

Baconsthorpe

Conservation Area Appraisal and Management Plan

Second Draft: September 2020



PURCELL 

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How to Use This Document

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

Contents

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

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3.1 Early History
3.2 Medieval Heyday



3.1 EARLY HISTORY

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

Navigation

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



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



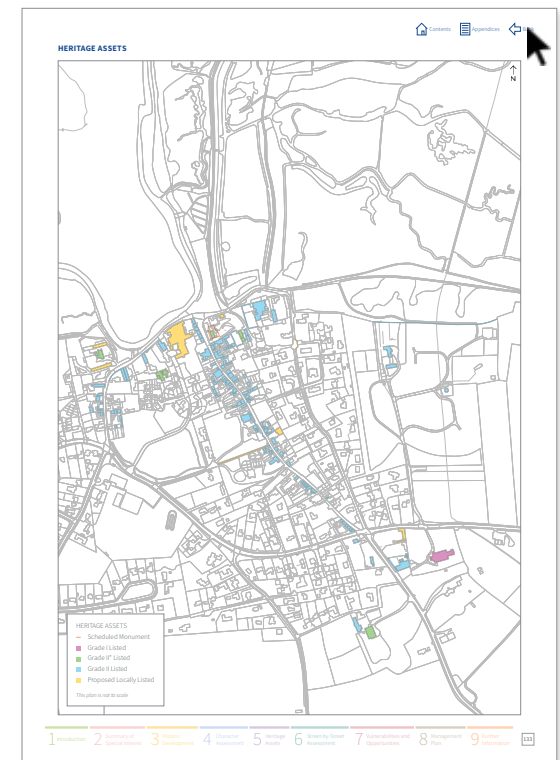
- Advertisements and other commercial signage may be subject to additional controls and/or require planning permission.
- Changing the use of a building (e.g. from residential to commercial) will require planning permission.

Plans



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

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

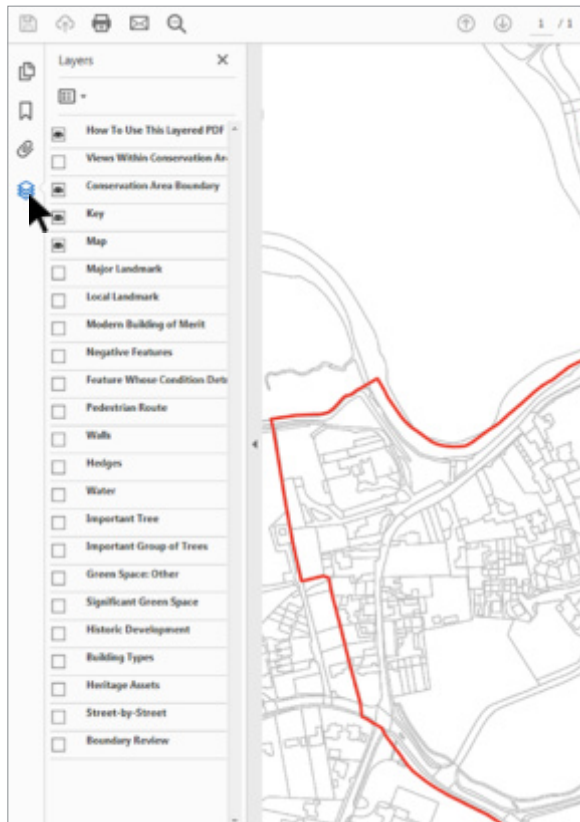


How to Use the Layered PDF in Appendix D


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

Opening the Layers Panel

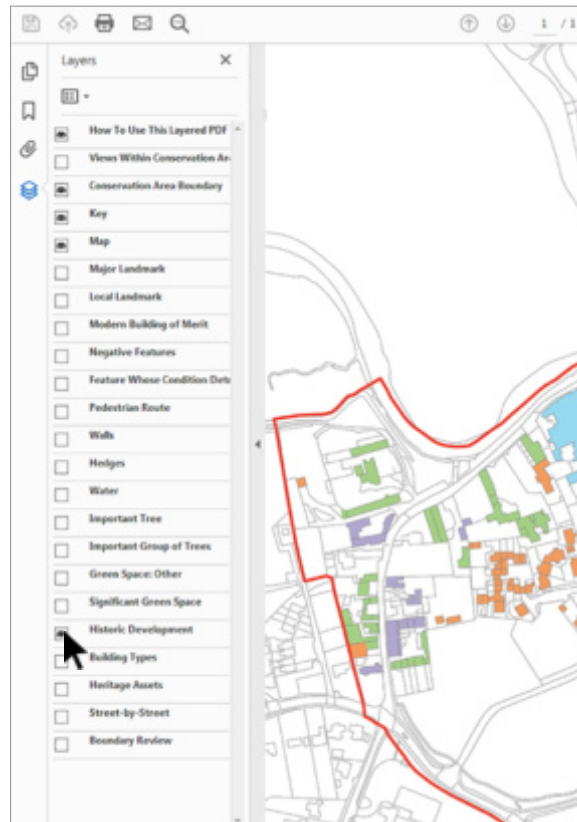
Click on the layers icon  to open the layers panel. This will bring up options for the different mapping elements that are available to view.



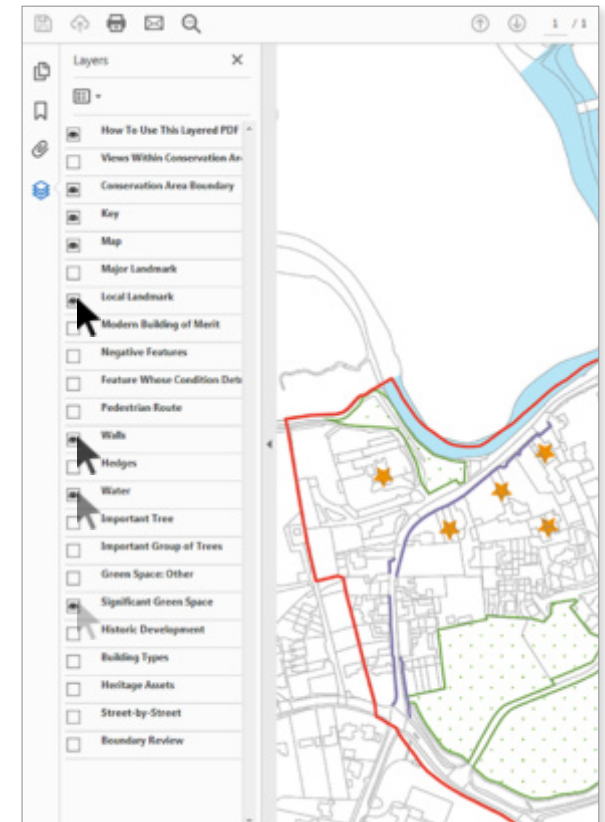
Viewing Different Layers

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

Switching on a layer to view that part of the map



Switching layers on and off as desired



Frequently Asked Questions

Conservation Areas

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

Understanding your Property

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

Making Changes

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



Section 1

Introduction

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

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- [1.1 Baconsthorpe Conservation Area](#)
- [1.2 What is a Conservation Area?](#)
- [1.3 The Purpose and Scope of the Conservation Area Appraisal and Management Plan](#)
- [1.4 What Does Designation Mean for Me?](#)
- [1.5 Pre-Application Advice](#)
- [1.6 Who Have We Consulted While Preparing this Plan?](#)
- [1.7 What Do These Terms Mean?](#)

1.1 BACONSTHORPE CONSERVATION AREA

The Baconsthorpe Conservation Area was originally designated on 28th February 1975. The designation starts at the western end at Pitt Farm, covering the length of The Street running eastwards. Jolly Lane, with fields either side, is included and School Lane across to the group of buildings at the crossroad with Plumstead Road and Church Road, which include St. Mary's Church and the Manor House. An extension eastwards encompasses Manor Farm House. More modern buildings on Stonefield Road and on the south side of School Lane are not included. Baconsthorpe Castle, which is historically linked to the village, lies outside the village to the north but is not included within the Conservation Area boundary.

