

Wiveton

Conservation Area Appraisal and Management Plan

July 2018

DRAFT



**NORTH
NORFOLK**
DISTRICT COUNCIL

PURCELL 

How to Use This Document

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

Contents

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

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



Contents	
3.1	Early History
3.2	Medieval Heyday



3.1 EARLY HISTORY

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

Navigation

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



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



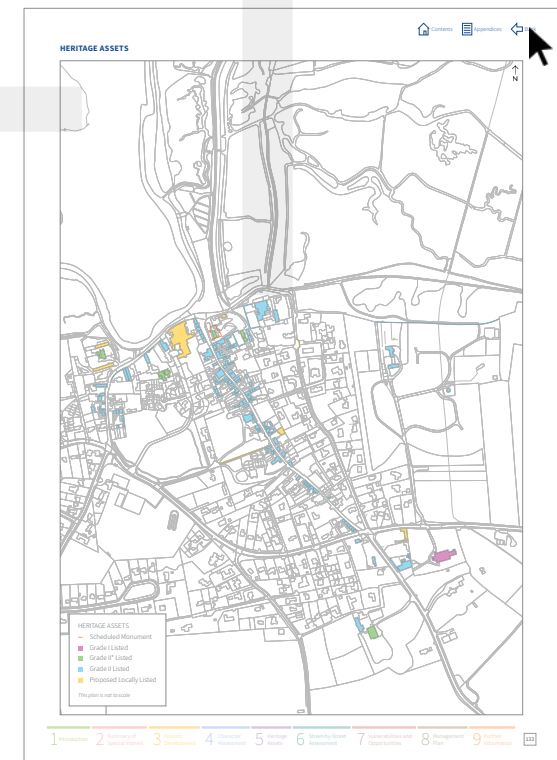
- Advertisements and other commercial signage may be subject to additional controls and/or require planning permission.
- Changing the use of a building (e.g. from residential to commercial) will require planning permission.

Plans



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

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



Frequently Asked Questions

Conservation Areas

- What is a Conservation Area?
See [Section 1.2](#)
- What is the current boundary of the Conservation Area?
See [Section 1.1](#)
- Has the boundary of the Conservation Area been changed as part of this review?
See [Section 8.3.8](#)
- What is a Conservation Area Appraisal and Management Plan?
See [Section 1.3](#)
- How does the Conservation Area designation affect changes permitted to my property?
See [Section 1.4](#)
- What are my responsibilities in maintaining my property?
See [Section 1.4](#) and [Section 8.3.1](#)

Understanding your Property

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

Making Changes

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

Contents

1 Introduction	05	4 Character Assessment	23	7 Vulnerabilities and Opportunities	70
1.1 Wiveton Conservation Area	06	4.1 Location and Topography	24	7.1 Condition	71
1.2 What is a Conservation Area?	06	4.2 Setting and Views	25	7.2 Negative Features	75
1.3 The Purpose and Scope of the Conservation Area Appraisal and Management Plan	07	4.3 Townscape and Spatial Analysis	36	7.3 Traffic and Parking	80
1.4 What Does Designation Mean for Me?	08	4.4 Architecture	39	7.4 Coastal Location and Climate Change	80
1.5 Pre-Application Advice	09	4.5 Green Landscaping	52	7.5 Pressures from Development	81
1.6 Who Have We Consulted While Preparing this Plan?	09			7.6 Second Home Owners and Holiday Cottages	82
		5 Heritage Assets	55		
		5.1 Introduction	56	8 Management Plan	83
		5.2 Listed Buildings	56	8.1 Introduction	84
		5.3 Locally Listed Buildings	56	8.2 Conservation Philosophy	85
		5.4 Heritage Assets Plan	57	8.3 Recommendations	86
		5.5 Archaeology Summary	57		
2 Summary of Special Interest	10				
		6 Street-by-Street Assessment	58		
		1. Hall Lane	60		
		2. Leatherpool Lane	61		
		3. The Street	62		
		4. Chapel Lane	64	9 Further Information	93
		5. Bridgefoot Lane	66		
		6. Blakeney Road	67	Appendices	
		7. Green Open Space: River Valley	68	A Endnotes and Bibliography	96
		8. Green Open Space: Other	69	B Additional Views Images	100
				C Audit of Heritage Assets	103
				D Full Size Plans	112
3 Historic Development	13				
3.1 Early History of Wiveton	14				
3.2 Medieval History of Wiveton	14				
3.3 Wiveton in the Seventeenth Century	16				
3.4 Wiveton in the Eighteenth Century	17				
3.5 Wiveton in the Nineteenth Century	18				
3.6 Wiveton in the Twentieth Century and Recent History	20				
3.7 Historic Development Plan	22				

Section 1

Introduction

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



Contents



Appendices



Back

Contents

- 1.1 Wiveton Conservation Area
- 1.2 What is a Conservation Area?
- 1.3 The Purpose and Scope of the Conservation Area Appraisal and Management Plan
- 1.4 What Does Designation Mean for Me?
- 1.5 Pre-Application Advice
- 1.6 Who Have We Consulted While Preparing this Plan?

1.1 WIVETON CONSERVATION AREA

The Wiveton Conservation Area was originally designated in 1975. It covers almost the entirety of the village of Wiveton and the fields to the east as far as the River Glaven. The Conservation Area is sparsely built upon with the Green forming the focal point. The church and pubic house are located at the south end of the village and another concentration of buildings is located at the junction of The Street and Chapel Lane. Elsewhere buildings are generally arranged on one side of a street so that there is a much green space in the Conservation Area, although this is not necessarily public. With few individual heritage designations within the village, the Conservation Area is important not only for preserving the village's built heritage collectively but also providing protection to individual historic buildings.

1.2 WHAT IS A CONSERVATION AREA?

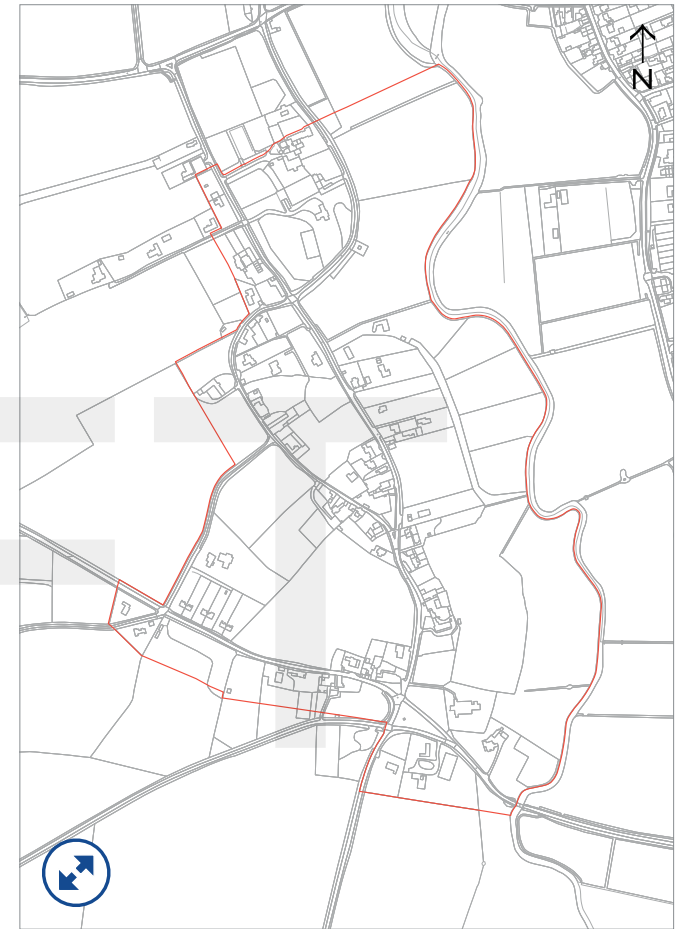
Definition of a Conservation Area

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

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

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

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



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



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 (paragraph 126). North Norfolk District Council's (NNDC) Local Development Framework (LDF, adopted 2008) sets out the council's policies for guiding development within the district. Please 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 planning changes within the Wiveton Conservation Area and can be viewed here: https://www.north-norfolk.gov.uk/media/1268/north_norfolk_design_guide_adopted_2008_-web.pdf.

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

Understanding the character and significance of conservation areas is essential for managing change within them. It is therefore a requirement under the *Planning (Listed Buildings and Conservation Areas) Act 1990* that all local planning authorities 'formulate and publish proposals for the preservation and enhancement' of conservations areas within their jurisdiction, and

that these proposals are periodically reviewed.⁰² The proposals are normally presented in the form of a Conservation Area Appraisal and Management Plan, which defines and records the special interest of a conservation area, as well as setting out a plan of action for its on-going protection and enhancement.

Conservation Areas may be affected by direct physical change 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 therefore seeks to:

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



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

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

Definition of a Heritage Asset

The NPPF defines a heritage asset as: *A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. 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 Wiveton Conservation Area your proposals will be assessed against policy EN8 of the Local Development Framework and the NNDC Design Guide.



1.5 PRE-APPLICATION ADVICE

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

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

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

For further information regarding pre-application advice, please visit our website: <https://www.north-norfolk.gov.uk/tasks/development-management/what-is-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.⁰³

The Draft Wiveton 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).
- 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.
- The Blakeney Area Historical Society's History Centre was consulted to access historical photographs and maps.

Details of any other individuals or groups specifically consulted to be added.



Section 2

Summary of Special Interest

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

The significance of the Wiveton Conservation Area today lies in its distinctive rural character and sparse built development along an unusual elongated street pattern, set within the sloping glacial valley of the River Glaven. There are small clusters of buildings around the village green at the south end of the village and where Chapel Lane cleaves from The Street, yet the large areas of green space, fields running into the village and views of the river valley create the impression that Wiveton nestles lightly yet anciently in its rural setting.

Although there may have been prehistoric and Roman activity in the area, Wiveton owes its existence, with the other Glaven ports of Cley-next-the-Sea and Blakeney, to its proximity to the sea and the safe anchorage it provided on the otherwise exposed North Norfolk Coast. Its location and layout were determined by its relationship to the River Glaven although a lack of surviving documentation limits an understanding of the exact arrangement of the medieval port of Wiveton. Despite Wiveton's importance as a port, which was at times the busiest of the Glaven ports, there is little evidence of this surviving in the village. Wiveton's decline in the early seventeenth century was rapid with the severing of the port from the sea. The built testimonies to the village's lost wealth are the fine fifteenth century church and the stone bridge, their significance reflected in their national heritage designations.

After these two medieval structures, Wiveton's oldest groups of historic buildings include those associated with the three farms, Green Farm, Church Farm and Primrose Farm. These farms located within the village are evidence of the importance of agriculture to the economy and the enduring connection between people and the environment in which they lived. Converted barns around the village reflect changing needs whilst the small number of dwellings of different periods from the eighteenth century onwards indicate the slow expansion of the village's building stock over the past three and a half centuries. Features such as an upturned canon and the K6 telephone box not only contribute to the character of the village but also indicate that Wiveton was not entirely cut off from the changing world after it ceased to be a port. The Old Rectory, Glaven Lodge, 8 and 9 Hall Lane and Wayside House are among the houses that demonstrate the influence of wider architectural fashions on the village. These and others are amongst buildings proposed for local listing in this Appraisal.

