs to be considered carefully as items such as satellite dishes and aerials can be visually detrimental to the Conservation Area. These should be located on rear elevations away from sight of the public highway. This is also true of solar panels. The siting of these on primary elevations visible from the public highway is strongly discouraged within the Conservation Area, in order to preserve its historic character. The addition of solar panels will require planning permission if they protrude 200mm above the roofline or are sited on a wall adjacent to the highway.

Demolition or removal of buildings or features that detract from the Conservation Area may be beneficial.

Whether or not the existing building contributes positively to the Conservation Area in terms of its appearance, if it contributes positively in terms of layout, demolition should only be permitted where rebuilding is proposed.

Article 4 Directions can be placed on individual properties by local planning authorities to restrict certain permitted development rights. 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 Morston 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 Morston 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 changes should be respectful of the typical architectural and visual character of the Conservation Area. 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.

- Extensions should 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 should generally be used for alterations and extensions, generally 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.
- Extensions should be of a high quality of design and construction.
- Negative features should be removed when the opportunity arises.
- Modern additions, such as (but not limited to) solar panels or satellites dishes, should not be located on primary elevations or street frontages.
- Any modern materials added to a building should be high quality and sympathetic.



8.3.4 New Development

New development will be subject to local and national planning policies. New development may take the form of replacement buildings or construction on undeveloped plots. However, within Morston there are relatively few areas where new development could take place. While there are some large plots, such as the grounds of Morston Hall, the farms to the south and the Garden of Eden plot, these are either historic garden plots or provide important green space as the setting to the historic buildings. To the east, views of the Church are highly important so development should be limited in the vicinity. Any new development that is proposed should respect the character of the Conservation Area and be located away from listed or locally listed buildings where possible. New development should not compete with or overshadow existing buildings, particularly where the existing buildings are historic. This is so that the character-defining historic buildings remain preeminent and their setting is not harmed. Building on the Green will not be permitted and development which would affect the setting of the salt marshes to the north will have to be very carefully assessed and well designed.

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

- New development should be of the same or a lesser scale and massing as the buildings around it.
- Traditional local vernacular materials should generally 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.

8.3.5 Streetscape, Public Realm and Green Landscape

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

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

The green spaces within Morston provide an important contrast with the built areas and should be preserved. They also contribute to the character of the Conservation Area.



Recommendations

- Proposed change will be considered in relation to the streetscape and change will be regulated to preserve the specific character of different streets.
- Boundary walls should be preserved and regularly maintained.
- New development should generally have defined boundaries demarcated with boundary treatments that are in keeping with the character of the Conservation Area.
- The green spaces within the Conservation Area should be preserved.
- Consideration should be given to the replacement or screening of the recycling bin to the north of the Green.
- Traffic calming signage on Quay Lane should be coordinated and high quality.

8.3.6 Setting and Views

The setting of Morston contributes to its special interest. The physical setting encompasses different types of landscape, including agricultural and salt marsh. These may be subject to some change as a result of climatic or natural change as has been seen over the centuries.

The ability to appreciate heritage assets individually or collective from key viewpoints contributes to their special interest.

Recommendations

- Development on the protected salt marsh will not be permitted. Construction of new shelters on the marshes will be carefully located and designed to minimise their impact on the views from the Conservation Area. Signage and infrastructure on the marshes will similarly be carefully designed and laid out.
- Key views within, from and into the Conservation Area will be preserved.
- Views of landmark buildings will be preserved.

8.3.7 Traffic and Parking

Morston is a popular tourist destination and is especially busy in the summer season. Tourism is vital to the local economy but its needs must be balanced with those of local inhabitants. The coast road runs through the village and cars can enter the village at speed. Standard traffic calming, as seen in any urban area, would be inappropriate as they would be two visually intrusive.

Public transport in Morston is limited to a bus service. The maintenance of the bus service will help reduce the number of cars in the village or at least contribute to the number not increasing.

Recommendations

- Free village car parks should be maintained and kept clearly signposted.
- If traffic calming measures or improved pedestrian access is required, standardised ‘of-the-peg’ traffic calming measures should not be used. A more bespoke approach should be taken that balances safety and visual intrusion on the character of the area.

8.3.8 Boundary Review

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

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

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

Recommendations

Proposed changes to the Morston Conservation Area boundary are:

- A The portion of land to the south of Morston Hall Farm. This is in order to conform with property boundaries, as well as to incorporate the section of flint and brick wall at the eastern edge of this area, which continues south from the churchyard wall.
- B Small area to west of The Boathouse. To conform to the property boundary and incorporate the stretch of wall adjacent to Morston Chase which, though modern, is a faithful continuation of the wall stretching to the east to China Row that plays an important part of defining the streetscape here.



BOUNDARY REVIEW

- Conservation Area Boundary
- Proposed area to be added to Conservation Area

This plan is not to scale

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Section 9

Further Information

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



Morston is a beautiful historic village, valued by locals and visitors alike. It is set in a stunning coastal and agricultural landscape. Its heritage values stem from its history as a modest village built on maritime industries and agriculture, as well as its use of local vernacular building types and materials.

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

RESEARCHING THE HISTORY OF A BUILDING OR SITE

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

- **The National Heritage List for England**, to find out whether your building is listed.
- **The Norfolk Heritage Centre at the Norfolk and Norwich Millennium Library**.
- **The Blakeney Area Historical Society**, who run a History Centre containing documents on local history.