1.2 WHAT IS A CONSERVATION AREA?

Definition of a Conservation Area

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

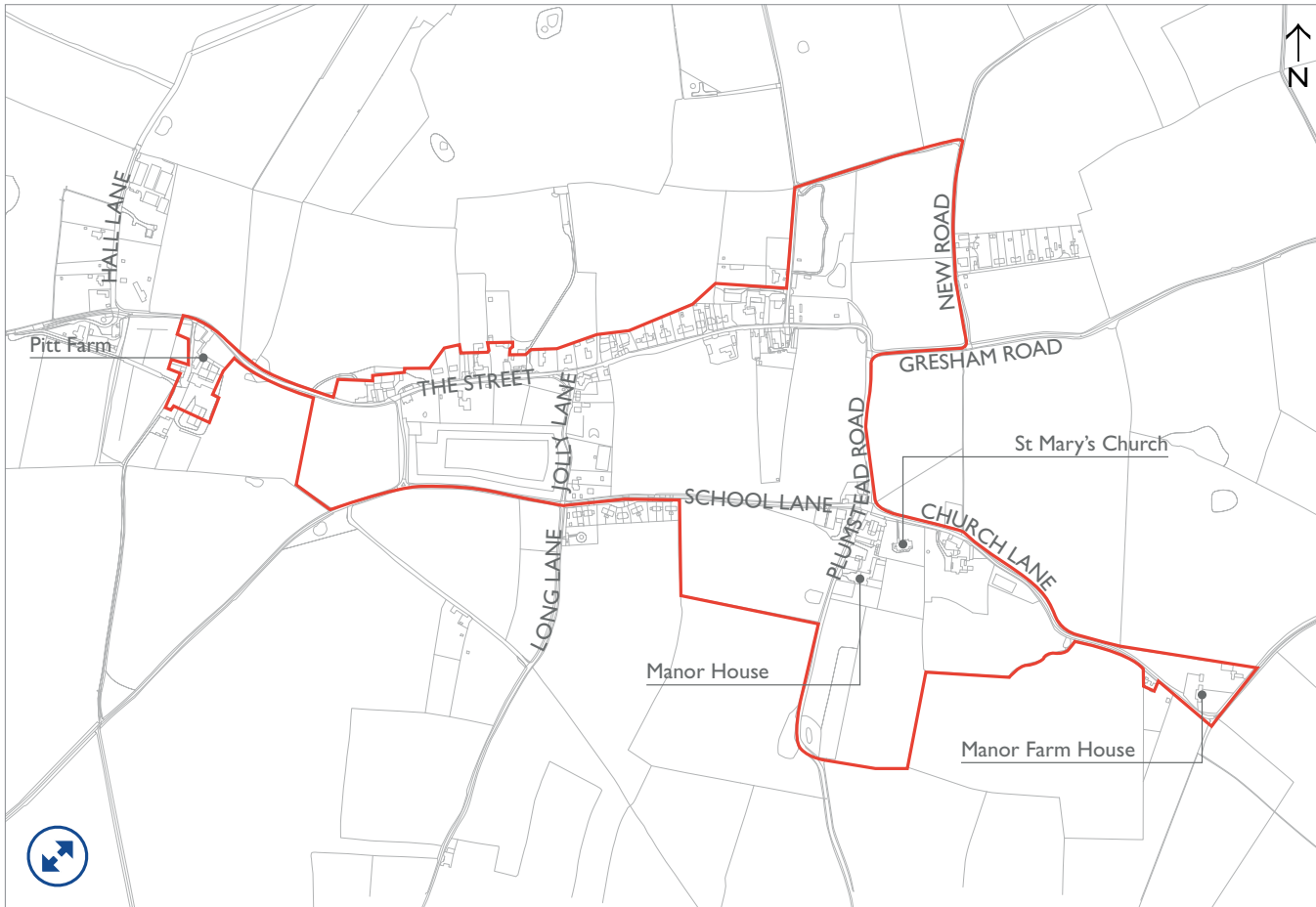
Designation of a conservation area recognises the unique quality of an area as a whole. It is the contribution of individual buildings and monuments as well as other features including (but not limited to) topography, materials, spatial relationships, thoroughfares, street furniture, open spaces and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

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

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

Conservation Areas are governed under the *Planning (Listed Buildings and Conservation Areas) Act 1990* and the *National Planning Policy Framework (NPPF, 2019)* sets out the overarching requirement for local planning authorities to identify and protect areas of special interest. North Norfolk District Council's (NNDC) Local Development Framework (LDF, adopted 2008) sets out the council's policies for guiding development within the district. See this link for the latest heritage related policy: <https://www.north-norfolk.gov.uk/section/planning/planning-policy/>.

In addition to the policies contained within the LDF, NNDC has produced a Design Guide which includes guidance on appropriate alterations to historic buildings and within conservation areas. This guidance should be referenced when considering development within the Baconsthorpe Conservation Area and can be viewed here: https://www.north-norfolk.gov.uk/media/1268/north_norfolk_design_guide_adopted_2008_web.pdf.



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

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

Understanding the character and significance of conservation areas is essential for managing change within them. It is therefore a requirement under the Planning (Listed Buildings and Conservation Areas) Act 1990 that all local planning authorities ‘formulate and publish proposals for the preservation and enhancement’ of conservation areas within their jurisdiction, and that these proposals are periodically reviewed.⁰² The proposals are normally presented in the form of a Conservation Area Appraisal and Management Plan, which defines and records the special interest of a conservation area, as well as setting out a plan of action for its on-going protection and enhancement.

Conservation areas may be affected by direct physical change by changes in their setting or in the uses of buildings or areas within them. A clear definition of those elements which contribute to the special architectural or historic interest of a place will enable the development of a robust policy framework for the future management of that area, against which applications can be considered.



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

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

This Conservation Area Appraisal and Management Plan therefore seeks to:

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

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

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

Definition of a Heritage Asset

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



1.4 WHAT DOES DESIGNATION MEAN FOR ME?

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

- Planning permission will be required to totally or substantially demolish buildings or structures (including walls, gate piers and chimneys). This will also need a heritage statement (sometimes called a heritage impact assessment) as part of the application.
- The extent of permitted development (i.e. changes that are allowed without requiring consent from the local authority) may be restricted; for example, replacement windows, alterations to cladding or the installation of satellite dishes. Additional control may be sought through Article 4 Directions, which specifically remove permitted development rights.

- Trees with a diameter of 75mm or greater, measured at 1.5m from soil level, are protected. Any work proposed to these trees require permission from the local authority by means of a planning application. This allows the authority to determine whether a Tree Preservation Order (TPO) is necessary.
- Advertisements and other commercial signage may be subject to additional controls and/or require planning permission.
- Changing the use of a building (e.g. from residential to commercial) will require planning permission.

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

1.5 PRE-APPLICATION ADVICE

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

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

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

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



1.6 WHO HAVE WE CONSULTED WHILE PREPARING THIS PLAN?

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

The Draft Baconsthorpe Conservation Area Appraisal and Management Plan is being made available for public consultation across a six-week period in January and February 2021. This includes the publication of the draft document on North Norfolk District Council’s website.

Other means of consultation carried out include:

- NNDC and Purcell met with the Friends of North Norfolk in March 2018 to discuss with them the content, scope and aims of the Appraisals.
- Review of a draft of the appraisal by Baconsthorpe Parish Council and comments to NNDC.

1.7 WHAT DO THESE TERMS MEAN?

There are words and phrases used in relation to the conservation of the historic environment that have a specific meaning in this context. An explanation of some of the most used terms can be found in the Glossary in [Appendix B](#).



Section 2

Summary of Special Interest

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



2 Summary of Special Interest



Baconsthorpe has a long history, with human settlement dating from the Neolithic period. The village was recorded in the Domesday Book of 1086 and has remained a small agricultural settlement. It has some important historical connections. Firstly, its name is derived from the Bacon family who owned the two local manors from the thirteenth to seventeenth century. The village also has a very strong historical link with Baconsthorpe Castle, which is located to the north of the Conservation Area. This was built in c1460-86 by the Heydon family, who had purchased part of one of the manors from the Bacons. The gatehouse of the Castle, which had been converted to Baconsthorpe Hall in the seventeenth century, was in use until 1940 when it was handed over to the Ministry of Works (now run by English Heritage).

Several of the buildings within the Conservation Area are several hundred years old, such as the church which is thirteenth/fourteenth century on Saxon foundations or the sixteenth century farmhouse and buildings at Pitt Farm. A few are recognised as particularly important through national Listing, while others have been proposed as Locally Listed Buildings as part of this Appraisal because of their age or historical associations.

The character and appearance of the Baconsthorpe Conservation Area derives from its vernacular buildings and rural setting. The buildings are generally small in scale and have a consistent palette of traditional materials, including flint, red brick and red clay pantiles. The few grander buildings are the exception to this, with, for example, St. Mary's Church and the manor house being larger in scale and featuring stone. The latter, as well as the Rectory, are designed in the more fashionable Georgian style, representing the wealth and influence of their owners in contrast to the modest cottages and farm buildings elsewhere.

The village is predominantly residential, with a few exceptions, such as the village hall, formerly the school, and the church. There are also several farms in the village, which are still in agricultural use but often have some buildings sensitively converted into residential use.

Unfortunately, there are a few negative alterations, such as the use of uPVC windows and doors, or examples of buildings in poor condition which detract from the special character of the Conservation Area.