Whilst Wiveton Hall's Dutch gables are an indicator of the influences of trade on the village's built fabric (though outside the Conservation Area), Wiveton's historic buildings are strongly rooted in the building traditions of their locality. The predominant building materials for houses, agricultural 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. Roofs are mostly covered with red clay pantiles, although initially these were imported from the Netherlands.

The strong definition of boundaries, usually through the erection of flint walls, is an important element in the built fabric of Wiveton. The narrow streets and unusual street pattern, possibly determined by the river and wet ground, contribute to the village's character. The way in which some parts of the lanes are enclosed by trees and hedges whilst others offer expansive views over the surrounding countryside creates a sense of anticipation and delight. Whilst the rows of pines, especially towards the north of the village, indicate its proximity to the sea, there are many mature deciduous trees that reflect its location in the river valley.

The setting of Wiveton contributes to its significance and interest. To the north of the Conservation Area lies the vast open expanse of the salt marshes, which form part of the Wiveton Hall Estate and are protected as part of the North Norfolk Coast SSSI. The mid-seventeenth century building of Wiveton Hall is important as a heritage asset in its own right. Together with the line of estate cottages on Marsh



Lane, the Hall is also part of the built setting of the Conservation Area. Furthermore, the Wiveton Hall estate is an enduring source of employment and economic activity for the village. The River Glaven Valley to the east is also important as the river was one of the determinants for Wiveton's existence and for its layout. The agricultural land around the village not only provides an essential element of the setting of the farm and former farm buildings within the village but was also part of Wiveton's story as a port because many of Wiveton's exports were agricultural. Also significant are the Wiveton Downs, which envelope Wiveton in a rolling landscape distinct from the flat marshes to the north. The high ground also provides good views of the village.

The other Glaven ports, Cley and Blakeney, are important to the setting and understanding of Wiveton. They contribute not only to the historic context for the village but also are part of the physical setting with Cley, especially its church, prominent in views from Wiveton, as is the tower of Blakeney church.

DRAFT

Section 3

Historic Development

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



Contents



Appendices



Back

Contents

- 3.1 Early History of Wiveton
- 3.2 Medieval History of Wiveton
- 3.3 Wiveton in the Seventeenth Century
- 3.4 Wiveton in the Eighteenth Century
- 3.5 Wiveton in the Nineteenth Century
- 3.6 Wiveton in the Twentieth Century and Recent History
- 3.7 Historic Development Plan

Wiveton may have had pre-historic origins but it was a large town by the eleventh century and flourished as one of the Blakeney Haven trading ports. Enclosure of the salt marsh in the early seventeenth century cut Wiveton off from the sea and resulted in its sharp decline. Largely rebuilt since then, Wiveton became a scattered village reliant on agriculture. Today it benefits from tourism on the North Norfolk coast.

3.1 EARLY HISTORY OF WIVETON

There is evidence of Neolithic occupation in the area near Wiveton, whilst Roman pottery discovered at one site in the village may indicate Roman activity.⁰⁴

The place name Wiveton may stem from the Old English 'Wife's or Wifa's enclosure. The parish of Wiveton had been established by the time of the Norman conquest; the Domesday book reveals that prior to 1066 Thorgrim and Thorketel held the parish lands.⁰⁵ At the time of the Domesday survey in 1086, Wiveton already had a large population of 61 households assessed in two separate entries.⁰⁶

3.2 MEDIEVAL HISTORY OF WIVETON

The documentary evidence for medieval Wiveton is relatively poor. There seem to have been two manors at Wiveton, which may reflect the two entries in the Domesday Book referred to above. The capital manor came to the Giffords, Earls of Bucks soon after 1086 and later descended by marriage to the Earls of Clare and Gloucester until the fourteenth century when it

came to the Earls of Stafford. It was held by them until the execution of Edward Stafford, Duke of Buckingham for treason in 1521, when it was granted to the Duke of Norfolk. The various earls and dukes did not reside in Wiveton and the manor was occupied by others. The second manor was held by William of Warenne in 1086 and had a varied descent before being settled on the Priory of Walsingham in the fourteenth century. After the Dissolution in the 1540s, it was granted to the Bishop of Norwich.⁰⁷

From around the thirteenth century, the Carmelite friary of Blakeney⁰⁸ was located to the west of the current site of Wiveton Hall and a rise of ground was still recorded in the 1842 tithe apportionment as being called Friars Hill and Friars Hill Close.⁰⁹ The first incarnation of Wiveton Hall was built in the thirteenth century by the friary for the de Roos family who owned the land between Blakeney and Cley and had given land for the friary.

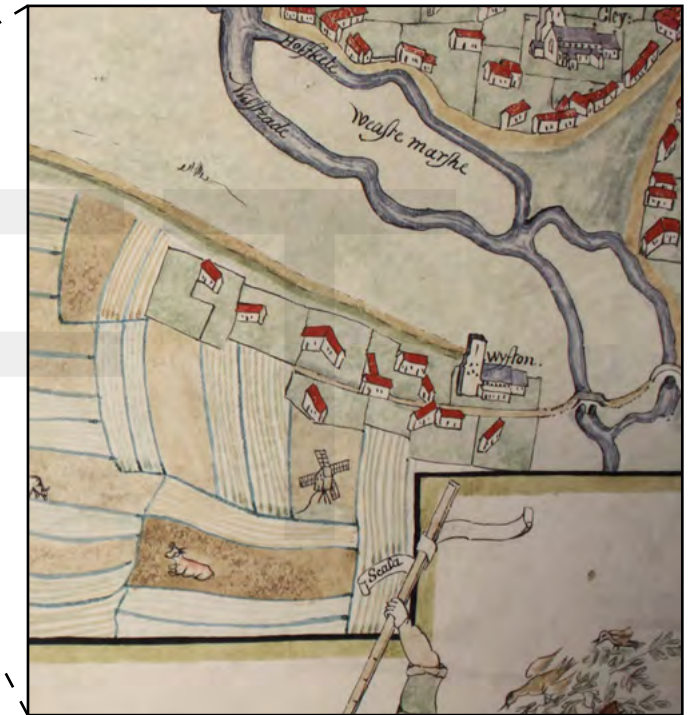
A medieval bridge was built at Wiveton, to the east of the church, around 1310; the bridge reduced the landward journey between Blakeney and Cley.¹⁰ An enquiry at Holt in 1380 into this and a bridge at Cley established that there had been no bridge before 1290 but that people had crossed at the ebb of the sea. The two bridges were built by William Storm of Snitterley (Blakeney) for the soul of his father Hugh.¹¹ The current bridge probably dates from the fifteenth or sixteenth century although there has been considerable subsequent repair and partial rebuilding.

There are existing elements of the Church of St Mary that are thought to have also been built in the early fourteenth century: the west tower and the chancel. The nave and aisles were added later in the same century and the porches in the fifteenth century. It has been suggested that an earlier church existed slightly to the north of the current one. The fabric of the church reflects the trade thriving in Wiveton during the sixteenth century.

By the early sixteenth century the Glaven ports, Cley, Wiveton and Blakeney, were flourishing in terms of coastal and foreign trade. The former largely depended on salt fish, both Icelandic cod and ling, as well as locally caught cod, herring and sprats. Foreign trade stemmed mainly from the Low Countries, Norway and Iceland with imports centring around brick, iron, building stone and rope. Exports were mostly agricultural, such as barley, malt and grain. The trade also provided further economic activity in terms of supplying the ships, for example, with prepared foods such as biscuits.

Despite the ports being collectively known as the Blakeney Haven, it was Cley and Wiveton that accounted for the greater part of the trading activity as they were more protected quays. In 1580, six ships were recorded at Cley and Wiveton and only one at Blakeney.¹² In 1582 Wiveton owned 13 ships, more than both Blakeney and Cley.¹³ The record of so many ships at Wiveton, rather than Blakeney and Cley, may be owed to the popularity of Wiveton among ship owners as a place to build their homes.

The first known depiction of the Blakeney Haven ports, which Jonathan Hooton established had been surveyed reasonably accurately, is a map from 1586. It shows two river channels between Wiveton and Cley with Wiveton lying next to the largest channel opposite the larger settlement of Cley. The Blakeney channel was illustrated as much smaller than that leading to Cley and Wiveton.¹⁴ Wiveton church is recognisable with its large square tower, nave and side aisles with red tiled roofed buildings and a windmill also shown. It is possible this was located to the west of the junction between Sandy Lane and Blakeney Road, on a plot known in the tithe apportionment of 1842 as Old Mill field, which also corresponds with the location of a mill shown on a map of 1797.¹⁵ The 1586 map also shows that there were two bridges between Wiveton and Cley and that the Wiveton bridge had two arches, rather than just the one that exists today. Wright has suggested that the two bridges may have existed until the late 1730s although it is not known when the second span of the Wiveton bridge was removed.¹⁶



Map of Blakeney Haven and the Port of Cley, 19th century facsimile of a 1586 original, thought to have been surveyed by John Darby (Norfolk Record Office)

The exact location of Wiveton's quay has been debated. It is often said locally that the quay was just north of the church and that until relatively recently, mooring rings could still be seen on the outside of the churchyard walls. However, Hooton argues that if there was a quay here, it would have been a subsidiary one. He suggests the main quay was further north where there is an inlet.¹⁷ A community archaeology dig found a range of pottery in this area, which would seem to corroborate this suggestion.¹⁸



3.3 WIVETON IN THE SEVENTEENTH CENTURY

In 1638 Wiveton had 20 ships, 7 more than in 1582.¹⁹ However, the port's trade and access to the sea was soon to be severed. During this century landowners began reclaiming and draining marshland to increase the acreage of their pasture. In the 1630s, Van Hasedunk, a Dutchman, began enclosing marshes in Salthouse. Sir Henry Calthorpe and, following him, his son Philip enclosed Blakeney marshes, during which he built a bank across the River Glaven in c.1637 with the aim to prevent the tides from reaching the church and the surrounding area.²⁰ The river past both Wiveton and Cley was cut off. The outline of the former harbour is visible in the fields between Wiveton and Cley. Whilst a fire earlier in the century had led Cley to develop a new quay to the north, Wiveton's anchorage was now on the landward side and her ships could no longer travel upstream. From this point, ships had to unload their goods at the newer Cley settlement and then take them by land to Wiveton and Cley (Newgate). The increased cost of transporting goods from Cley up to Wiveton seriously damaged trade and caused the decline of the port at Wiveton.