- **The Norfolk Records Office**. You can search their catalogue online before you visit or request research to be carried out on your behalf.
- **Norfolk Heritage Explorer**, the Heritage Environment Record for the county.
- **Holt Library**. Interlibrary loans mean that you can always borrow books from other libraries if necessary.
- **The National Archives**. These are located at Kew, London, but the catalogue can be searched online.
- **British Newspaper Archive Online**, which can often be a useful source of local history information.
- **National Library of Scotland**, which allows you to view numerous historic plans online.

PLANNING ADVICE

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

Insert contact details

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/online-applications/>

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 from 19XX to the present. Applications prior to this date can be found XXXXXXXX.

COMMUNITY ACTION

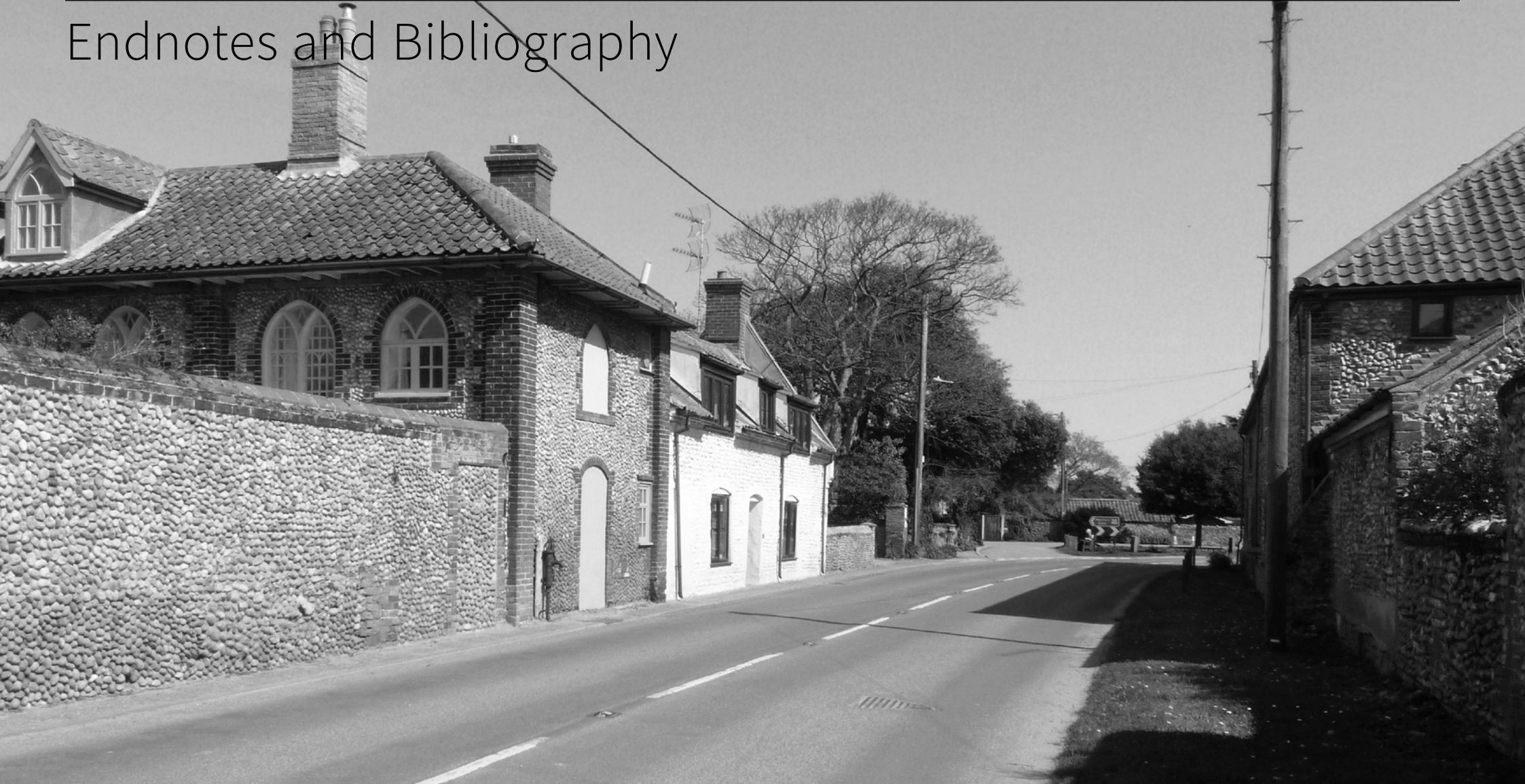
The Government recognises that local communities care about the places where they live and in light of this has developed neighbourhood plans as a tool for local communities to shape the future of their built environment. These are documents that are created by the local community to sit alongside the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