The setting of the Conservation Area is a key part of its character. The built development within the Area is dispersed in small groups of buildings or farmsteads. Between these are open fields which bring the countryside setting into the village itself, giving it a particularly rural and agricultural character. These open fields are also important in allowing views across open spaces to groups of buildings or landmarks, such as the Castle ruins to the north or the tower of St. Mary's Church. The streetscape of the Conservation Area is also very rural with soft green verges, minimal road markings and signage, and many mature trees and hedges creating a very green appearance.



Section 3

Historic Development

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

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[3.2 Early History](#)

[3.3 Medieval](#)

[3.4 Sixteenth and Seventeenth Centuries](#)

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3.1 INTRODUCTORY SUMMARY

Baconsthorpe was recorded in the Domesday Book of 1086, with evidence of even earlier settlement dating to the prehistoric and Roman periods. The small settlement historically comprised the linear development of small terraces and farms around The Street and the cluster of development around the church, Manor House and later the Rectory. Baconsthorpe remained sparsely populated until the second part of the twentieth century when the settlement was expanded with modern bungalows and semi-detached houses, which were built along The Street to provide further residential accommodation.

3.2 EARLY HISTORY

Human settlement in the area may date from the Neolithic period, with evidence of human activity illustrated by finds comprising an axe and a scraper. The area bears some evidence of settlement during the Bronze Age through the cropmarks of a Bronze Age ring ditch and the find of a socketed axe. There is ample evidence of Roman settlement at Baconsthorpe, particularly in the north of the parish: the recovery of building material and pottery near Baconsthorpe Hall (immediately to the south of the castle, the converted castle gatehouse, today in ruins) suggest the presence of a Roman villa and similar finds near the Bronze Age barrow may represent another Roman settlement. Roman coins found dating to 271AD have also been found in the north of the parish.

In the 1086 Domesday survey, Baconsthorpe is called Thorpe, which 200 years later, under the ownership of the Bacon family, became Baconsthorpe. In 1086 Thorpe had nineteen recorded households listed under two owners, Roger Bigot and Robert Gernon; the names of tenants prior to 1066 were also listed showing there was a settlement here before the Norman invasion.⁰⁴ After Domesday, both manors were possessed by the Norman, Grimwald, ancestor of the family of the Bacons.⁰⁵ The Bacon family owned Baconsthorpe from around the thirteenth century until the seventeenth century. In 1381 Sir Roger Bacon became notable for his role in the Peasants' Revolt, where he sided with the peasants in their struggle for better conditions.

3.3 MEDIEVAL

The church of St. Mary dates to the fourteenth century, although some parts of the thirteenth century building survive in the chancel and stand on Saxon foundations.

The head manor house pre-dates Baconsthorpe Castle and dates back to pre-1480; it was located in the south of the Conservation Area, which now forms the site of the later eighteenth century Manor House on Plumstead Road.⁰⁶ A secondary manor, called Wood Hall, probably stood on the site of the castle. Both of these manors belonged to the Bacon family.⁰⁷

William Heydon bought half of Wood Hall Manor in the early-fifteenth century but it was his son, John Heydon,

who rose to prominence during the Wars of the Roses and began the construction of Baconsthorpe Castle (to the north of the Conservation Area) in c.1460. John Heydon most probably built the tower (the great inner gatehouse) at least.⁰⁸ He also built the Heydon Chapel in Norwich Cathedral where he was buried. His son, Sir Henry Heydon, completed the construction of the castle by 1486. Sir Henry married Anne Boleyn's great aunt (also called Anne Boleyn) and rebuilt Salthouse Church.⁰⁹ The castle's moat and lake was fed by the River Glaven, which lay in close proximity.

3.4 SIXTEENTH AND SEVENTEENTH CENTURIES

The next two generations of Heydons, who held power in the early and mid-sixteenth century, were conscientious landlords and established a profitable sheep trade. Sir John II converted the east service range of Baconsthorpe Castle to a wool processing 'factory' and the surrounding manors were farmed as a prosperous sheep run.¹⁰ The building's fabric bears witness to the sheep trade; there are traces of a turnstile, for example, which may have functioned to admit sheep for shearing, against the northern room of the long range.¹¹ Sir Christopher I added the unfortified outer court and outer Gatehouse to the castle. The stone-dressed barn at Hall Farm, which is 35 metres west of Baconsthorpe Hall, dates to the sixteenth century; this is now in use as a cattle shed and milking parlour. Upon his death in 1579, Sir Christopher I had accumulated huge debts.



The early-seventeenth century saw the decline of Heydon prosperity and various lands were sold off by the next few generations by Sir William Heydon and his son Sir Christopher II. In the early-seventeenth century, the latter narrowed the front moat and dismantled and rebuilt parts of the castle, giving the castle a more domestic character. During the Civil War, the Heydons were Royalists, whilst many of their neighbours were Parliamentarians. By the mid-seventeenth century most of the buildings on the moated site were demolished, the outer walls dismantled and materials sold off to nearby estates such as Felbrigg.¹² After the demolition, the outer gatehouse, to the south of the main castle site, was converted for use as a dwelling, known as Baconsthorpe Hall. A doctor named Zurishaddai Lang bought the estate in 1690 and he and his successors lived in the gatehouse dwelling until c.1920 when one of the turrets fell in.



The outer gatehouse, Baconsthorpe Castle, J. Page, 1781 (Norfolk Heritage Centre)

The following print dating shows the outer gatehouse of the castle in 1781, which following the dismantling of the castle had been converted to a dwelling house. The engraving shows a three-storey porch, which replaced a front gate-arch during the conversion (this was in turn removed in the nineteenth century and replaced with the current Jacobean-Gothic style front door).

3.5 EIGHTEENTH CENTURY

Half of the church tower collapsed in 1739, damaging the nave roof and the font. Repairs were made to the nave immediately using money from selling two bells, but the rest of the church remained in a ruinous state until the tower was restored in 1788, funded by Rev. William Hewitt, rector of Baconsthorpe.¹³

One of the earliest maps of Norfolk by William Faden, dating to 1797, shows a settlement at Baconsthorpe sitting within the hundred of Erpingham. The main development, in the form of detached buildings and farms, lines The Street. There is also a small cluster of development near the church (St. Mary's) on Church Lane, which lies roughly parallel to The Street. Baconsthorpe Hall lies out on a limb to the north of the main settlement; its importance is indicated by the representation of a house and the inscriptions bearing the name of the house and the owner, Zurishaddai Girdlestone Esquire. This Girdlestone was named after his godfather John Lang's father Dr. Zurishaddai Lang who had bought the estate in the late-seventeenth century.



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



Many of the historic buildings in Baconsthorpe date to the eighteenth century at least, including a good proportion of the farmhouses and their outbuildings. Other eighteenth century buildings include the White House on The Street and the façade of Manor House Farmhouse, which has an earlier core dating to 1635. The Manor House was rebuilt in the eighteenth century by the Newman family, whose coat of arms is above the door, and retains an earlier core dating to the sixteenth century, which had in turn replaced the pre-1480 manor house.



The Manor House

3.6 NINETEENTH CENTURY

The pebble, flint and brick former school was built in 1816 for the children of Baconsthorpe and Hempstead; the building, which sits on Church Lane at its junction with Plumstead Road, was funded by public subscription.



The former school building

An estate map dating to 1833 shows the estate of Hudson Gurney in Bodham and Baconsthorpe. The Gurney's, who owned the neighbouring Hempstead Estate, had acquired Baconsthorpe Hall in 1801 and owned land across the east side of Baconsthorpe, namely the area around the church including the Manor House, and the fields and plantations to the north-east towards Bodham, which is shown on this map. The various fields and plantations are named, and their acreage recorded.



1833 map of the estate of Hudson Gurney in Bodham and Baconsthorpe (Norfolk Record Office: MC 662/4)



The Tithe Map of Baconsthorpe Parish, dating to 1839, provides a more detailed representation of the layout and land ownership across the whole of Baconsthorpe. The Street comprised a number of farmhouses with outbuildings arranged around yards; several of these farm buildings had been added since the late-eighteenth century. The small population of buildings around the church at the junction between Plumstead Road and Church Lane had also grown; the Rectory had been built to the east of the church, for example. Baconsthorpe Hall was shown in further detail with a carriageway sweep, a formal garden, an ancillary (probably stable) range and an orchard. The major landowners were J. Thruston Mott of Barningham Hall and Hudson Gurney, who owned Baconsthorpe Hall. The former had an estate at Bodham, Baconsthorpe, Hempstead, Sheringham and Beckham from the early-nineteenth century. Smaller landowners included Mayor Thomas and Lady Suffield.