The bank, combined with natural accretion, resulted in the silting up of the main channel of the Glaven estuary. Philip Calthorpe had to remove the bank, but the years of interrupted trade and silting had permanently damaged Wiveton. Philip Calthorpe, instead, embanked Blakeney marshes to the west of the Cley channel and Simon Britiffe did the same to his marshes to the east around 1650.²¹ Although these embankments did not interfere with trade at Cley, the rate of silting in the channel increased, contributing to the eventual decline of the port.²²

The physical changes were not the only causes of the decline of the Glaven ports: they were unable to keep pace with larger ports such as Lynn and Hull because they were not deep enough to take the ocean-going vessels that were the next phase in the development of maritime trade to North America and the East and West Indies. They also lacked the hinterlands to provide markets for large volumes of exotic goods. With the dawn of the Industrial Revolution, the Glaven ports were disconnected from the new economic heartlands.²³

Amidst Wiveton's decline as a port, one significant building was constructed that still substantially survives today. Outside the Conservation Area, Wiveton Hall was built in 1652 for John Gifford, the son of a Gloucester merchant. It was constructed in what would have been a relatively old fashioned style, incorporating the Dutch-style gables that are common in Norfolk and reflect its close trading links with the Netherlands.

3.4 WIVETON IN THE EIGHTEENTH CENTURY

Wiveton had clearly ceased to be a port by the eighteenth century as it was omitted from the very accurate map ‘Great Britain’s Coasting Pilot’ by Captain Grenville Collins, which was published in 1693 and remained a much used navigational aid for decades. Wiveton must have fallen back on its agricultural economy although it may have continued to be part of the distribution of goods via river.

Faden’s map of Norfolk published in 1797 captures Wiveton at the end of the eighteenth century. It shows a single river channel between Wiveton and Cley crossed to the south-east of the church, which is indicated by a cross. Buildings are indicated on the site of the Wiveton Bell and moving up The Street, Church Farm and the cluster of buildings at the junction with Chapel Lane. Buildings are shown around the western curve of Chapel Lane as well as between Hall Lane and Leatherpool Lane. Wiveton Mill is shown as standing on the corner of Sandy Lane and Blakeney Road. Perhaps the most interesting detail of the map is the way it appears to show the northern area between Chapel Lane and The Street as being marsh or floodplain,

drawn in the same way as the river valley. It is possible that this indicates that this ground was once part of the riverine corridor and might explain Wiveton’s unusual street pattern (with Chapel Lane and Leatherpool Lane perhaps being the older streets that once followed the river course).

The middle of the eighteenth century saw works to the bridge. An illustration of Wiveton Bridge records a grand stone structure with a substantially-sized church rearing behind it. The parapet of the bridge bears the date 1757, presumably the date when rebuilding was carried out.²⁴



Faden, Map of Norfolk, 1797 (Norwich Heritage Centre Norfolk and Norwich Millennium Library)



View of Wiveton Bridge, Francis Stone, c.1820 (Norfolk Heritage Centre, Norfolk and Norwich Millennium Library)

3.5 WIVETON IN THE NINETEENTH CENTURY

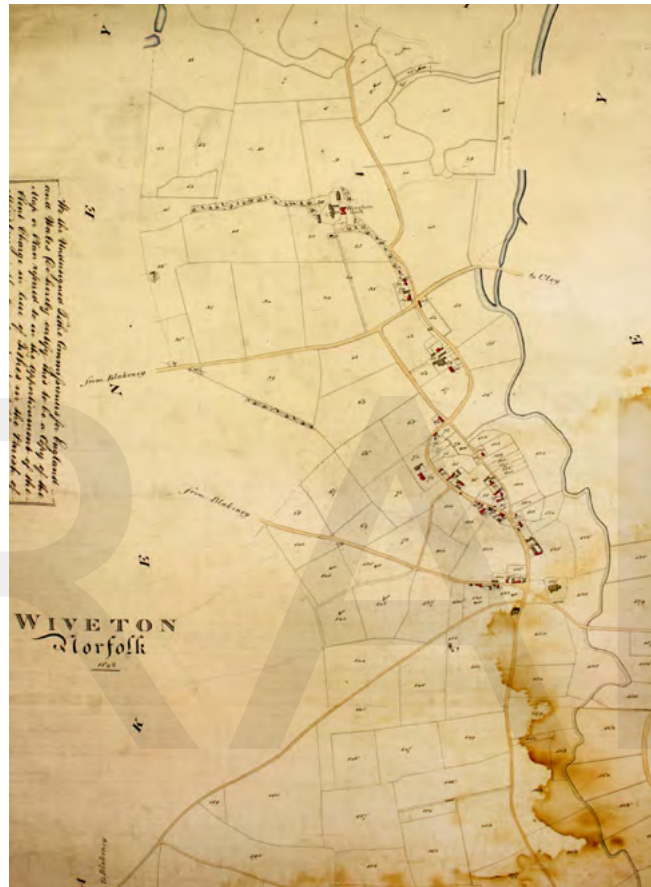
In the 1820s the embankment of the River Glaven cut Wiveton off from the sea, fully ending its maritime links. An 1824 Act enclosed lands in Wiveton as well as surrounding parishes, including Cley and Blakeney; landowners with the largest land holdings over the area include W. Buck, Lord Calthorpe and J. Bolding.

The accompanying plans provide the first fairly accurate depictions of individual buildings in the village as well as showing the field boundaries. Apart from the church, the only buildings at the south end of the village are those along the Blakeney Road. Similarly, on the east side of The Street as far as Chapel Lane, only Church Farm, Church Cottage and the terrace of cottages behind it. A distinct cluster of dwellings is discernible at the south end of Chapel Lane whilst further up are Primrose Farm, Double House and two other dwellings, one of which was the parsonage, with Church Barn indicated in grey. Hall Lane House is shown at the south end of Hall Lane with an associated outbuilding. A dwelling is also shown in pink on Leatherpool Lane with a large mass of grey buildings indicating Wiveton Barns. Wiveton Mill, however, had disappeared.



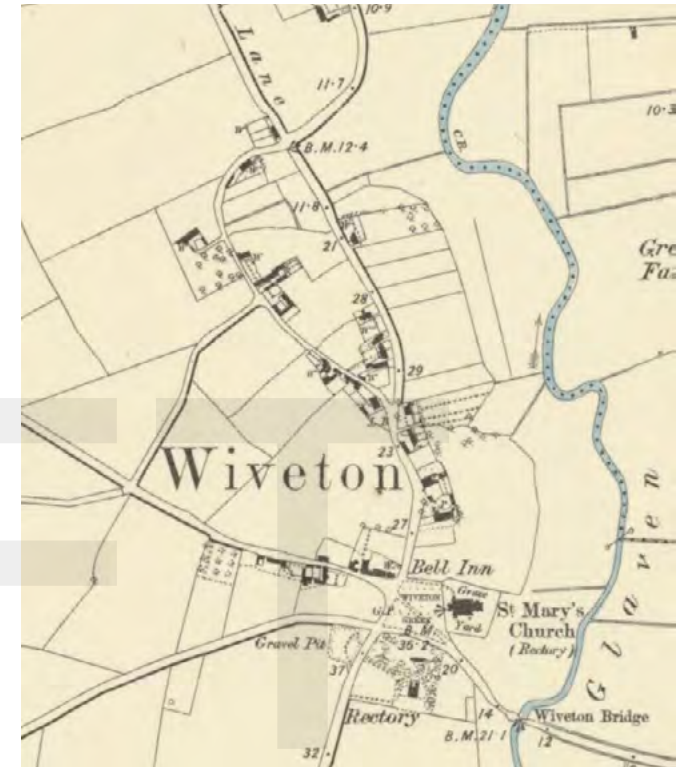
Detail from plan of lands in Wiveton and Cley next the Sea: Inclosure, embankment and drainage, 1824 (Norfolk Record Office)

The tithe map of Wiveton (1842-43) shows that a few additional buildings appear to have been built since the enclosure of land two decades earlier. The buildings at the east end of Blakeney Road seem to have been partly rebuilt and an outbuilding added, whilst Green Farmhouse is also shown, which it was not on the 1824 map. Church Farm had acquired a new barn range whilst Sycamore House had been built at the junction with Chapel Lane. Further north along The Street, the first building in this part of the village, Glaven Cottage, had been constructed. On Chapel Lane, The Willows was also newly built, whilst the Double House had new outbuildings. Just outside the Conservation Area to the north, Leatherpool Place is shown as a small cottage and outbuilding. To the south-east of the village, small black rectangles indicate a mill. The Tithe apportionment records that Wiveton Hall, which is situated to the north, outside of the main village, was owned by William Buck. The principal landowners at this time were William Buck and George Nathaniel Best.



Detail from the Tithe Map of Wiveton, W. G. Bircham of Fakenham, 1842-43 (Norfolk Record Office)

The 1887 map of Wiveton records that relatively little change had occurred since 1842. The most significant change was the demolition of the parsonage and the construction of a grander new Rectory to the south of the village green. No mill is shown to the south-east of the village. Glaven Cottage is shown as a pair of cottages whilst Hall Lane House is shown as a terrace of cottages.



OS map of Wiveton 1886 NLS (National Library of Scotland)

3.6 WIVETON IN THE TWENTIETH CENTURY AND RECENT HISTORY

The pace of change to the built environment of Wiveton remained slow at the end of the nineteenth century. The first OS map of the twentieth century shows that what had been barns on the tithe map had become a dwelling known as The Lodge. On the opposite side of Hall Lane an L-shaped barn associated with Home Farm had been constructed. On The Street, Glaven Lodge was built, replacing an earlier building. The pair of cottages adjoining it had become a single dwelling but would be demolished by 1977.

Early twentieth century photographs of the village capture some of the key heritage assets: the church and the bridge.



Wiveton Church, 1929 (Norfolk Heritage Centre, Norfolk and Norwich Millennium Library)



1904-5 OS map (National Library of Scotland)



Wiveton Church from Cley (Norfolk Heritage Centre, Norfolk and Norwich Millennium Library)



Wiveton Bridge, c.1930 (Norfolk Heritage Centre, Norfolk and Norwich Millennium Library)

The Parish Room on The Street was built in 1911, as commemorated by the foundation stone, which was laid to commemorate the coronation of George V. It was built on the site of an older building and was subsequently extended.