Appendix A

Endnotes and Bibliography



ENDNOTES

- 01 Section 69 (1), Planning (Listed Buildings & Conservation Areas) Act 1990
- 02 An Assessment on the effects of conservation areas on value (May 2012) Gabriel M Ahfeldt, Nancy Holman, Nicolai Wendland. <https://historicengland.org.uk/research/current/social-and-economic-research/value-and-impact-of-heritage/value-conservation-areas/>
- 03 Section 71 (1), Planning (Listed Buildings & Conservation Areas) Act 1990
- 04 Section 71 (2) and (3), Planning (Listed Buildings & Conservation Areas) Act 1990
- 05 Morston Village Design Statement (VDS) Group, *Morston A Village in the Marsh*, p. 5
- 06 *Morston Draft Conservation Area Appraisal*, p. 3
- 07 Morston VDS Group, p. 6
- 08 Morston VDS Group, p. 5
- 09 Morston VDS Group, p. 6
- 10 Morston VDS Group, p. 5
- 11 Cited in Morston VDS Group, p. 5
- 12 Morston VDS Group, p. 6
- 13 Morston VDS Group, p. 9
- 14 Morston VDS Group, p. 7
- 15 As recorded at the 2011 census.
- 16 North Norfolk SSSI Citation, accessed: <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1001342.pdf>
- 17 Site of Special Scientific Interest Designation: North Norfolk Coast.
- 18 Historic England *Local Heritage Listing*
- 19 Historic England, *Advice Note 1: Conservation Area Designation, Appraisal and Management* (2016), p.16
- 20 [http://www.heritage.norfolk.gov.uk/record-details?TNF415-Parish-Summary-Morston-\(Parish-Summary\)](http://www.heritage.norfolk.gov.uk/record-details?TNF415-Parish-Summary-Morston-(Parish-Summary))
- 21 North Norfolk Coast AONB Climate Change Action Plan, <http://www.norfolkcoastaonb.org.uk/mediaps/pdfuploads/pd004256.pdf>, accessed 2 March 2018.



GUIDANCE DOCUMENTS

Historic England, *Conservation Principles, Policies and Guidance*, (2008)

Historic England, *Valuing Places: Good Practice in Conservation Areas*, (2011)

Historic England, *Conservation Area Designation, Appraisal and Management*, (2016)

Historic England, *Understanding Place: Historic Area Assessments* (2017)

MAPS

FX 250/ 1+2: 1672? Map

MS 4541: Tithe map

PHOTOGRAPHS AND IMAGES

C/MOR 9159: All Saints Church

Ref?: The rear of Morston Hall, 1970

NWHCM: 1951.235.27.B198, 1841? Morston Church, James Bulwer

NWHCM: 1951.235.27.B172 , 1855 Morston Church, James Bulwer

NORFOLK HERITAGE CENTRE

Map of Cley and Blakeney by H.R. Palmer, 1835

Map of Blakeney by Captain G. Collins, c.1774

C 9111.4261 Faden Map of Norfolk, 1797

BLAKENEY HISTORY CENTRE

Image folders:

BAHS: IMAGES, including the Jim Bolton Postcard Collection, the Carol Bean Collection, photos from Rosalind Redfern

BLK: Images

BAHS: Images Blakeney Quay

BAHS: Images Peter Catling Collection, also include photographs from S. East

BAHS: Images WJJ Bolding Collection

CLY: Images, including R. Jefferson Collection

Map Folder

SECONDARY SOURCES

B. Cozens-Hardy, 'The Glaven Valley', in *Norfolk Archaeology*, vol. XXXIII

J. Hooton, *The Maritime Trade and Decline of the Port of Blakeney and Cley, 1500-1900* (Norwich, 1973)

J. Hooton, *The Glaven Ports: A maritime history of Blakeney, Cley and Wiveton in North Norfolk* (1996)

F. Meeres, *The North Norfolk Coast* (2010)

T. Palmer, *A day out in Blakeney with Morston, Cley, Weybourne and Holt*

Morston Village Design Statement Group, *Morston: its history, wildlife and people* (2005)

N. Pevsner, *The Buildings of England: Norfolk I, Norwich and North-East* (1997)

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Morston Village Design Statement Group, *Morston: Village Design Statement* (December 2005)

NNDC, *Morston Draft Conservation Area Appraisal*

NNDC, *Morston Conservation Area: form and character description* (1997)

WEBSITES

Historic England list entry, <https://www.historicengland.org.uk/listing/the-list/map-search?clearresults=true>


Norfolk Heritage Explorer, <http://www.heritage.norfolk.gov.uk/record-details?TNF267>


Appendix B


Audit of Heritage Assets


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





Address / Building Name	Church of All Saints
Street-by-Street Assessment	The Street/ Langham Road
Status	Listed Building Grade I
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1373691
Brief History	Mainly C13th and C14th Base of tower C12th. C15th roofs to nave, chancel and north aisle. Bell tower partly rebuilt c.1800
Brief Description	Medieval parish church with later alterations. Tower, nave, two aisles, chancel, and both north and south porches.
	

Address / Building Name	Butter Family Table Tomb
Street-by-Street Assessment	The Street/ Langham Road
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1305616
Brief History	1785
Brief Description	Stone walls with slate ledger slab. Batty Langley Gothic order, with ogee headed panels with bas relief.
	

Address / Building Name	Hall Farm Barn
Street-by-Street Assessment	Langham Road
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1373689
Brief History	Late C18th
Brief Description	Brick and flint barn with ventilation slits and red pantile roof. Now converted to a house.
	

Address / Building Name	The Anchor Public House
Street-by-Street Assessment	The Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1049461
Brief History	c.1820 with C20th flat roof extension
Brief Description	Cottage now used as Public House. Flint and brick walls of two storeys and pantile roof.
	

Address / Building Name	43 The Street
Street-by-Street Assessment	The Street
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1171434
Brief History	Late C16th or early C17th with alterations c.1800 and c.1900
Brief Description	Brick and flint house of two storeys with a black pantile roof.
	

Address / Building Name	27 The Street
Street-by-Street Assessment	Morston Chase and The Green
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1049460
Brief History	C18th with C20th windows
Brief Description	Formerly a pair of cottages. Brick and flint single storey building with attic.
	