Tithe Map, Parish of Baconsthorpe, 1839 (Norfolk Record Office: DN/TA 516)

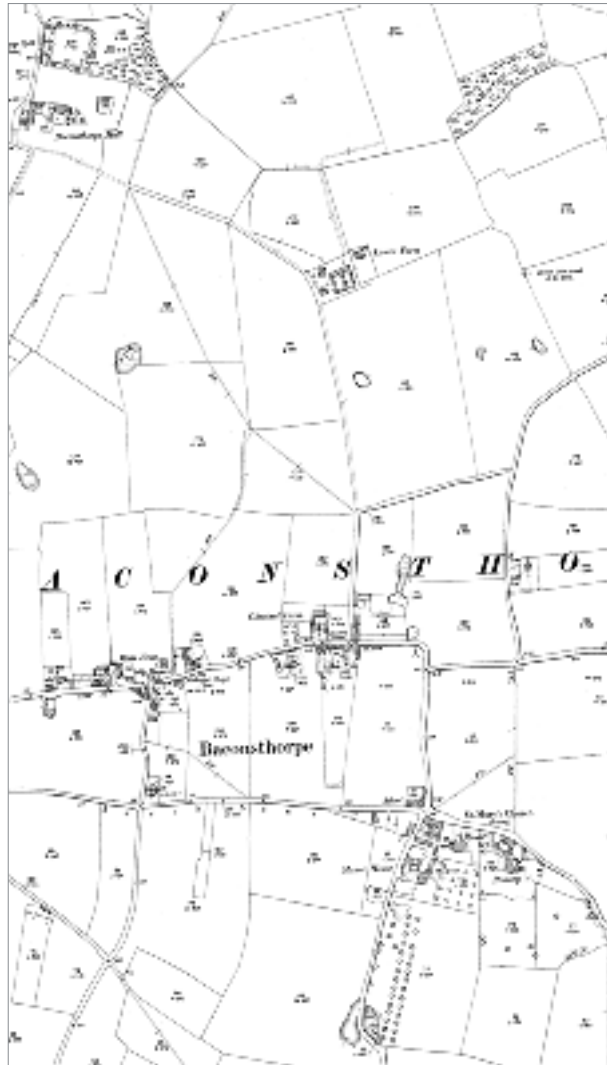
The Methodist Chapel was built in 1844 on The Street. The medieval parish church was restored in 1868; this involved the renewal of much woodwork and the pews which replaced the early eighteenth-century box pews.

The first OS map shows the historic layout and extent of development in Baconsthorpe in the 1880s. The following buildings were all present on the Tithe Map. However, the annotation provided by the 1880s OS map is useful in detailing the names and positions of landmark buildings. Labelled buildings include: The White House, the Jolly Farmers Public House, the Methodist Chapel, Chestnut Farm along The Street; Church Lane features the school, St. Mary's Church, the Rectory and the Manor House on Plumstead Road. Since the Tithe Map, the outline of Baconsthorpe Hall appears to have been altered and the outbuilding range extended. The old moat shown to east of the main castle remained. Further buildings had been added to Jolly Lane and the Rectory had been extended.



1881-1887 1: 2,500 OS map, © "Crown Copyright and Landmark Information Group Ltd" (All rights reserved, 2019)

There were almost no developments at Baconsthorpe in the late-nineteenth century, except the beginnings of a new road (Stonefield Road) off New Road, which featured a semi-detached pair of houses (just outside the Conservation Area), and a few new outbuildings to the rear of houses.



1905-1906 1: 2,500 OS map, © "Crown Copyright and Landmark Information Group Ltd" (All rights reserved, 2019)

3.7 TWENTIETH CENTURY

The following, undated photographs probably date to the turn of the century and show the streets of Baconsthorpe before they were properly surfaced. The buildings are characterised by flint cobbles with brick dressings. The first shows the former school, which opened in 1816. The building, despite its modern change of use to a village hall, appears unchanged apart from the loss of a chimney stack. The entrance to the building behind the school has since been converted to a window and the same building has lost one attic dormer. The second photograph shows a terraced row at the east end of The Street looking east, whilst the two furthest houses are recognisable, the two closest have been substantially altered through modern rendering over original flint, removal of historic sash windows and a shopfront and their replacement with insensitive uPVC units.



The former school shown in c.1900 (Norfolk Heritage Centre: C/BAC)



The former school in 2019



Terraced houses on The Street in c.1900 (Norfolk Heritage Centre: C/BAC)



The same row of terraced houses in 2019

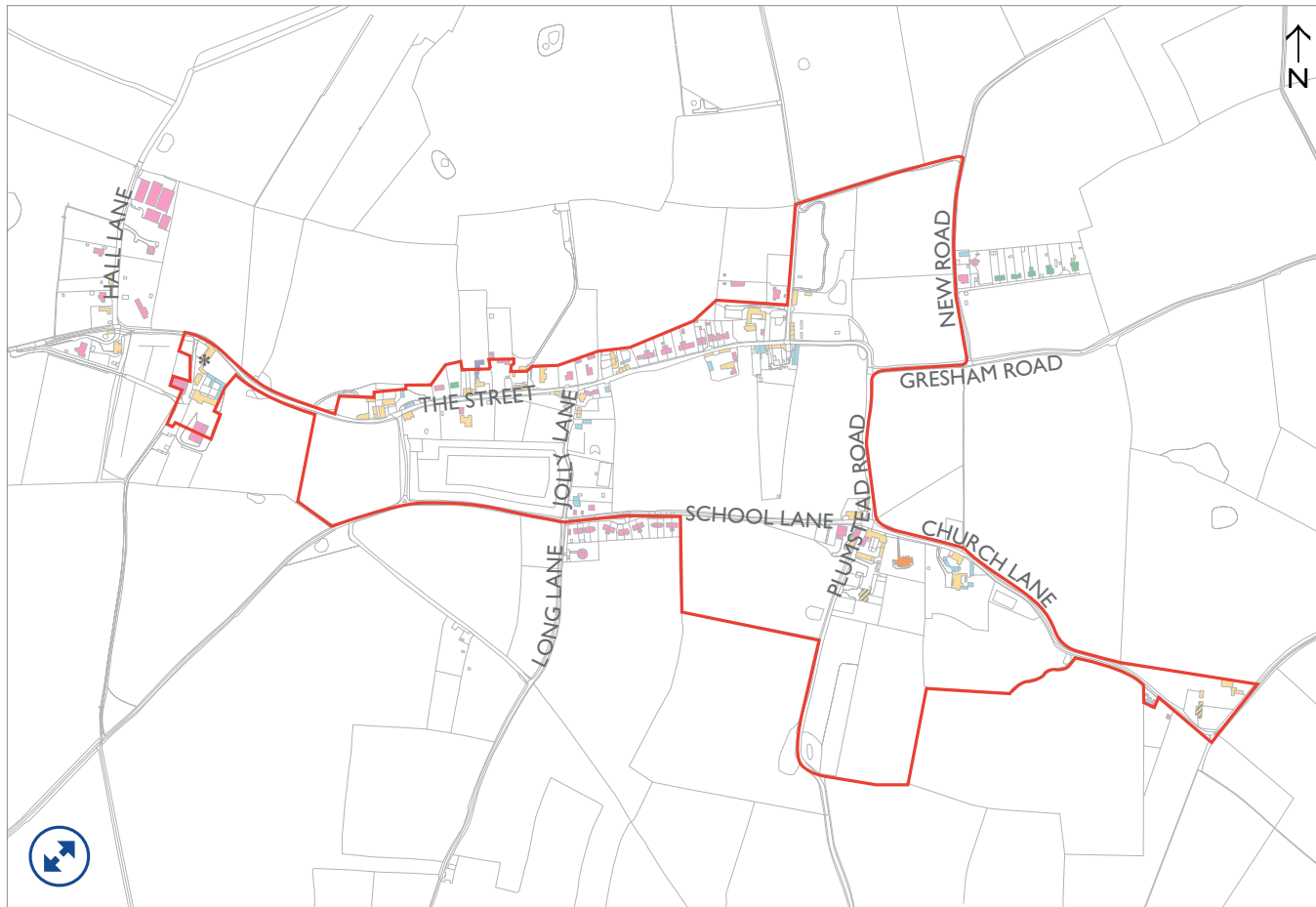


During the Second World War, Baconsthorpe was bombed in 1941 and 1942, demolishing sections of the Rectory. During the restoration, heraldic glass from the windows of Baconthorpe Castle were inserted into the south aisle of the church.

In 1940, John Thruston Mott's descendant, Mr Charles Mott-Radclyffe, handed management of the castle ruins to the Ministry of Works. Following the war, overgrown ivy and vegetation was removed and the stonework consolidated and surveyed before being open to the public. In 1972, the wide mere to the east of the castle was dredged and reflooded and further archaeological excavations were carried out. Today Baconsthorpe Castle is managed by English Heritage and is protected by Grade I and Grade II listing and as a Scheduled Ancient Monument.

Whilst there were minimal changes in Baconsthorpe in the early-twentieth century, the latter half of the century saw the expansion of residential accommodation most notably along the north side of The Street where a number of semi-detached houses and bungalows were built between Ash Tree Farm and Chestnut Farm. Just outside the Conservation Area, a series of semi-detached houses were added to the south side of Church Lane. The water tower was added behind these houses at some point between 1957 and 1972.