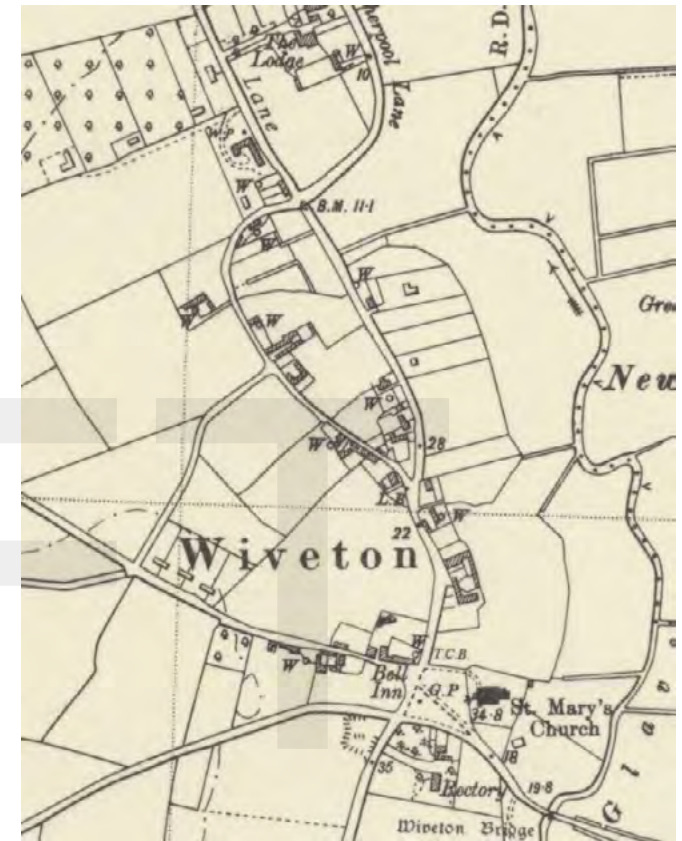
Completed in 1914, a pair of cottages were added on Hall Lane to a design by Stanley J Wearing ARIBA, an architect who moved to Norwich to establish a practice shortly before the First World War. Although much of his work involved designing houses in Norfolk, the two examples of his work that are nationally listed are in Cirencester, Gloucestershire. No. 2 Barton Lane and the terrace of 82, 84 and 86 Gloucester Street, which are accomplished vernacular designs using local stone.²⁵ The drawing of his Wiveton cottages that appeared in *The Builder* survives in the Norfolk Record Office.

In the interwar years and immediately after, Wiveton acquired some new dwellings the styles and characters of which reflected wider trends than the more traditional materials and designs of North Norfolk. As in many other villages around the country, a row of semi-detached houses was built on the edge of the village on Blakeney Road. The three pairs of houses are of two different designs and appear to be constructed from concrete blocks. On the east side of The Street, Rosemeade was built whilst, Wayside House was built at the junction with Chapel Lane. Wayside House is built of manufactured bricks with distinctive windows of the mid-twentieth century. By contrast, Stonebridge

House, which was built in 1930, was constructed in a softer red brick with gables that both references the Arts and Crafts style and the local Norfolk vernacular.

The next two decades down to the next OS map published in 1977 saw a spate of house building in Wiveton. The entrance to the Rectory was altered to allow the construction of Wiveton Green to the west. Further west along the Blakeney Road, Longfield was built behind the semi-detached houses whilst two dwellings were built to the south-west. A cottage was built behind the Bell on The Street with several others being built on both sides of The Street north of the junction with Chapel Lane. Similarly, several new dwellings were built along Chapel Lane, whilst what is now Hall Lane House had been converted from a terrace into a single dwelling. Hornpie Cottage had also been built off Hall Lane on the east side whilst three new buildings had been constructed on a track to the west of Hall Lane. Utilities buildings had also been constructed, with the two telephone exchange buildings on Hall Lane and the sewage pumping station on Leatherpool Lane.

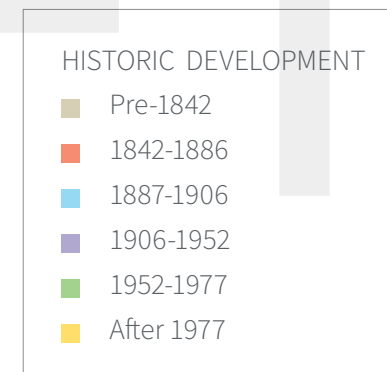
The rate of building has slowed since the late 1970s with more recent works often involving the construction of new dwellings as replacements for the mid-twentieth century ones, as on Sandy Lane and The Street. Small additional buildings have been built or existing outbuildings have been converted next to existing buildings for letting as holiday homes.



OS map, 1950 (National Library of Scotland)

3.7 HISTORIC DEVELOPMENT PLAN

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



© 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 4

Character Assessment

This section describes the elements of the Wiveton 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

The Wiveton Conservation Area covers almost the entire village of Wiveton, following the sporadic development along The Street, Chapel Lane, Hall Lane and Leatherpool Lane. The focal point of the southern portion of the Conservation Area is the crossroads of Bridgefoot Lane and Blakeney Road. The only adjoining developed areas excluded from the Conservation Area are two very small areas of modern development to the north of the village.

Wiveton is a village of roughly 74 households with the civil parish covering an area of roughly 4.25 km²²⁶, more than is covered by the Conservation Area. The village sits on the west bank of the River Glaven, opposite the settlement of Cley-next-the-Sea. It is located approximately one-mile south-east of Blakeney, four miles north-west of Holt and 27 miles north-west of Norwich. Wiveton 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. Wiveton Downs Site of Special Scientific Interest (SSSI) is located to the south-west of the Conservation Area.

The village is on low lying land next to the River Glaven. The land rises towards Blakeney in the north-west, as well as rising northwards along The Street and Hall Lane. The bedrock geology is principally chalk, formed in sedimentary deposits. Superficial geology includes deposits of alluvium and clay.



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

WIVETON LOCATION PLAN

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



Plan showing changes in gradient within Wiveton 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.

4.2 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 setting of a conservation area provides its physical context, reflecting the landscape character around it. It can contribute both positively and negatively to the significance of a site and can provide evidence of the historic context of a place. Views also form part of the contribution to the setting of conservation areas. They may include views from, to, within or across an area, taking into consideration the area's surroundings, local topography, natural and built features, and relationships between buildings and spaces.

The Importance of Views

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

At Wiveton, the natural landscape setting is an important part of the character of the village. This is described below, together with details of Wiveton's relationship with the nearby Glaven Port villages and a discussion of views of the Conservation Area. The view photographs included in this Appraisal are a representative selection. The omission of any view imagery here does not mean that they have no value.

4.2.1 Surrounding Landscape

The village is surrounded on all four sides by agricultural land and open fields. To the east, the River Glaven borders the village, across which can be seen the village of Cley. The Cley Parish Church (of St Margaret of Antioch) constitutes a major landmark in views across the valley. Though the village is surrounded by fields to the north, these are divided from it by the Coast Road, a busy A-road connecting settlements on the North Norfolk Coast. Due to the fall in the land, Wiveton is not visible from the Coast Road itself.

To the south-west of the village are the Wiveton Downs, a sand and gravel ridge that is also known as the Blakeney Esker. A glacial formation of outstanding importance, it is designated Site of Special Scientific Interest (SSSI). The SSSI citation notes that it is part of a suite of landforms that are unusual in such proximity, especially in southern England.²⁷ The Wiveton Downs are also a Local Nature Reserve. The dominant vegetation of the Downs are gorse, heather and oak. The road is lined by a row of mature beech trees that are also a notable local landmark.



Gently sloping fields with row of pine trees on the ridge to the west of the village



Glaven river valley to the east of Wiveton



Salt marsh north of the Conservation Area



Wiveton Downs



4.2.2 Relationship with Other Settlements

Historically a group of settlements formed the Glaven Ports including Wiveton, Cley-next-the-Sea and Blakeney. These were fishing ports in the medieval period, with origins as inlets around the coast which provided a base for longshore fishermen. The expansion of the ports was encouraged by imports of salt for the fishing industry and by the early sixteenth century the Glaven estuary was flourishing in terms of coastal and foreign trade. The substantial medieval churches in these villages are testament to their former prominence as trading ports.

The landscape surrounding the villages has changed dramatically since that time. Previously a much wider estuary and river would have meant the landscape immediately surrounding Wiveton and Cley would have been dominated by water, with the river a prominent feature cutting between these two settlements. Whereas the river does at least still flow past Cley's quay, Wiveton lacks any such evidence of its past as a port. Being further south, there is not the same connection either between the village and the salt marshes.

Since the demise of trade and the silting up of the river and estuary, the connection between the Glaven Ports is via road or by the coastal path which runs out into the marshes from Blakeney to Cley.

Views also connect the villages. Cley is clearly visible across the River Glaven to the east of the village, while Blakeney Church at the top of Howe Hill can be seen in views to the west and north-west. Views are discussed in more detail below.

All the 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.

4.2.3 Views into Conservation Area

A selection of numbered key views has been included here with further view images included in Appendix B.

Due to the dispersed nature of the settlement, views outside of the Conservation Area generally give limited impression of the scale of development within the village. However, the Wiveton Downs provides hills from which there are good views into the village, notably from Ruberry Hill over which the Wiveton to Blakeney Road passes. All these views, however, underscore the rural character of the village as they are dominated by hedges and glimpses of fields beyond.

Further views of the village are possible from the north-south stretch of the Holt Road in Cley. The Church remains the most prominent landmark from this vantage point with houses along The Street also visible. The hill to the north-west of Newgate in Cley is crossed by a footpath, from which there is a good view of both Cley and Wiveton churches together, the latter forming a smaller echo of the former. From the hill to the south, on the Bayfield Estate, the relationship between Blakeney, Wiveton and Cley is evident, with their church towers providing way markers in the landscape. The view also shows the relationship of Wiveton and Cley to the mouth of the River Glaven.

Key views are included opposite, with further images are located [here \(hyperlink\)](#).



Plan showing location of key views. A selection of numbered key views has been included here with further view images included in Appendix B. Base map © Google Earth 2018

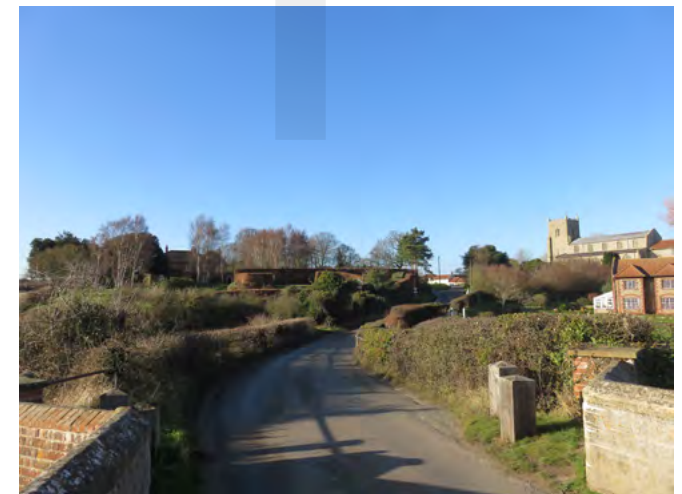
View 1

Into the Conservation Area from the unnamed road to south. Though much of the village is hidden, the Church is clearly visible.



View 2

Into the Conservation Area from Wiveton Bridge. This view gives the clearest view of the Church and houses on the southern periphery of the village.





View 3

Across the Conservation Area to the Church, from a private road off Hall Road.



View 4

Towards Wiveton from Newgate Green in Cley. The church is clearly visible across the river valley, as are houses along The Street.



View 5

From the footpath between Church Lane and Old Woman's Lane in Cley with Wiveton church echoing Cley church.