Address / Building Name	Coastguard House with Garden Walls and Piers
Street-by-Street Assessment	Morston Chase and The Green
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1373690
Brief History	c.1830 with C20th additions
Brief Description	Two storey three bay house, brick with a pantile roof. Walled garden to front included in listing.



Address / Building Name	China Row
Street-by-Street Assessment	Morston Chase and The Green
Status	Listed Building Grade II
List Entry Link	https://www.historicengland.org.uk/listing/the-list/list-entry/1049459
Brief History	c.1820 with C20th additions
Brief Description	Two storey, eight bay house, flint walls with brick dressing and pantile roof. Gothic Y-tracery windows.



Address / Building Name	Morston Hall
Street-by-Street Assessment	Binham Lane
Status	Locally Listed
List Entry Link	n/a
Brief History	Original house 1640, mostly rebuilt C18th and C19th, with twentieth century alterations.
Brief Description	Brick and flint building of two storeys plus attic. Located in gardens to the south-west of the conservation area. Proposed for local listing because of its age as one of the older surviving buildings in the village, as well as its aesthetic value, use of local materials and its historical status as one of the larger, more polite houses within the village.



Address / Building Name	Church Cottage
Street-by-Street Assessment	The Street
Status	Locally Listed
List Entry Link	n/a
Brief History	Likely C18, certainly by 1848 when shown on the Tithe map
Brief Description	Two storey, six bay, brick and flint house under a pantile roof. Rear elevation overlooking the churchyard. Proposed for local listing because of its age as one of the older surviving buildings in the village, as well as its aesthetic value and lack of modern alterations, such as retention of timber windows.



Address / Building Name	Coastguard Cottages
Street-by-Street Assessment	Quay Lane
Status	Locally Listed
List Entry Link	n/a
Brief History	1890-91
Brief Description	Two storey brick built range of cottages with slate roof. Proposed for local listing due to their historical link to the coastguard, which was based in Morston from the 1820s-1920s. These cottages were where the coastguards lived. Also a pleasant example of a brick row of cottages with range of outhouses to the west.



Address / Building Name	23 The Street
Street-by-Street Assessment	Morston Chase and The Green
Status	Locally Listed
List Entry Link	n/a
Brief History	C18th with C20th alterations
Brief Description	Brick and flint building of one storey with attic level. West elevation a twentieth century rebuild in modern brick. Attached to GII listed 27 The Street. Proposed for local listing as a good example of the local vernacular character and materials.



Address / Building Name	Church Farm House
Street-by-Street Assessment	The Street
Status	Locally Listed
List Entry Link	n/a
Brief History	Pre-1848
Brief Description	Good example of local vernacular style and materials.



Address / Building Name	Church Barn
Street-by-Street Assessment	The Street
Status	Locally Listed
List Entry Link	n/a
Brief History	Pre-1848
Brief Description	Good example of local vernacular style and materials.



Address / Building Name	Hall Farm Cottages? Nos. 1 and 2, cottages on west side of lane leading south from the east side of the Anchor
Street-by-Street Assessment	The Street
Status	Locally Listed
List Entry Link	n/a
Brief History	C19th
Brief Description	Good example of local vernacular style and materials.