The Methodist Chapel was closed in 1958 and the Methodist Church sold the chapel in 1982 when it was converted for use as a dwelling. The school closed in 1983 and the building became the Village Hall.



KEY

- Conservation Area Boundary
- 13th and 14th Century Church Fabric
- 16th and 17th Century Fabric
- * The style of one existing window in this building suggests that it could date from the 16th or 17th century
- Pre-1839
- 1839 to 1881/87
- 1881/87 to 1905/06
- 1905/06 to 1957
- 1957 to Present

This plan indicates the age of the existing built fabric of the main buildings and structures in Baconsthorpe. It is mostly based on a comparison of historic maps with limited verification through viewing of the existing building from the street. Some buildings may have been constructed in phases but generally only the main phase is shown here. Some buildings may have been partially rebuilt or substantially repaired since they were first built but their footprint was unchanged and so the change is not obvious in map comparisons. Where this is the case, generally the building is coloured for the earliest date that it appears on the map.

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



Section 4

Character Assessment

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

Contents

- [4.1 Location and Topography](#)
- [4.2 Setting and Views](#)
- [4.3 Townscape, Spatial Analysis and Greenery](#)
- [4.4 Architecture](#)

4.1 LOCATION AND TOPOGRAPHY

The Baconsthorpe Conservation Area boundary covers most of the village of Baconsthorpe, along The Street, Jolly Lane, Plumstead Road, Church Lane, and School Lane. Residential buildings lie along The Street, Jolly Lane and School Lane, while at the junction of Plumstead Road and Church Lane is St. Mary's Church, the large rectory and the Manor House for the village. At the east and west end of the Conservation Area are farm complexes: Manor Farm House and Pitt Farm. The Conservation Area also covers several fields adjacent to the lanes and between the built-up parts of the village. Baconsthorpe is located about 3.5 miles south-east of Holt and about 20 miles north-west of Norwich. The village of Hempstead lies about 1 mile to the west. The land in Baconsthorpe is relatively flat, though slopes gently up to the north-west and south.

Baconsthorpe is located south-east of the North Norfolk Coast Area of Outstanding Natural Beauty (AONB) and the marshland coast to the north that forms part of the North Norfolk Coast Site of Special Scientific Interest (SSSI), which constitutes one of the largest undeveloped coastal habitats of its type in Europe.¹⁴ Policies for the management of the AONB are contained within the AONB Management Plan, prepared by the Norfolk Coast Partnership. It includes objectives and policies relating to the built and historic environment, which should be referenced when planning change in the area: <http://www.norfolkcoastaonb.org.uk/partnership/aonb-management-plan/377>.



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

KEY

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



4.2 SETTING AND VIEWS

Definition of Setting

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

The Importance of Views

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

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

4.2.1 Surrounding Landscape

Baconsthorpe is surrounded on all sides by large open fields, in use both as pasture and arable. Fields are lined with dense hedges and mature trees, though there are breaks in the boundaries which allow views out across the wide landscape. The fields within the Conservation Area boundary are a continuation of the surrounding landscape, bringing the green farmland within the village itself.

In the surrounding landscape are a few further farms and the Hare and Hounds Inn to the west of the Conservation Area. To the north are the ruins of Baconsthorpe Castle and Baconsthorpe Hall, with the surviving sixteenth century barn adjacent.



Wide open fields in the setting of Baconsthorpe



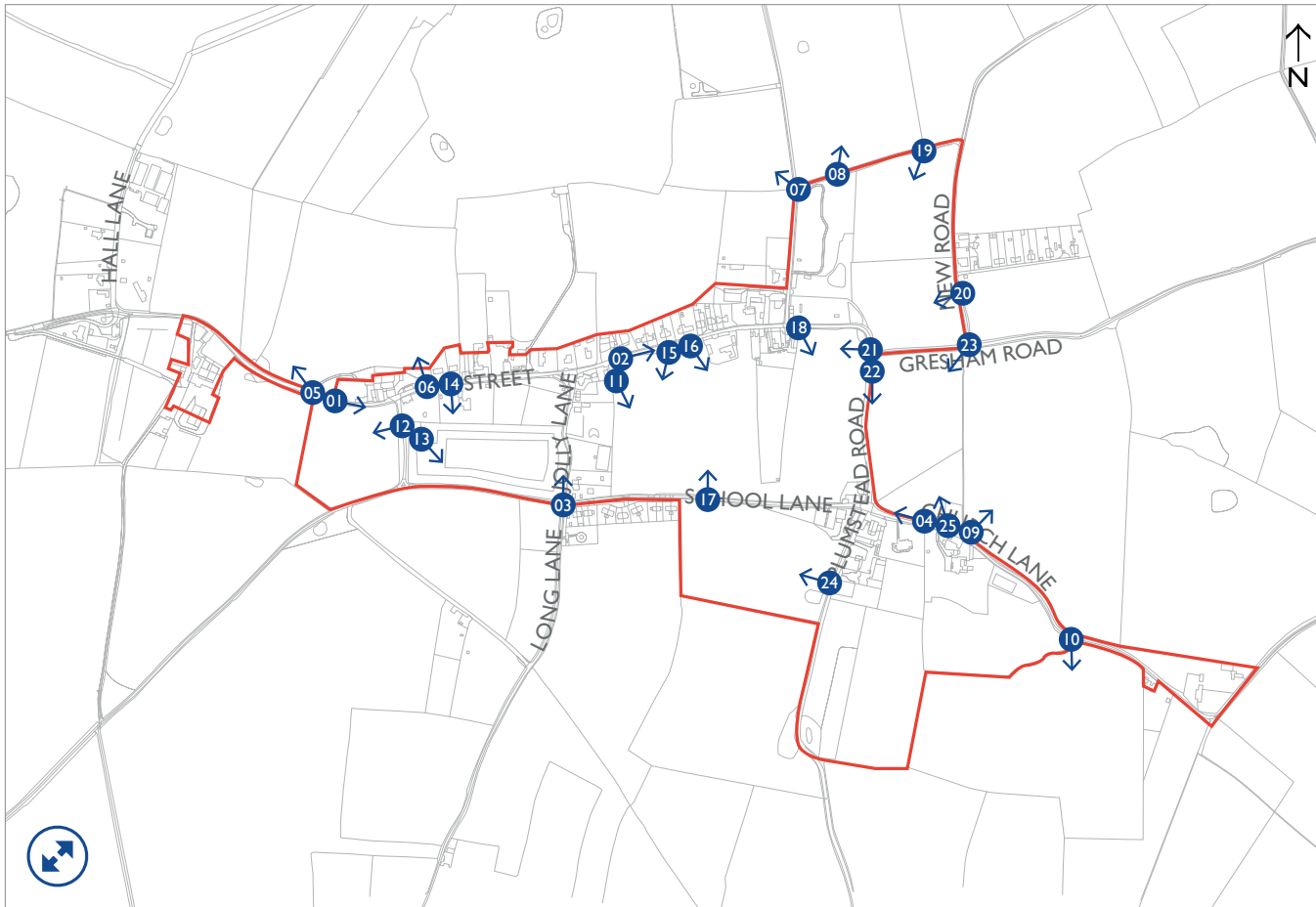
Baconsthorpe Castle

4.2.2 Views

Views in Baconsthorpe fall into three different categories. Firstly, when travelling around the village there are views along roads and lanes which are framed on either side with buildings or hedges either side of the road (Views 1-4). These can be fairly enclosed and then open up at junctions or to the fields beyond where there are no hedges.

Looking out of the Conservation Area there are a number of views which take in the surrounding agricultural landscape in all directions (Views 5-10). These views feature wide open fields lined with trees and hedges, with wide skies above. From New Road glimpses of the Castle are possible (View 7), providing a visual connection to the village. From a gap in the hedge on Plumstead Road it is just possible to see the tower of the church of St. Michael in Plumstead village (View 10).

Within the Conservation Area, important views are also afforded across wide open fields (Views 11-25). However, these often also include views of other buildings within the Conservation Area, connecting the disparate groups of buildings. The church tower and water tower are key features in these views, being seen from several places including New Road, Gresham Road and The Street. Looking north from School Lane, buildings on The Street are visible (View 17). Pitt Farm can be seen in views from the narrow lane parallel with Jolly Lane to the west (View 12). These views help to orientate the viewer around the dispersed village through visual references to key buildings.