View 6

From Ruberry Hill



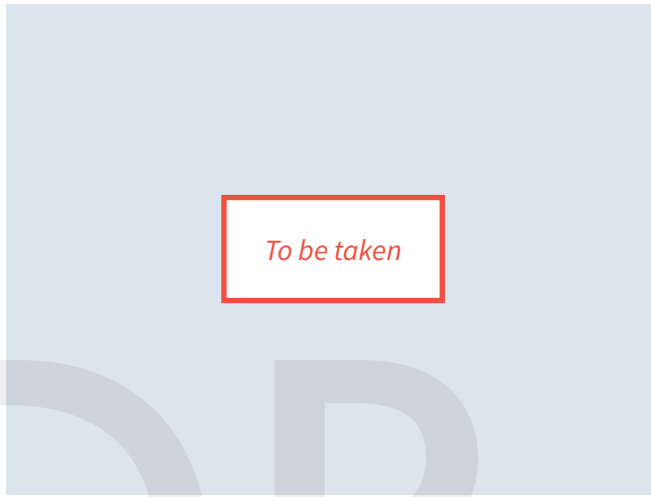
View 7

Towards Wiveton and
Cley from Wiveton Downs



View 8

From sea bank towards Wiveton



View 9

From Bayfield Estate looking north across the mouth of the River Glaven, including Blakeney, Wiveton and Cley

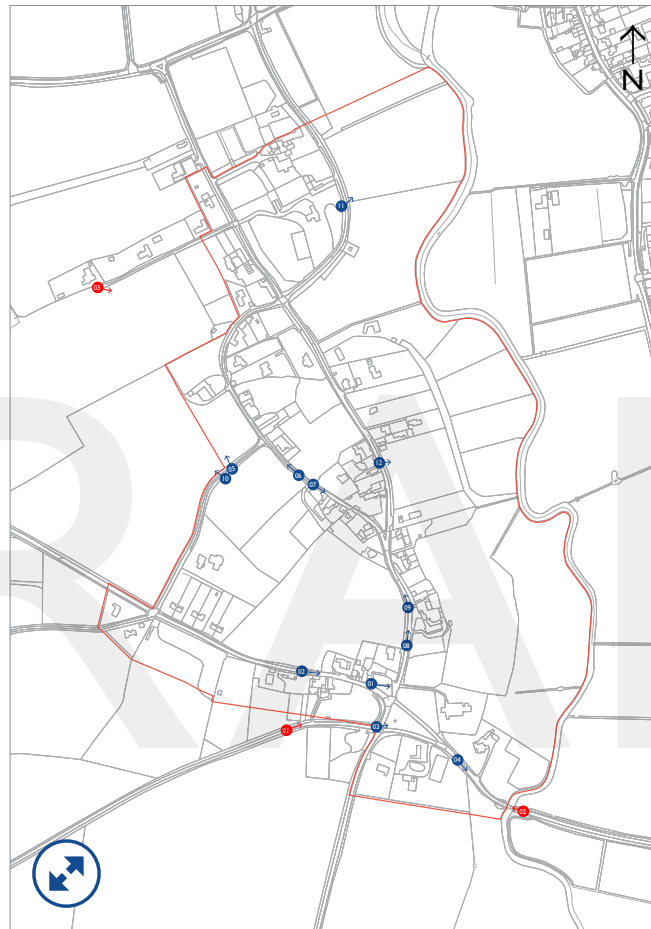


4.2.4 Views within Conservation Area

At the southern end of the village, the key views mostly focus on the church, which is the village's dominant landmark building. It not only forms the focal point from views around the village green but also from the two roads that approach the green from the west. Along Blakeney Road, the historic buildings at the east end of the road contribute positively to the view, framing the church but also forming an attractive group on either side of the street. The bridge also forms the focal point of attractive views across the river valley from Bridgefoot Lane.

The farm buildings and cottages along The Street and Chapel Lane form attract street views that do not have particular focal points but instead combine massed historic buildings within the local landscape. Along Hall Lane and Leatherpool Lane the buildings are more dispersed and so views tend to be of individual buildings seen in the context of leafy lanes and whilst these are attractive, they have not been included as key views of the Conservation Area although they are key views of individual heritage assets.

The sparse development of the village permits numerous views out of the Conservation Area that reinforces Wiveton's relationship to the settlements of Cley and Blakeney. The churches of both are clearly visible across the open fields surrounding the village, and much of the south of Cley is visible across the River Glaven.



VIEWS PLAN

- Wiveton Conservation Area Boundary
- 01 Views within the Conservation Area
- 01 Views into the Conservation Area

This plan is not to scale

Plan showing location of key views. A selection of numbered key views has been included here with further view images included in Appendix B. © 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

Of Wiveton Church from outside the Wiveton Bell



View 2

Glimpsed view of the Church from Blakeney Road with Green Farm and historic cottages lining the street



View 3

Of the Church from the carpark on Glandford Road



View 4

Of Wiveton Bridge from Bridgefoot Lane



View 5

North along Chapel Lane with the barn of Primrose Farm and Double House on the right and the row of pines on the ridge visible above the farmland outside the village



View 6

South down Chapel Lane with the small cottages clustered on the right and a traditional flint wall bounding the left side of the street.



View 7

North along The Street from outside Church Farmhouse. The buildings are framed by trees creating an attractive rural village vista.



View 8

North along The Street with the historic barn of Church Farm prominent in the foreground opposite fields bounded by a flint wall with the cottages and houses beyond made more visible by the rise in ground level.



View 9

Towards Blakeney Church
viewed from Sandy Lane



View 10

Towards Cley from The
Street



4.3 TOWNSCAPE AND SPATIAL ANALYSIS

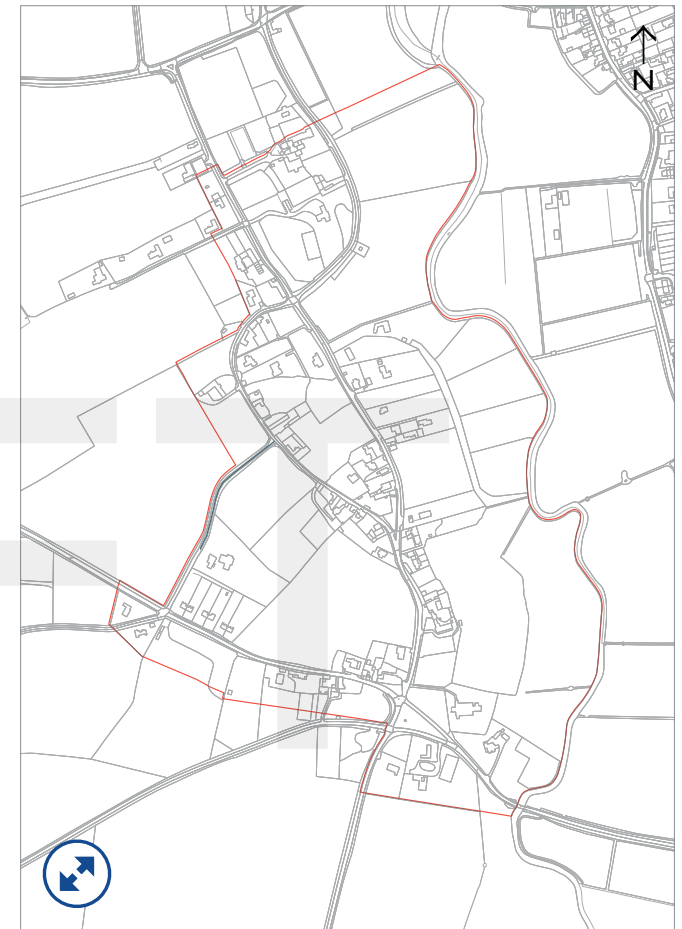
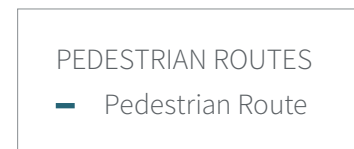
4.3.1 Street and Plot Patterns

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.

Wiveton is a dispersed settlement with an unusual street pattern. Dwellings are arranged along some sections of an elongated figure of eight street pattern with few dwellings on the eastern side. This figure of eight is linked by a single street to the village green where five roads meet. A group of buildings occupy the area to the north-west of the green with the church and three dwellings arranged to the east and south.

There is no standard plot arrangement within the village, which contains a mixture of terraced cottages, detached dwellings and farm complexes. In general, the more modern houses are located in large individual plots (for example the three to the west of Hall Lane, Hornpie House, and Trade Winds and Waterside on Chapel Lane), while the historic buildings form clusters of cottages. However, it should be noted that there are some higher status historic buildings located in their own plots, such as the Old Rectory and Stonebridge House. Plot boundaries in the modern village generally follow the late nineteenth century field patterns, which are still clearly visible, even where sub-division has occurred.

Unlike the more densely built up villages of Cley and Blakeney, Wiveton does not have alleys or lokes. There is only one pedestrian path, which is the bridleway known as Sandy Lane.



Plan showing pedestrian routes within the Wiveton 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.

4.3.2 Public Realm

Public realm includes the treatment of spaces around buildings, such as surfacing, signage and street furniture. In Wiveton, there is relatively little formal public realm with no pavements and little street furniture.

All the public highways within the Conservation Area are tarmacked, though a number of private drives and access roads are gravelled to differentiate them from the main highway. Along Chapel Lane, there is an area towards the crossroads with Hall Lane and Leatherpool Lane which is gravelled as carparking and a passing place. A gravelled way provides access across the north end of the green to the church. Sandy Lane, a public bridleway, is also gravelled to allow for vehicular access from Blakeney Road as far as Longfield, thereafter being a grass path. An unpaved path at the west end of the green provides safe pedestrian passage from the car park to the pub. The only other paths are at the north end of the village outside the Conservation Area.

Street furniture in the village is minimal. There is no street lighting and electricity and telegraph pylons are simple timber poles. There is a single K6 telephone box located along The Street and a Victorian postbox set into the wall just south of the junction with Chapel Lane. A flint and brick roofed bus shelter is located in the middle of the green, whilst a timber bench is located on the south side of the green. There are also low timber bollards at points around the green.



Telephone box on The Street



Post box set into a wall along The Street



The village green from the south-west, showing road signage and bus shelter

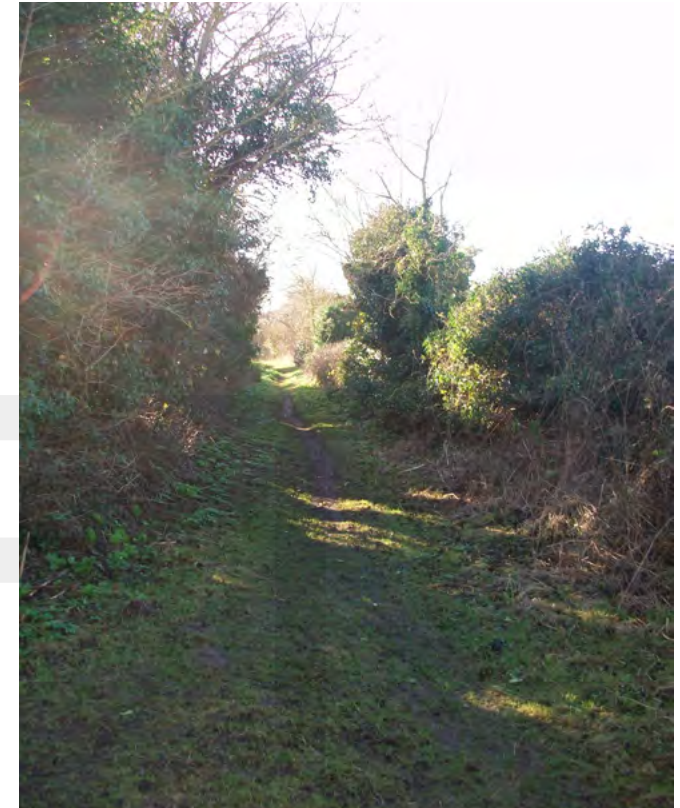


The signage in the village has recently been replaced to omit as much standard road signage as possible and to provide simple fingerpost signs for directions at the village green and the four-way crossroads at the north end of the Conservation Area. There are still some standard signs, such as Give Way signs, but these have been kept to a minimum. Village name signs on entering the village are also simple and small.