Appendix C

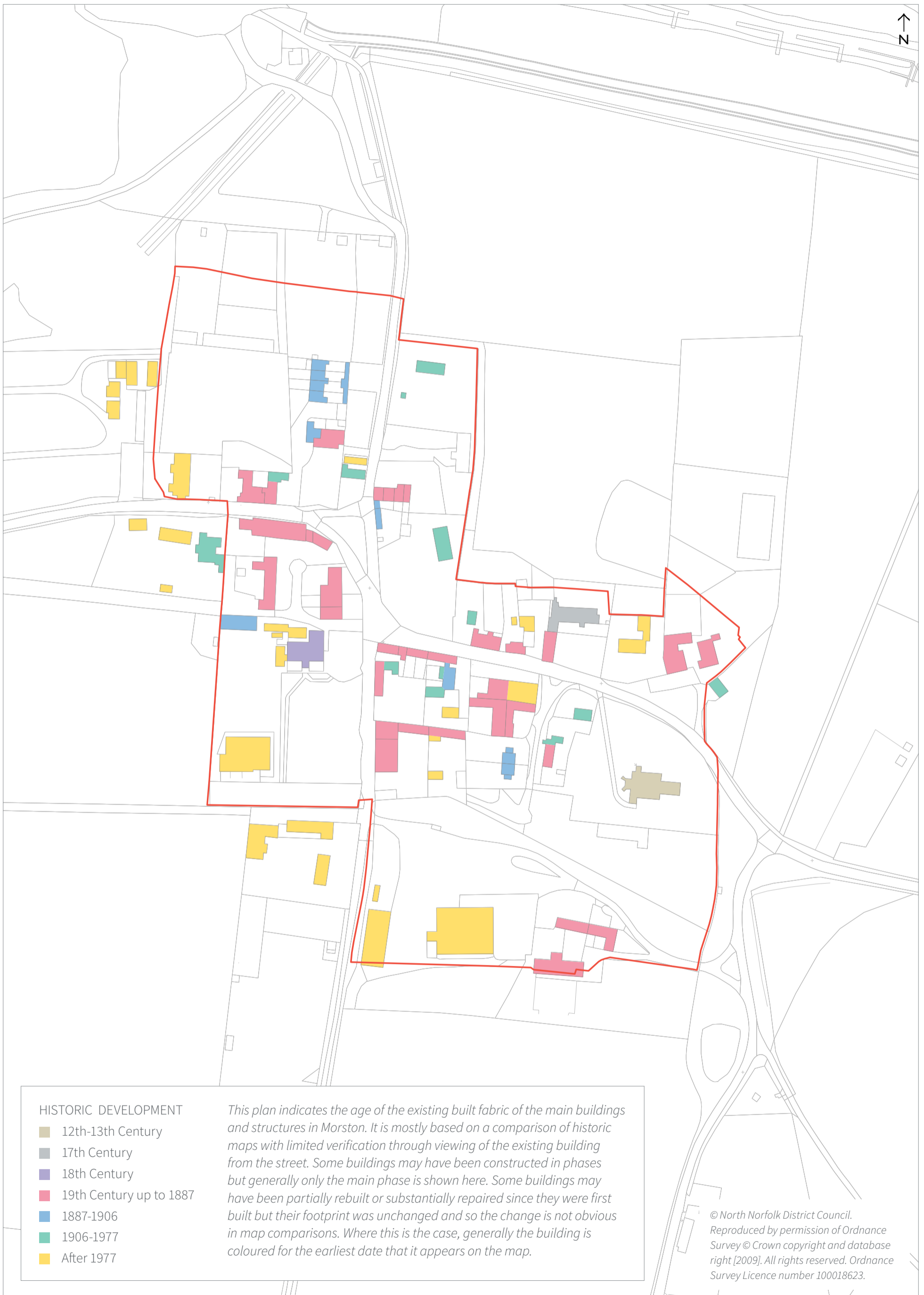
Full Size Plans



MORSTON CONSERVATION AREA BOUNDARY



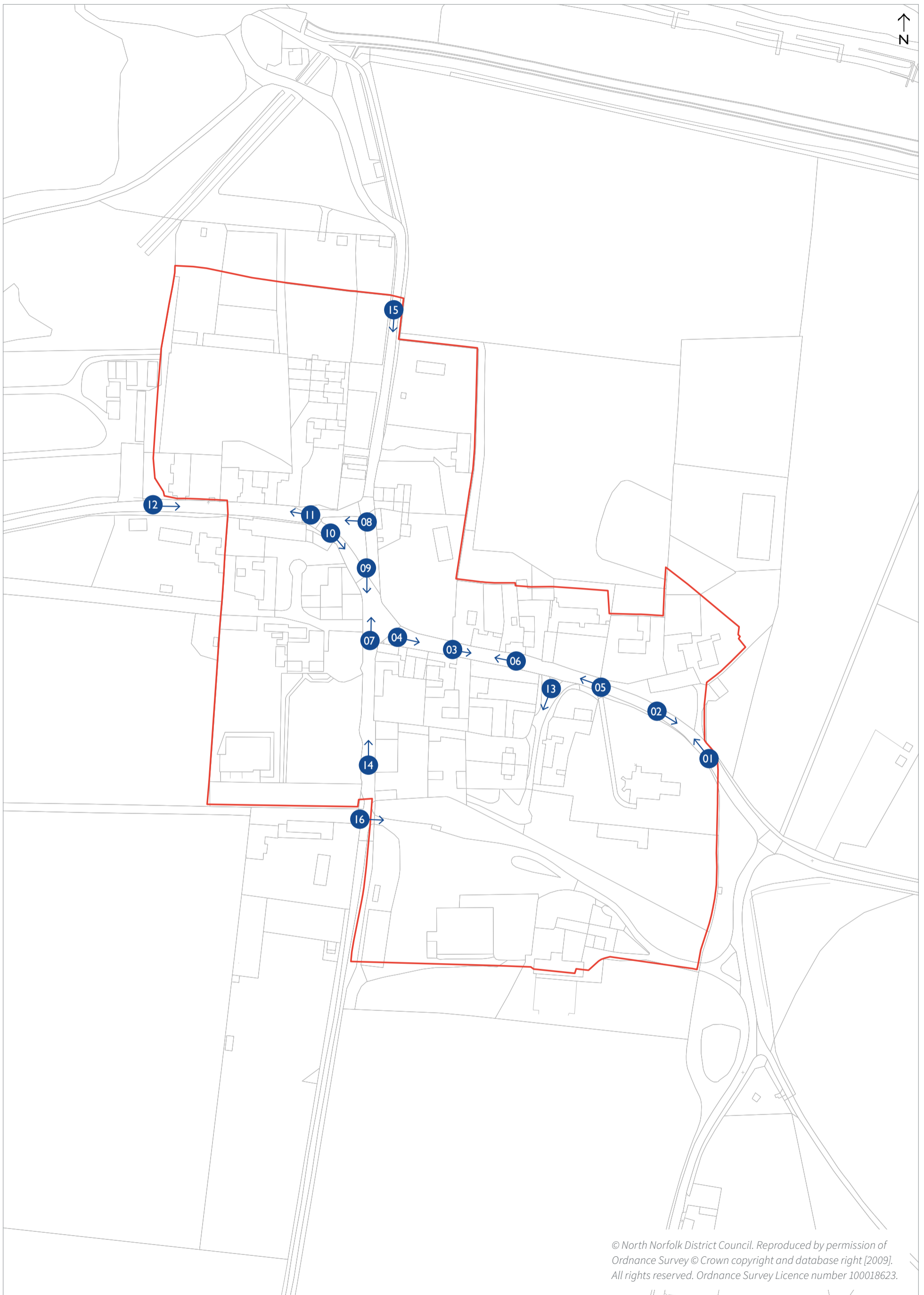
HISTORIC DEVELOPMENT



VIEWS INTO CONSERVATION AREA