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



View 01

View looking east along The Street, showing buildings and hedges framing the edge of the road



View 02

View looking east along The Street with historic and 20th century buildings drawing the eye along the road



View 03

View looking north along Jolly Lane showing sense of enclosure the hedges and winding lanes create



View 04

View looking west on Church Lane towers buildings at the junction with Plumstead Road





View 05

View looking north-west from The Street across fields to buildings on Hall Lane (outside the Conservation Area)



View 06

View looking north from The Street showing a glimpse through to the surrounding agricultural landscape



View 07

View looking north from within the Conservation Area boundary towards Baconsthorpe Castle



View 08

View north from New Road across agricultural land, with Baconsthorpe Castle glimpsed in the distance



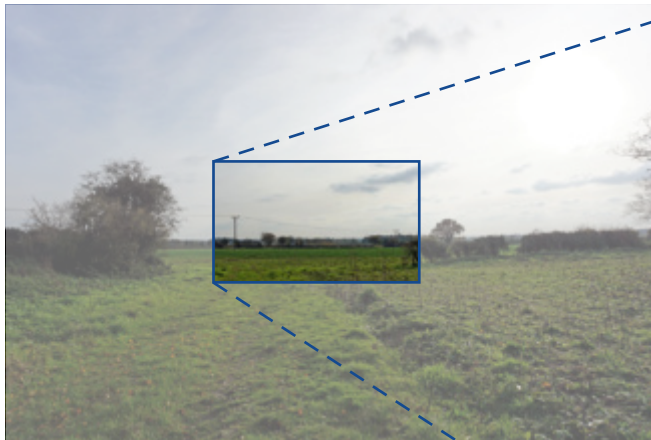
View 09

View north from New Road across surrounding agricultural land



View 10

View looking south from Church Lane towards the tower of the Church of St. Michael in Plumstead





View 11

View looking south-east from The Street across a field within the Conservation Area boundary to houses on School Lane



View 12

View looking west towards buildings on The Street (right) and Pitt Farm



View 13

View looking south-east from a lane perpendicular to The Street of the water tower



View 14

View looking south-east from The Street of the water tower



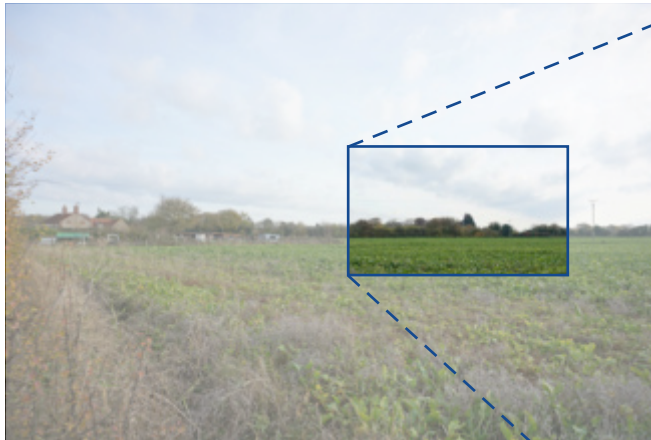
View 15

View looking south from The Street of the water tower and buildings on School Lane



View 16

View looking south-east from The Street of the church tower



View 17

View looking north from School Lane across a field towards buildings on The Street



View 18

View from The Street looking south-east towards the church tower



View 19

View looking south from New Road across fields to the church tower



View 20

View looking south-west across fields to the church tower, water tower and buildings on The Street





View 21

View looking west from Plumstead Road to buildings at the east end of The Street



View 22

View looking south on Plumstead Road towards the church tower



View 23

View looking south-west from Gresham Road across a field to the church tower and water tower



View 24

View looking west from Plumstead Road across fields to the water tower



View 25

View looking north-west from Church Lane across a field to buildings on The Street





4.3 TOWNSCAPE, SPATIAL ANALYSIS AND GREENERY

4.3.1 Street and Plot Patterns

The roads in Baconsthorpe are set out in a rough grid form, with lanes running around the edges of fields. The buildings in the village have always been quite dispersed. There is a small 'centre' around the Plumstead Road and Church Lane junction, where the principal buildings are located: St. Mary's Church, the Manor House and Rectory, as well as the former National School (now the village hall). These buildings are in larger garden/graveyard plots.

Historically, other buildings were scattered mainly along The Street. There are several historic farm complexes along here, as well as on Church Lane, which typically have a farmhouse with surrounding barns. The large barns are often situated up against the edge of the road, though not always, as at Pitt Farm where the huge barns are located set back behind the house. Pitt Farm and Manor House Farm are set at outlying edges of the Conservation Area.

There are other clusters of historic cottages around the junction of The Street and Jolly Lane, and along the eastern end of The Street. These are either detached or set in short terraces. Modern houses, either detached or semi-detached have infilled plots between the historic houses along The Street, plus two rows of semi-

detached houses have been added on the south side of School Lane and on Stonefield Road (both outside the Conservation Area boundary).

Houses typically have small gardens to the rear, though more modern houses also have front gardens. As mentioned, there are large fields located between groups of buildings, meaning there are several groupings of buildings which form the village which feels as though it is set within the rural agricultural landscape.

4.3.2 Boundary Treatments

There are few formal boundary treatments within Baconsthorpe. Most boundaries are marked by hedges or trees, or by low banks of grass up to the adjacent fields.

Some of the grander houses or larger farms have red brick and flint walls, some with metal or timber gates. These vary in height. The grandest of the walls is at the Manor House, where a tall red brick wall curves inward to a pair of stone gateposts topped with griffin statues (a reference to the crest of the Newman family who held the manor in the late-17th/early-18th century). These have a pair of decorative metal gates. The gates are Grade II listed. The gate posts to the churchyard also have an interesting design, with red brick quoins and pyramidal tops.

There is the occasional small section of timber picket or post and rail fence, which are suitable for the character of the Conservation Area. A small number of close boarded, chicken wire or concrete post and steel pole fences are less appropriate.



Brick and Flint wall with decorative metal gate to Ash Tree Farm



Hedges lining roads are a common feature



Gates to the churchyard



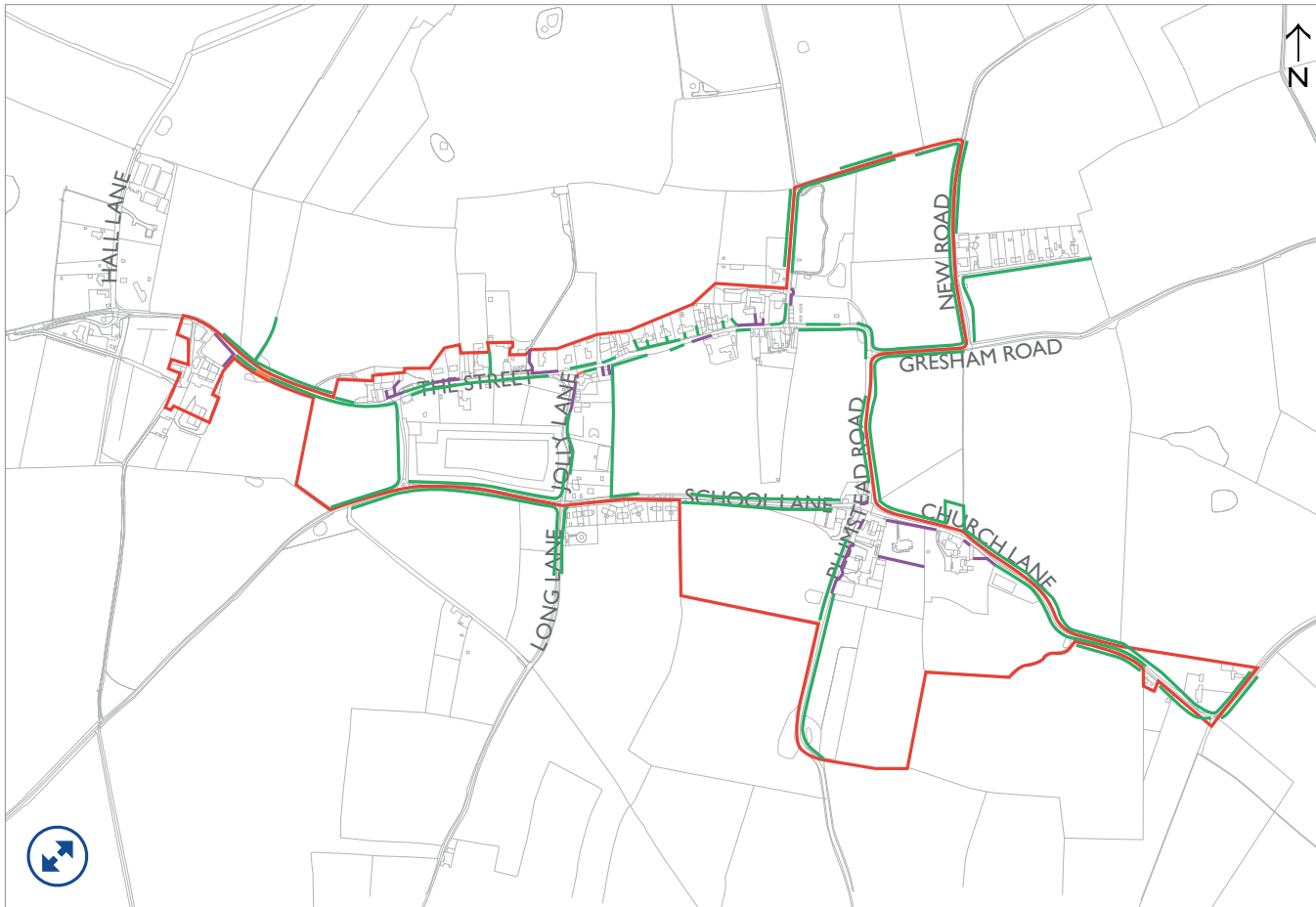
Grade II listed gates to the Manor House