The village carpark is located at the south-west corner of the green between Glandford Road and an unnamed road, just outside the Conservation Area. It is a gravel carpark, with a grass overflow, though the entrance is covered with concrete reinforcement setts. There is a recycling bin located in the carpark.



The village green from the west, encompassing the pub beer garden



Northern entrance to Sandy Lane



Entrance to Sandy Lane from the south



Carpark at the south-west corner of the village green



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. Two buildings adjacent to each other that are both two storeys high may be of different scales if one building has taller storeys and therefore a higher eaves height. Scale also relates to the size of the building in terms of its width and/or depth. Massing relates to the volume of a building or its different components and how different volumes relate to each other.

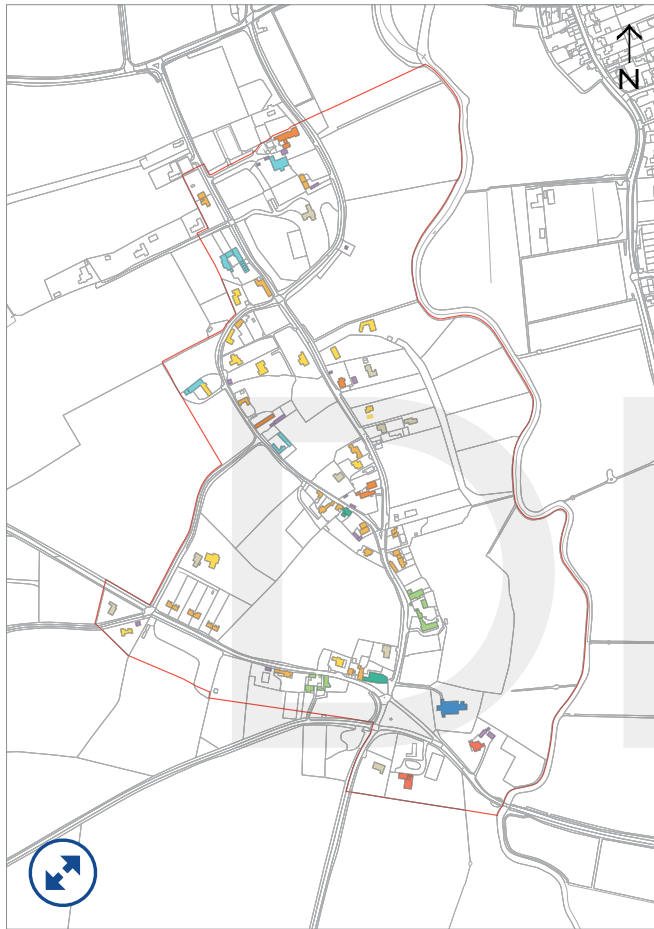
The buildings across the Conservation Area are generally relatively small in scale. Throughout the village, almost all the houses are of either one or two storeys in height. With Wiveton Hall located outside the Conservation Area, the largest scale dwellings are the Old Rectory and Stonebridge House, at the south end of the village. These are close to the village's largest landmark building, the Church, which is prominent through a combination of its scale and elevated position.

Most of the buildings in the village are very simply massed with a single main range, sometimes with a secondary, single storey range that is often under a catslide roof. Some buildings are L-shaped with a gabled range facing the street. The simplicity of the massing of individual buildings is enhanced by the way in which most buildings are set in their own plots and are often not read with other buildings. However, there are small clusters of buildings within the village and in these locations, the small irregularities of positioning and the varied heights and styles of rooflines create an attractive, rural vernacular assemblage. This is true also of the groups of farm buildings.

4.4.2 Building Types

This section considers the different building types that can be found in the Wiveton 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 and, although altered, are recognisable as being of a different type of building originally. The plan adjacent indicates building types. The subsequent text considers four principal building types:

- Residential;
- Farm;
- Ancillary buildings; and
- Religious, Communal and Commercial.



BUILDING TYPES

- Place of worship or communal building
- Commercial
- Agricultural
- Converted agricultural/industrial/public
- Ancillary building
- Large scale historic
- Medium scale historic
- Small scale historic
- Modern - local materials
- Modern - non-local vernacular

This plan is not to scale

Plan showing types of buildings in Wiveton 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.

Residential Buildings

Almost all of the buildings within the Conservation Area are residential dwellings. They vary in size and style but most incorporate flint and red brick to a large extent.

There are few large houses within the Conservation Area with the principal house, Wiveton Hall lying outside the Conservation Area. The largest dwellings in the Conservation Area are at the southern end and were relatively late additions to the village in the mid-nineteenth and early-twentieth centuries. The Old Rectory is a neo-Georgian red brick house with sash windows and a slate roof, whilst Stonebridge House, built in 1930 is an Arts and Crafts style house that uses traditional local materials of flint, red brick and red clay pantiles.



Historic cottages, The Street

Most of the historic dwellings in the village are small in scale with low eaves heights. They are usually flint with red brick dressings and red brick chimneys although a very small number, such as Sunny Corner, have been rendered. Many of the cottages include red brick dentil cornices, which add a higher level of design than is typical of village cottages.

In the late nineteenth and twentieth centuries, dwellings were often designed in styles and using materials that distinguish them from the local vernacular. Examples included the painted brick, symmetrically designed Glaven Lodge, the painted concrete block semi-detached houses on Blakeney Road and Wayside House, which is a typically mid-twentieth century design built of manufactured pressed red bricks.



Glaven Lodge, The Street

In the second half of the twentieth century and the twenty first century, houses, cottages and bungalows have been built mostly using flint with red brick dressings although a small number are of red brick or timber cladding. There is a considerable difference, however, between the more vernacular style of buildings such as Two Trees Cottage and the designs of dwellings such as Tremara and Trade Winds, which are more conventional in their form.



Detached historic brick and flint house, Sycamore House, The Street



Early twentieth century detached large scale house, Stonebridge House, Bridgefoot Lane



Eighteenth century brick built detached house, the Old Rectory, Bridgefoot Lane



Mid twentieth century semi-detached house, Blakeney Road



Well Cottage is a typical example of a large modern cottage built using local vernacular materials



Two Trees Cottage off Blakeney Road is a modern cottage that adopts local vernacular detailing and design as well as materials



Tremara on The Street uses typical local materials but the design is universal



Modern bungalow set in large plot, not in the Conservation Area. This mixing of cottage proportions on large plots is more common to modern development.



Farm Buildings

The agricultural heritage of the village is expressed through the high number of farm buildings found within the Conservation Area, many of which have since been converted. At the heart of the village, Church Farm remains a working farm with the historic farmhouse, barn and outbuildings augmented by more recent, sometimes less sympathetic additions. Green Farm on the Blakeney Road at the south end of the village is an important collection of farmhouse, barn and outbuildings but these are in poor condition, which detracts from their appearance and the Conservation Area.

Primrose Farm and Church Farm barn on Chapel Lane have been converted, as has the comparative recent Home Farm barn on Hall Lane and the much larger scale and older Wiveton Barns that can be glimpsed from Leatherpool Lane.

The agricultural barns and outbuildings are generally simple flint and brick buildings with pantile roofs and historically had few, if any, windows. However, windows and roof lights have typically been inserted where they have been converted. They are generally arranged around a yard. The farmhouses are vernacular buildings of flint and brick, similar to the cottages in the village but generally have a slightly more substantial air to them.



Green Farmhouse and shed, Blakeney Road



Church Farm Yard, The Street



Part of the converted turn of the twentieth century barn formerly associated with Home Farm, Hall Lane



Wiveton Barn, Leatherpool Lane



The converted Church Farm Barn, Chapel Lane



Converted barn of Primrose Farm, Chapel Lane

Religious, Communal and Commercial Buildings

There are very few buildings within the Conservation Area that are not residential or agricultural. At the south of the village is situated the Church and the Wiveton Bell, the pub. The Church is the most prominent building in the village, dwarfing all other structures, and with finely detailing perpendicular tracery and knapped flint decoration. The Wiveton Bell is formed of a series of structures, the main building is two storeys with a low eaves line whilst the adjoining building to the west has an attic lit by a dormer. The different structures are varied in height and roof but three of the four are united by painted render to the walls.

Along The Street lies the Parish Room, a single storey, single cell structure erected to commemorate the coronation of George V in 1910. Like the architecture of much of the village, it is constructed of flint with brick detailing, though set in a very constrained plot.

There is also a building at the south end of Chapel Lane that has a projecting bay window, which may have been the village shop. Historic trade directories from the second half of the nineteenth and early-twentieth centuries indicate there was a shop in Wiveton that was run by various members of the Coe family.

Lying just outside the Conservation Area on Hall Road is the modern telephone exchange. There is a modern electricity hut on Leatherpool Lane which is red brick with a hipped pantile roof, though the fencing and surrounding boxes detract from its appearance.