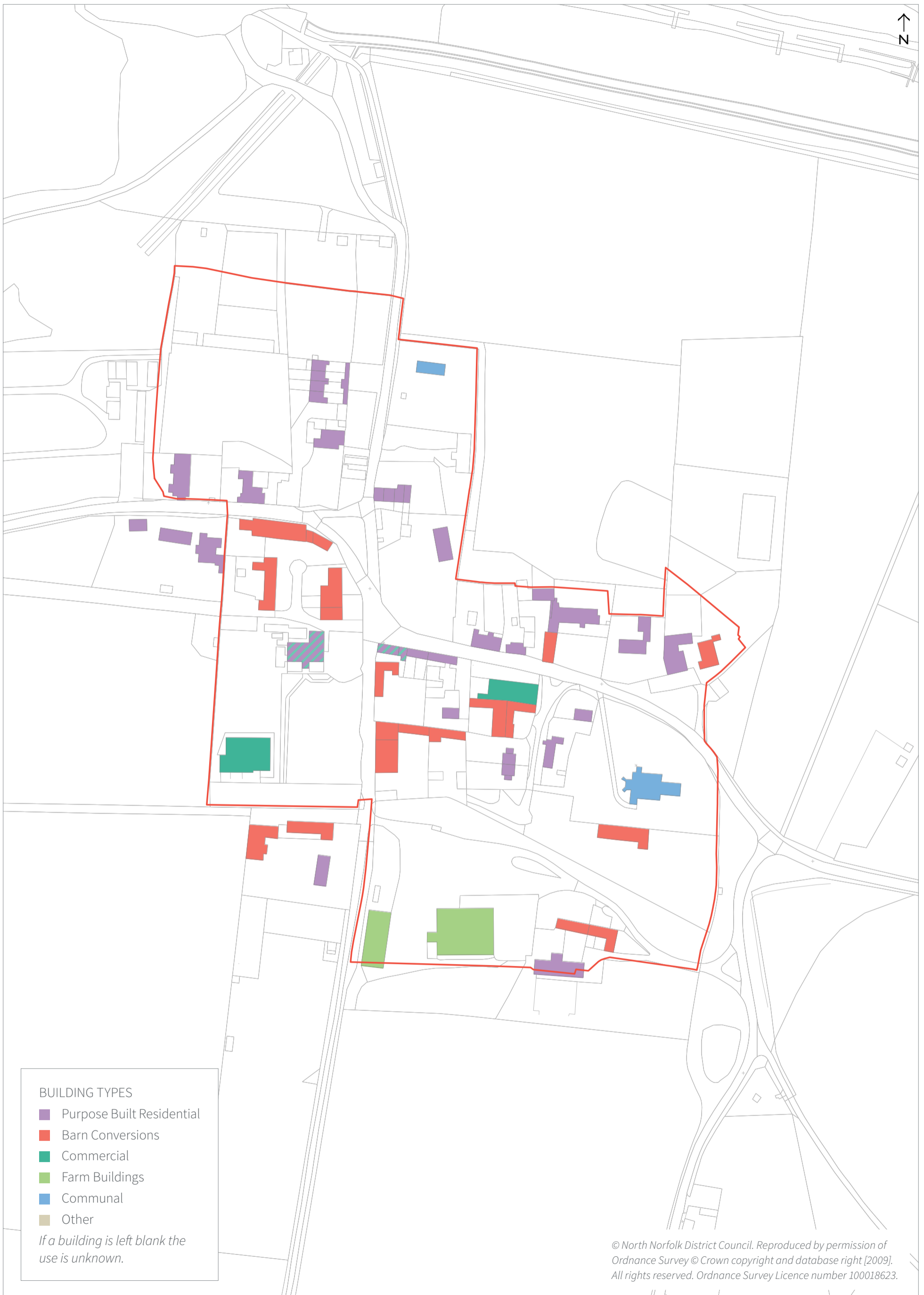


VIEWS WITHIN CONSERVATION AREA



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BUILDING TYPES



TOWNSCAPE ANALYSIS

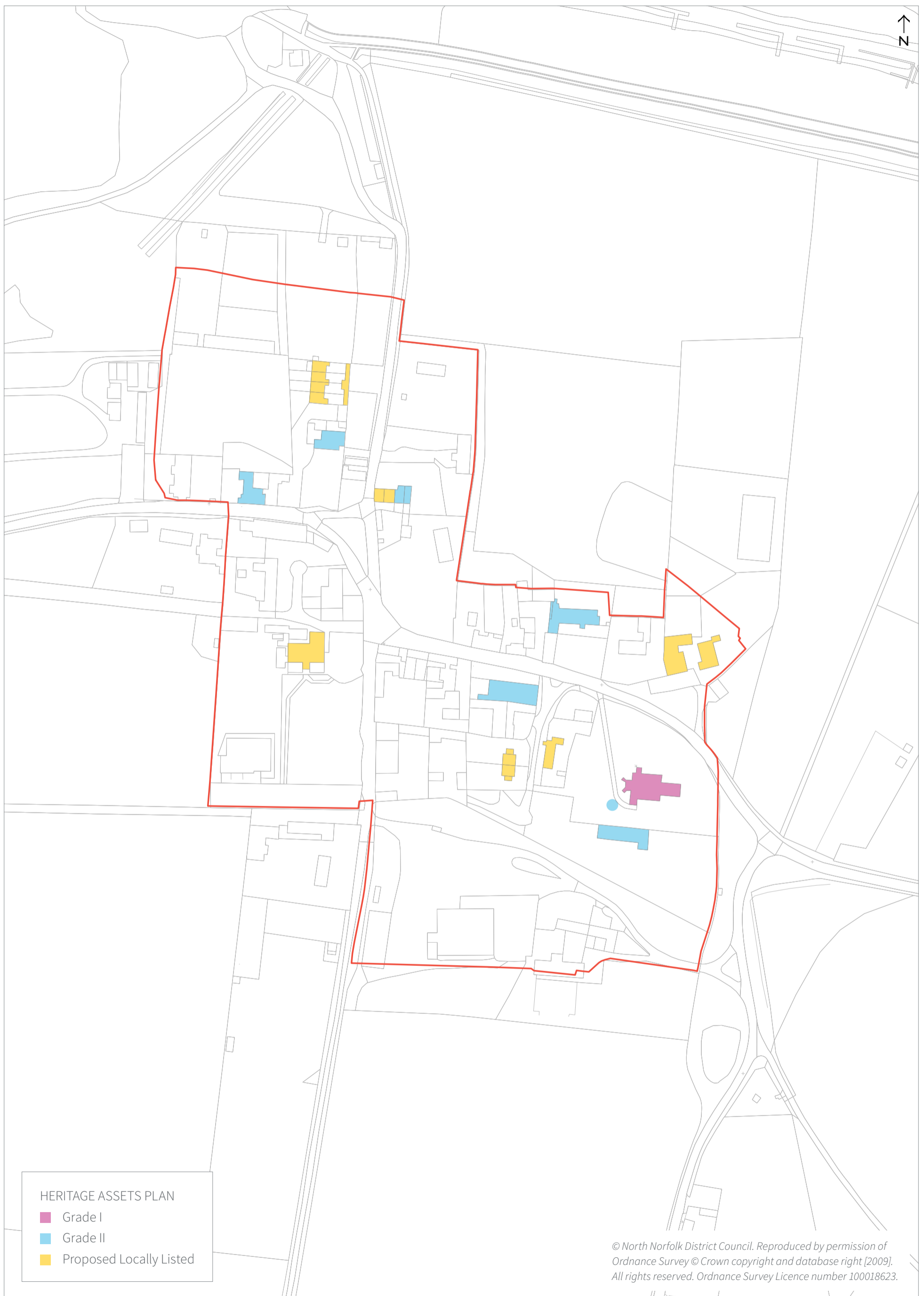