Low brick and flint wall on The Street



Concrete post and steel pole fence, which is not in keeping



KEY	
—	Conservation Area Boundary
—	Walls
—	Fences
—	Hedges

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



4.3.3 Public Realm

There are limited formal public realm features in Baconsthorpe, consistent with its character as a rural village. Road surfaces are tarmac with no pavements. There are limited road markings, restricted to white lines at junctions. Grass verges are either side of road, in most cases relatively narrow, though some lead up to form small banks bounding fields. Driveways and paths to houses are almost all gravel which retains the soft, unmanicured character of the area. A parking area at the junction of The Street and Jolly Lane is also gravel. The car park at the playground is laid to tarmac and is fairly utilitarian.

Street signage is varied but relatively limited. There are some standard signs, particularly around the School Lane/Plumstead Road junction which is near the playground and therefore clearer signage is needed to warn vehicles of the possibility of children playing. Road name signs are sometimes traditional black and white painted metal signs affixed to the sides of buildings or freestanding black and white signs between two black upright posts. Finger post signs are also used at junctions, which are a traditional form that complement the Conservation Area. In one place on The Street, where the road narrows, reflective bollards have had to be installed.

Except for one at the playground car park, there is no street lighting within the village, again contributing to the rural character, as well as preserving the dark night skies of the region. There are wooden telegraph poles throughout the village which are somewhat visually intrusive, though not too prolific.

Around the junction with Jolly Lane and The Street are a few public realm features. There is a traditional red post box, a pleasant timber bench and a brown stained timber bus shelter with a white painted parish notice board affixed to the outside. The shelter is looking somewhat tired in its condition. Another small post box is located on Stonefield Road (just outside the Conservation Area boundary).

The playground on School Lane has modern play equipment in good condition. An octagonal timber shelter, stained brown and with asphalt roof tiles, is located in the playground and would be an attractive feature, though has suffered from damage with some side panels lost or broken.

Lastly, there is an interpretation sign in the churchyard which is modern and clear. It interprets the church and castle, showing a walking route between the two.



Bus shelter and post box at the corner of Jolly Lane



Bench at the junction of The Street and Jolly Lane



Post box on Stonefield Road



Standard road signs near the playground



Modern road sign in a traditional style



Metal road sign affixed to a wall



Modern play equipment in the playground



Shelter in the playground



Interpretation sign in the churchyard



Tarmac car park at the playground

4.3.4 Open spaces, Trees and Vegetation

The only formal public open space is the churchyard, which is filled with historic stone gravestones, with informal grass and a gravel path up to the church itself. A small modern cemetery on the north side of Church Lane (just outside the Conservation Area boundary) is bound by hedges and has a small bench.

Private gardens are generally quite informal, though the garden to the Manor House has much more formal hedges and lawns consistent with its grander scale. There is also an attractive knot garden to the front of Ash Tree Farm, which contributes significantly even though it is in contrast to the surrounding rural character because it is a high quality, carefully crafted and maintained piece of landscaping that harks back to a traditional form of garden.

Some allotment gardens are located in the north-eastern portion of the Conservation Area. The playground is laid with grass.

Otherwise, as previously mentioned, open fields between groups of buildings in the Conservation Area play a key role in creating its character and providing a sense of space and connection with the surrounding agricultural landscape.

Mature trees are often interspersed within hedges along boundaries. They are also located in small groups in private gardens. These are mainly deciduous, though there is one example of a fir tree on the corner of The Street and Jolly Lane which is rather incongruous. Trees are generally not that large, though there are some bigger and older looking trees around the area of the church. Hedges forming boundaries also contribute to the green character of the Conservation Area.

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

There are a few small ponds located throughout the Conservation Area which add interest where they are visible, though often they are overgrown.

Pitt Farm operates the Baconsthorpe Meadows campsite, in fields to the west of the farm buildings. There are hedges delineating the camping areas and some small huts and buildings for WC facilities etc, though generally these are not visible from the road. Another campsite, the Soul of Norfolk, is located to the south of the Conservation Area on Long Lane.



Attractive knot garden at Ash Tree Farm



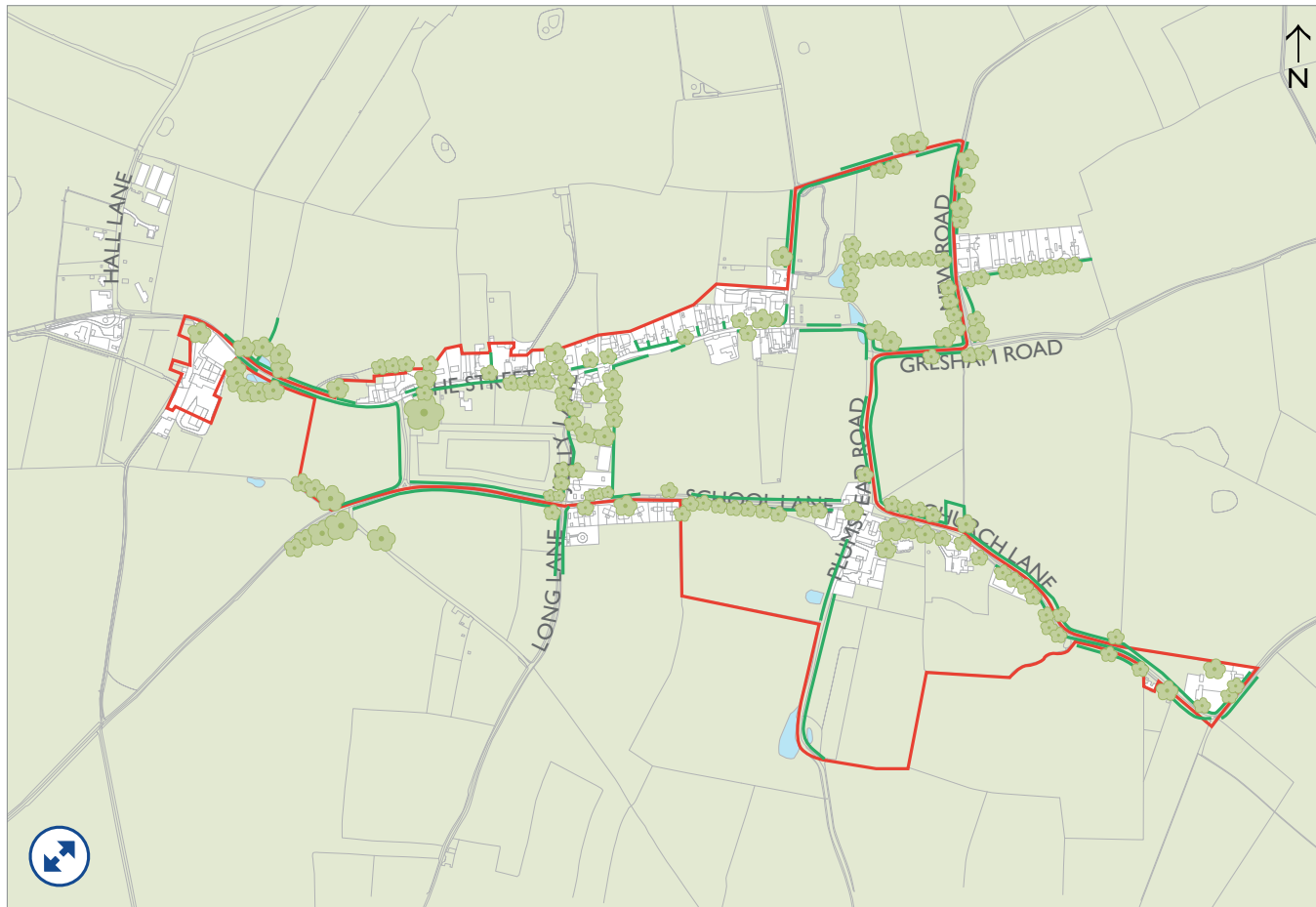
Pond on The Street



The graveyard at St. Mary's Church



Small cemetery on Church Lane



KEY

- Conservation Area Boundary
- Hedges
- Trees
- Green/Open Space
- Water

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

4.4 ARCHITECTURE

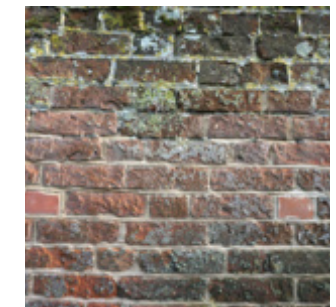
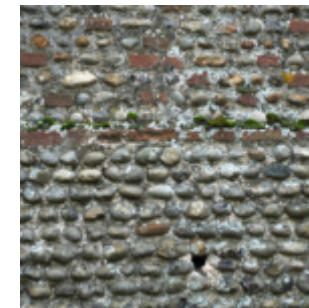
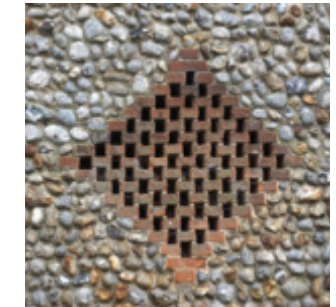
4.4.1 Materials