Parish Room



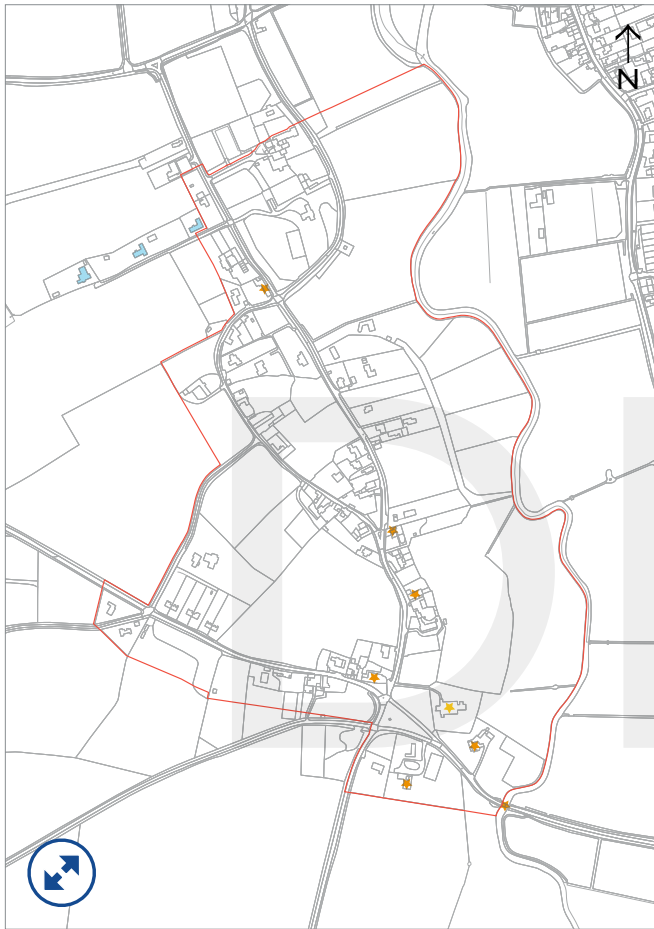
St Mary's Church



Wiveton Bell



Possible historic shop front on Chapel Lane



LANDMARK BUILDINGS

- ★ Major Landmark
- ★ Local Landmark
- Modern building of merit

This plan is not to scale

Plan showing landmark buildings within Wiveton 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 generally, the most common building material is flint. A number of different flint walling techniques have been used. These include:

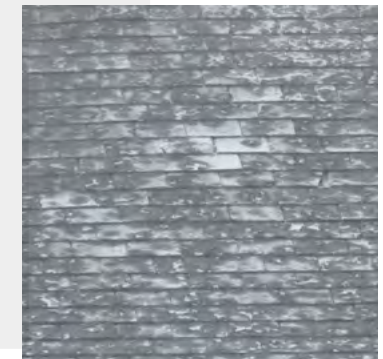
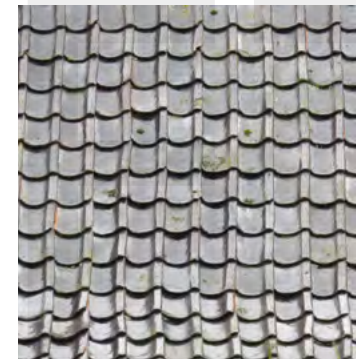
- Cobbles (beach flints)
- Field flints
- A mixture of flint and brick construction (either brick rubble or brick incorporated in a designed pattern)
- Knapped flint, found on areas of the Church and other high-status buildings, sometimes with galletting.

Generally, the flint has been left uncovered, though there are instances of it being painted or rendered.

On most buildings, the flint walls have been paired with brick detailing, such as window surrounds, quoins and string courses. On the outskirts of the village, a number of more modern buildings are built wholly of brick, though there are examples of historic brick-built properties, such as the Old Rectory and Glaven Lodge. Typically, the brick used is red in colour.

Almost all the roofs within the Conservation Area are constructed of clay pantiles, either natural or with a black glaze in the Dutch style. The only exceptions are the Church and the Rectory, which have slate roofs.

Windows are typically timber, though there is some use of uPVC both on modern and historic properties. Doors are also most commonly timber, often with glazed sections. On modern properties, uPVC doors are also common, though these are typically not used on historic buildings.





4.4.4 Architectural Details

The properties in the Conservation Area are mostly built to a simple vernacular style and many date from the nineteenth and twentieth centuries. An important contributor to the character of the Conservation Area is the variety of details, rather than a consistency of details.

Windows are typically timber casements, though there are some properties with sash windows. There is no common style of sash or casement windows, with many different arrangements of panes being used. Leaded glazing is rare but is found on Welcome Cottage. There are also a number of uPVC windows which have been inserted in historic properties, both on front and side elevations, which detract from their overall appearance.

Dormer windows are found on several buildings, mostly commonly as pitched dormers often with timber weatherboarding. However, there are some examples of the long catslide, tiled dormers that are typical of the region.

Doors are generally half glazed, though like the windows, this takes a variety of different forms. There are some examples of solid doors, both simple tongue and groove doors and more elaborate historic styles.

Brick detailing is commonly used across the Conservation Area. This typically takes the form of alternating quoins at the corners of buildings and to frame windows and sometimes doors. Windows and doors usually sit beneath flat brick arches but sometimes these are slightly arched. The arches are un moulded. Brick cornices appear on many dwellings, mostly typically as dentil cornices but sometimes as more elaborate arrangements. Generally, the brick has been left untreated.

Chimneys are another important feature. At least one is found on almost every building in the Conservation Area. They are almost all red brick and many on the older buildings show phases of rebuilding. Older chimneys are generally larger than later ones, which have a slimmer profile. Most chimneys have some degree of detailing around their tops. Chimney pots have often been replaced or been substituted for modern flue tops. Many chimneys have aerials or satellite dishes fixed to them, which detracts from their appearance and silhouette.



4.4.5 Boundary Treatments

Walling is the predominant boundary treatment throughout the Conservation Area. These are most commonly flint, some with brick coping and detailing such as buttresses. Walling is found in higher density towards the more developed south of the village, though it exists in the north, such as along the east side of Hall Lane. Walling is not only used to demarcate the boundaries of dwellings but also of fields, as on the west side of the Street opposite Church Farm and the north side of Blakeney Road opposite Green Farm. Whilst some of the flint walling in the village may have medieval origins, the walling around buildings such as the late-nineteenth century Old Rectory and to more recent dwellings along The Street show flint walling has remained a method of boundary demarcation to the present time.

Another common boundary treatment within the Conservation Area is hedges and dense tree planting. These are usually not closely clipped, particularly in the north of the Conservation Area, where they are only managed so far as to allow cars to pass. Those to the south have a different feel, as they are part of the enclosure associated with farms concentrated in this area and are therefore more manicured.

Where fences are used as boundary markers, it is typically along rear elevations and within gardens, though there are sections of fencing separating properties from the road along Hall Lane and The Street. Fencing is also used to create high boundaries above walls on Chapel Lane. Wire fencing is used as a boundary around the modern electricity hut on Leatherpool Lane.



Unkept hedges and tree planting along The Street



Maintained hedgerows along Blakeney Road to the south



Flint walling with brick and flint buttress, Hall Lane



Wire fencing on Leatherpool Lane



Flint walling associated with Green Farm, Blakeney Road



BOUNDARY TREATMENTS

- Walls
- - - Hedges

This plan is not to scale

Plan showing boundary treatments within Wiveton 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 is a large amount of green space included within the Conservation Area, which although not publicly accessible, contributes significantly to the character of the village and most of which can be enjoyed in views from the streets and footpaths. The open green fields of the river floodplain on the east side of the village are highly significant as part of the formerly tidal area that enabled Wiveton's medieval trading. It also provides a buffer from the village of Cley less than a mile away. The fields between The Street and Sandy Lane and south of Church Barn are similarly important in contributing to the dispersed rural character of the Conservation Area.

The only public recreational area within the village is the green at the southern end of the Conservation Area. The green comprises two mown triangular areas separated by Bridgefoot Lane. Both areas are unfenced with no planting. The open area is enclosed at its edges by the trees of the Churchyard to the east and the Old Rectory to the south. An unusual feature in the village green is an upturned cannon barrel. Said to have been transported from King's Lynn to Felixstowe during the Napoleonic Wars when its carriage broke, it subsequently burst when some local people attempted to fire it.²⁸ Immediately north-west of the green is another area used as a garden outside the pub, which was grassed but was covered in decking in spring 2018.

The Churchyard is another important open area in the Conservation Area. It is surrounded by flint walls with tree planting at intervals around the perimeter. The Churchyard itself is grassed with only a path to the Church entrance, though sections of the grass are mown to form paths in summer. A modern Churchyard extension has been opened along the unnamed road to the west, outside of the Conservation Area. It is a heavily tree planted area, which overshadows the grave markers.



Entrance to the Churchyard



Upturned cannon located on the village green.



Modern Churchyard extension, outside of Conservation Area



Village green



4.5.2 Trees and Greenery

Trees and hedges form an important part of Wiveton and contribute significantly to its rural leafy character. They play a role in concealing many of the buildings, not only providing part of the setting of these buildings but also creating a sense of anticipation as buildings are revealed as one moves through the Conservation Area. Trees and hedges mark boundaries but very tall trees also provide features in the deep plots. There are also concentrated areas of tree planting such as the recently created orchard on Blakeney Road, the wooded area north of the village green and, on the edge of the Conservation Area in the area between Leatherpool Lane and Hall Lane.



Relatively recently planted orchard plantation on Blakeney Road



Flowering trees create an attractive approach to the Conservation Area in Spring

The types of trees are also important in contributing to the character of the Conservation Area. The prominent row of pines to the north of the Conservation Area and other pine trees within the Conservation Area indicate the village's proximity to the sea. Most of the trees in the village otherwise are deciduous trees, though generally comparatively small species rather than large oak trees typically associated with English villages. These trees create a constantly changing appearance and set of views throughout the seasons of the year. In some areas of the village, leylandii hedges and bushes have been introduced, which are out of keeping with the character of the Conservation Area.



Trees of varying sizes and maturity in the paddock between The Street and Chapel Lane






Woodland to the north of the Conservation Area

An additional summer site visit would be beneficial to assess the trees when in leaf



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 Wiveton 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 Wiveton 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 Character Area Appraisal outlines the heritage assets within the Conservation Area and is accompanied by a detailed audit of heritage assets in Appendix C.

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

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

5.2 LISTED BUILDINGS

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

There are two listed buildings within the Conservation Area, and one scheduled monument just outside it. These buildings are: the parish church of St Mary, the most important building in the medieval village and the only building to survive from this period; associated with the Church is a series of listed tombstones, relating to important members of the village. The scheduled monument is the Wiveton Bridge, also a survival of the medieval village and possible former site of a chapel.

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. In Wiveton the only curtilage listed structures are the walls and gate of the churchyard and the other monuments in the churchyard. 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 C.

5.3 LOCALLY LISTED BUILDINGS

A Locally Listed Building is one that has been identified as having a degree of significance meriting consideration in planning considerations, but which are not formally designated.²⁹ 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 strategic local planning 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.³⁰ 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 Wiveton have been examined against these criteria and those which are proposed in this Appraisal for inclusion on the Local List are identified in the Street-by-Street Assessment at section 6 and in the audit of heritage assets in Appendix C.

5.4 HERITAGE ASSETS PLAN

The following plan highlights the spread of proposed Locally Listed Buildings and Listed Buildings within the Conservation Area. This accompanies the audit of heritage assets in Appendix C. Omission of a specific feature should not lead to the presumption that such a feature is insignificant, and proposed alterations within the Conservation Area should be subject to individual assessment of significance.