TOWNSCAPE ANALYSIS

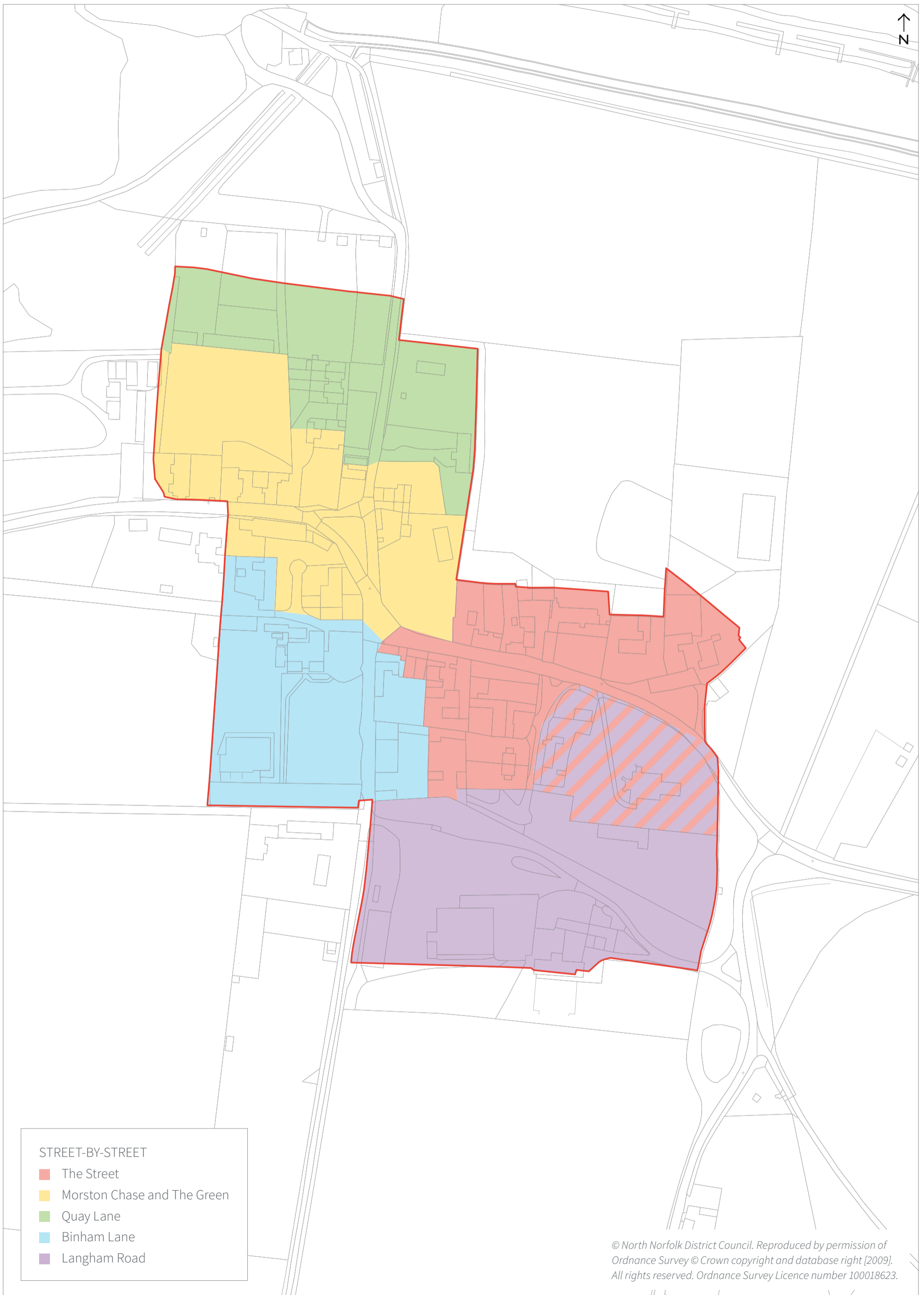
- ★ Major Landmark
- ★ Local Landmark
- ▨ Negative Features
- Walls
- ▨ Significant Green Space
- 🌳 Important Tree
- ▨ Important Group of Trees

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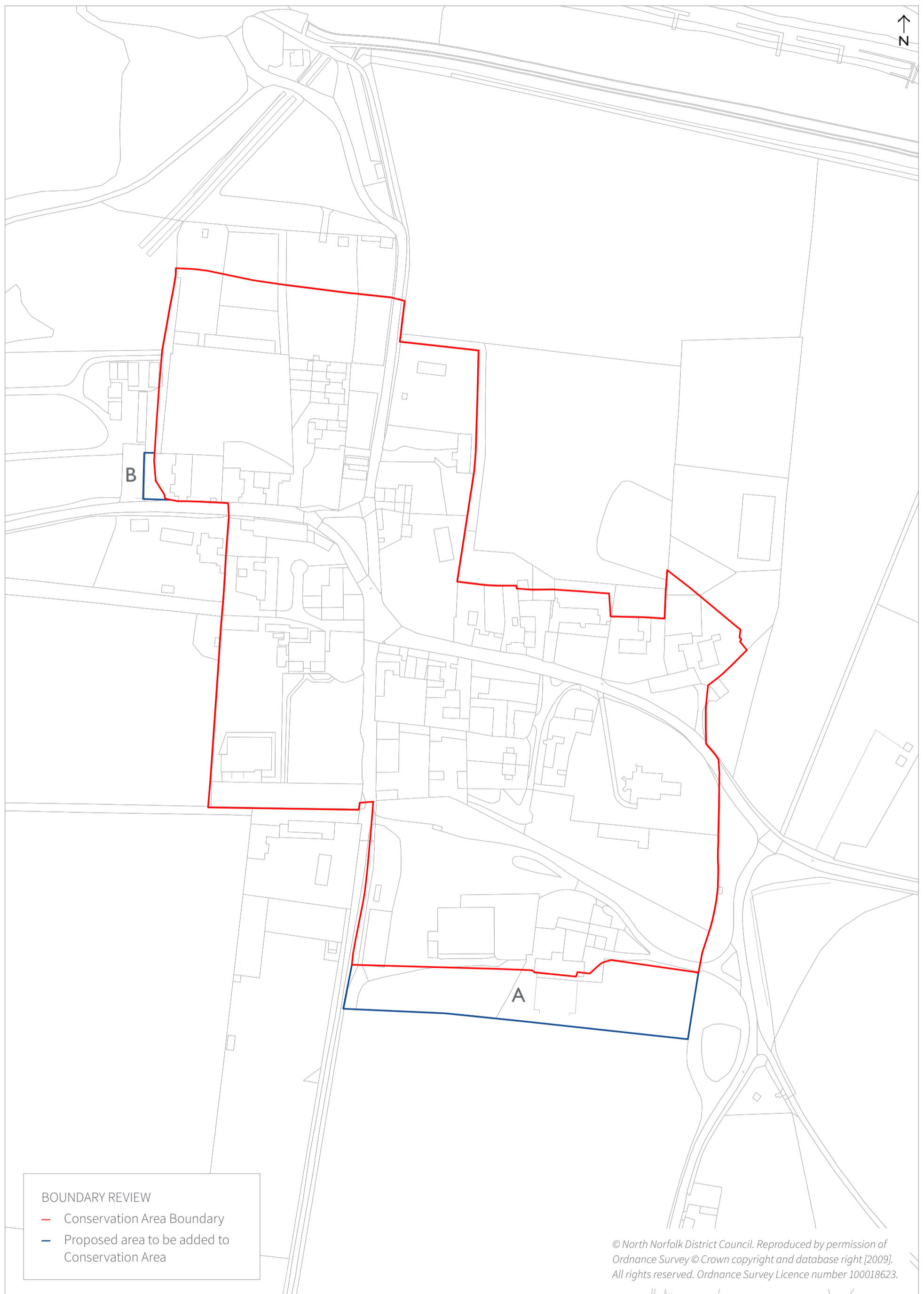
HERITAGE ASSETS



STREET-BY-STREET



BOUNDARY REVIEW



DRAFT

Contact Us

Pis inum ut as et ero beaquamet.

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