5.5 ARCHAEOLOGY SUMMARY

The details in this section have been summarised from the Parish Summary on the North Norfolk Heritage Environment Record.³¹

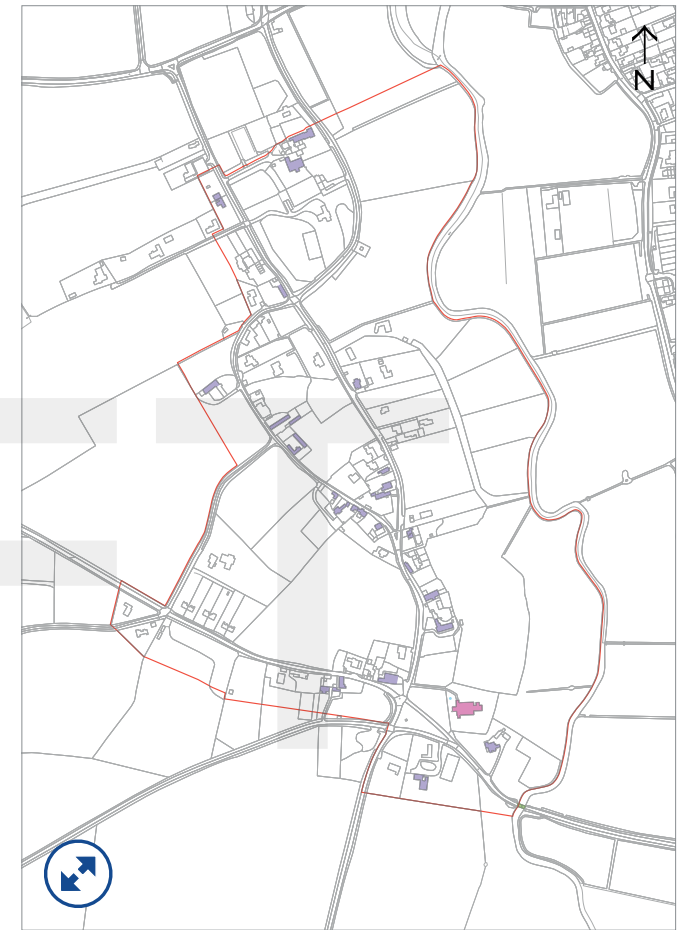
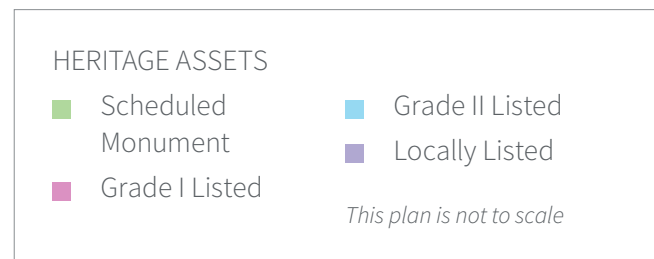
Archaeological finds dating from the Mesolithic period onwards have been found in Wiveton, including a number of Neolithic flint axeheads, arrowheads, flakes and scrapers. The Bronze Age is the best represented prehistoric period with flint and metal tools and pottery recorded.

Roman finds of coins and pottery suggest Roman activity in the area although they do not confirm a Roman settlement. There have been a number of finds

of Anglo-Saxon metalwork, mostly brooches but also other metal items such as a box mount and a strap end. Unusually, there has also been a Byzantine coin recovered. The Anglo-Saxon finds corroborate the documentary evidence of the existence of a settlement since at least Anglo-Saxon times.

Most of the archaeological finds in Wiveton relate to the medieval period including evidence of buildings and pottery sherds. Lumps of flint have been speculated to be the remains of the lost second bridge. Many smaller objects have been found including fine jewellery and a cast bronze vessel, which reinforces the evidence of the church of the wealth of the village in the medieval period.

There has been relatively little archaeological investigation in the village. Given the lack of development within the village and its history as a significant medieval port yet with few surviving medieval buildings, there is high potential for the discovery of medieval archaeology in the village.



© 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 6

Street-by-Street Assessment

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

Contents

1. Hall Lane
2. Leatherpool Lane
3. The Street
4. Chapel Lane
5. Bridgefoot Lane
6. Blakeney Road
7. Green Open Space: River Valley
8. Green Open Space: Other

6 Street-by-Street Assessment



Contents

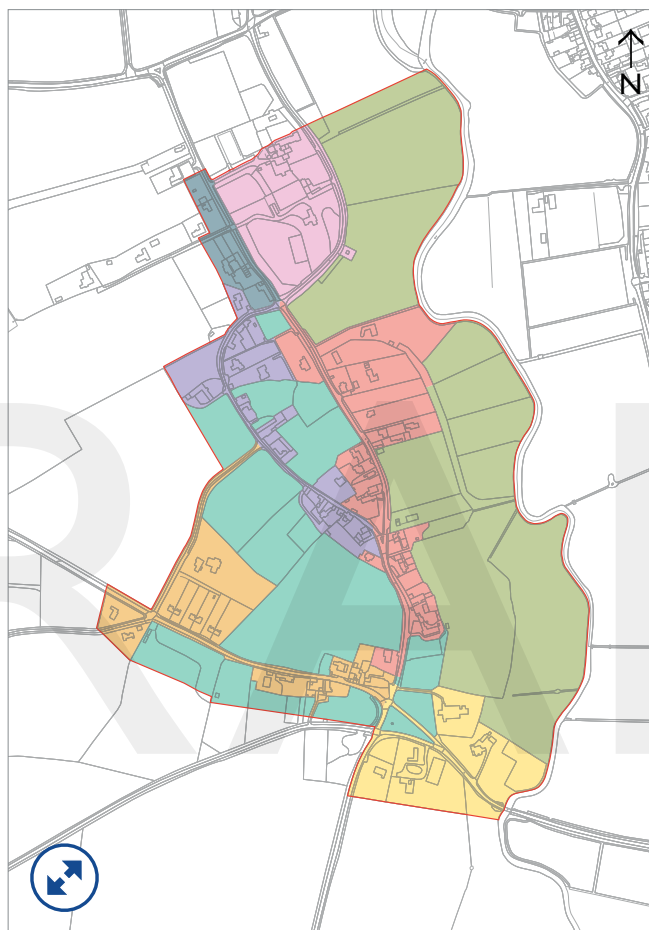


Appendices



Back

This assessment, prepared on a 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. Wiveton has a great variety of building styles, which are located at varying distances from the lanes or tracks on which they are located. Without excessive length, the street by street assessments cannot always articulate all the variation that may be found but omission does not equate to lack of importance.



STREET-BY-STREET

- Hall Lane
- Leatherpool Lane
- The Street
- Chapel Lane
- Bridgefoot Lane
- Blakeney Road
- Green Open Space: River Valley
- Green Open Space: Other

This plan is not to scale

© 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. HALL LANE

The entry point to the village from the main Coast Road, Hall Lane has a leafy character with few visible buildings, which are generally small-scale and a variety of different styles.



Defining Features

- Dwellings visible on west side of the street whilst the grounds of dwellings to the east are concealed by a flint wall, hedge and trees.
- Lane slopes up and curves, curtailing views along its length.

Key Issues

- Open access and gravel area to the south of East Barn.
- Prominent electricity poles and cable.
- Utilitarian BT building and mast just north of the Conservation Area boundary.

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 fence and leylandii at the corner of the garden of 9 Hall Lane with more in-keeping boundary treatment.
- Replacement of leylandii hedge north of the barn conversion and the leylandii tree outside East Barn.
- Install boundary definition (e.g. hedge and gate) to the south of East Barn to maintain the boundary line of the street.

- Replacement of timber fence of 8 Hall Lane with a hedge to create a more solid boundary and greater sense of enclosure.
- Removal of television aerials.

Listed Buildings

None

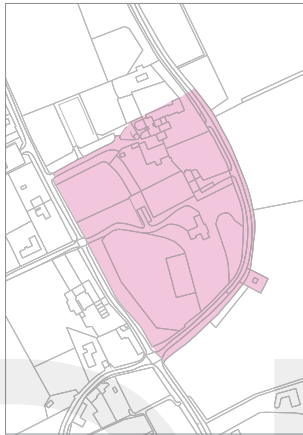
Proposed Locally Listed Buildings

- 8 and 9 Hall Lane
- Hall Lane House

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

2. LEATHERPOOL LANE

There are a small number of now residential buildings of varying ages set well back from the street amidst mature trees and gardens within the deep curve of the street. Apart from a utility building, the east side of the street is open agricultural land bounded by hedge.



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

Defining Features

- A rural country lane dominated by mature trees and large hedges with grass verges. Flint walls define the boundaries of properties on the west side of the lane whilst hedges demarcate the east side.
- The buildings are mostly set well back from the road in mature gardens. They reflect a wider palette of styles and forms than elsewhere in the village, including the triple height barn of Wiveton Barn and the gambrel roof of Wiveton Barn House.
- Curving street strongly curtails views along it.
- Glimpsed views across the river valley towards Cley.

Key Issues

- Ivy growth on flint walls.
- Decay of flint walls.
- UPVC windows in some buildings.
- Prominent wheelie bins.
- Lack of tree management meaning trees are intertwined over the road out Wiveton Barns.

Recommendations and Opportunities for Enhancement

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

- Careful removal of the ivy from the flint walls and associated flint walls repairs.
- Management of trees along the lane to ensure their stability in storms.

Listed Buildings

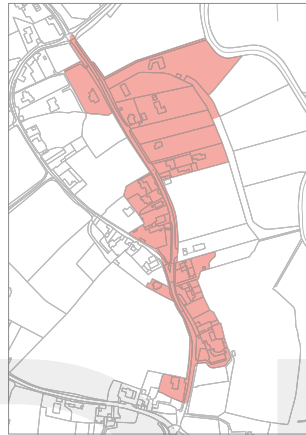
None

Proposed Locally Listed Buildings

- Wiveton Barn
- Wiveton Barn House

3. THE STREET

The main road through the village, The Street alternates areas of comparatively densely arranged dwellings with open green spaces. Church Farm forms a notable group of buildings. Views across the valley to Cley are important.



Defining Features

- Mostly historic flint and red brick cottages clustered in the centre of the Street at the junction with Chapel Lane. Otherwise dwellings on the west side of The Street are isolated and date from the mid twentieth century onwards. The group of dwellings to the north-east are a mixture of historic and contemporary.
- Church Farm, comprising the farmhouse and farm buildings, is a prominent landmark and is the only farm in the village still in use as a working farm.
- Flint walls or hedges defining the property and field boundaries along the street.
- Views across the river valley to Cley can be glimpsed at intervals.
- Gentle curves in the street and clusters of mature trees create views along the street.
- Away from the junction with Chapel Lane, mature trees and higher hedges creates the sense of a rural lane. At the south end, this contrasts with the open space of the village green that opens up.

Key Issues

- Condition of flint walls especially along the southern stretch of the west side.
- Ivy growth on flint walls.
- Ivy growth on trees.
- Condition of hedge on east side, which is thin and has considerable ivy growth.

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



Recommendations and Opportunities for Enhancement

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

- Careful removal of the ivy from the flint walls and associated flint walls repairs.
- Removal of ivy from trees and hedges.
- Maintenance of the ditches.
- Boundary demarcation in front of the newly built house.
- Relocation of the central noticeboard on the Village Hall to reveal original central brick feature.
- Relocation or removal of prominent solar panels.
- Replacement of unsympathetic light fittings and modern additions to frontages.
- Removal of climbing wall fittings from Glaven Lodge.

Listed Buildings

None

Proposed Locally Listed Buildings

- Glaven Cottage
- The Parish Room
- Glaven Lodge
- Welcome Cottage
- Sycamore Cottage
- Church Cottage
- Church Farm House
- Church Farm Barn
- K6 Kiosk