The building materials used in Baconsthorpe are typical of North Norfolk, comprising predominately flint, red brick and red clay pantiles. Brick is also used for chimneys. Flint is typically used as the mainly wall material, with red brick to quoins, around windows and doors, as cornices and as string courses. Brick is sometimes used in to create patterns within the flint work, such as heart shapes, or to form ventilation details in agricultural buildings. Modern houses in or adjacent to the Conservation Area tend to be in red brick, though there are some on The Street which also use flint.

Most flints are cobbles but the church is in knapped flint, with stone dressings and window mullions, reflecting its high status. Parts of the church are also rendered and the roof is lead. The Manor House also uses stone in a highly decorative carved surround to the front door and to the gate piers. This building has black glazed pantiles to the roof. A former Wesleyan Chapel on The Street uses yellow coloured gault brick with very small flint pebbles to the walls. There are a small number of houses that have been rendered and painted, some in inappropriate hard cement render. Several buildings feature attractive date or name stones.

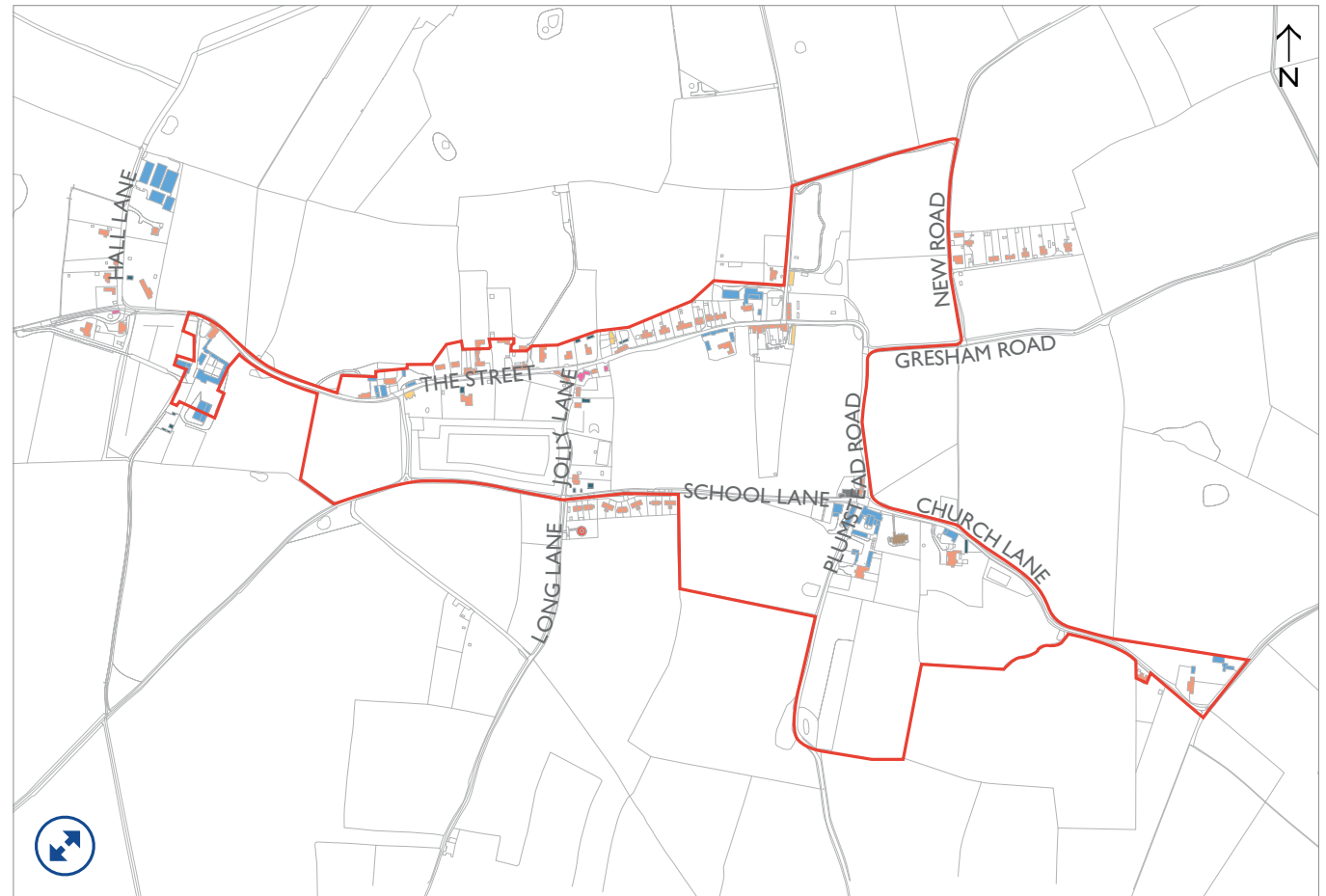
Windows are traditionally painted timber, in casement form. There are several examples of inappropriate uPVC windows (see [section 7.2](#) for more details). Doors are also typically painted timber but again there have been some inappropriate uPVC replacements.

Materials Palette



4.4.2 Building Types and design

Most buildings within the Baconsthorpe Conservation Area are residential. Many were originally constructed for that purpose but there have been some conversions of agricultural or other buildings to residential use. There are ranges of small cottages, short rows of terraces and larger detached houses. There are several farms in the village, with barns and other agricultural buildings grouped around the farmhouse. The church, village hall and water tower are each unique uses in the village (the latter two located outside the Conservation Area boundary).



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

KEY	
—	Conservation Area Boundary
■	Place of Worship
■	Residential
■	Residential Conversion: Agricultural
■	Residential Conversion: Other
■	Barn/Agricultural
■	Garage/Outbuilding
■	Village Hall (formerly a school)
■	Water Tower



Historic Cottages and Terraces

Historic cottages are typically two storeys. They are mainly located on The Street with a small number on Jolly Lane, Plumstead Road and Church Lane. They are either detached houses set slightly back from the road edge or are set in small terraced rows directly up against the side of the road.

They usually have flint cobble and red brick walls, with pitched red clay pantile roofs and red brick chimneys. Brick is sometimes used for decorative details, such as dentilled cornices. However, there are a few that have been rendered and painted, particularly at the east end of The Street, which is generally unsympathetic.

Traditional windows are timber framed casements or occasionally timber sashes, though these are typically reserved for the larger houses. However, there are a number of instances where the timber windows have been replaced with unsympathetic uPVC. As with windows, traditional doors are painted timber, though there are also several uPVC examples.

One cottage, on the corner of Jolly Lane and The Street, is in poor condition. It has patchy render and is overgrown with vegetation.



Terrace of cottages on The Street dating from 1890



Vacant cottage on the corner of Jolly Lane and The Street



Cottage on Jolly Lane



Cottage from 1875 on the corner of Plumstead Road and School Lane



Terrace of cottages on The Street, some with unsympathetic windows, doors and render



Cottages on The Street

Larger Houses

The grandest house in the Conservation Area is the Manor House, which is originally 16th century but with an early 18th century remodelling. This is built mainly in red brick and black glazed tiles, both common materials in the area, but its frontage is designed in a fashionable Classical style rather than the typical vernacular form cottages take. It has a symmetrical frontage with a central two-storey projecting entrance porch. Windows either side of the porch are elegant timber sash windows framed with quoin details in brick. There are also brick quoins to the corners of the entrance porch and the main building. Brick string courses are also used and the key element of embellishment is the carved stone surround to the main door. The door surround features fluted Corinthian columns and an overdoor light featuring the crest of the Newman family between two lionesses.

The other very large house in the Conservation Area is the Rectory, sitting to the east of the church. Its Georgian style would suggest a late-18th or early-19th century date. It is three storeys in red and gault brick, with a stone parapet and, unusually for the Conservation Area, a slate roof. Timber sash windows are used and a Classical architrave frames the painted timber panelled front door. These two buildings represent the higher end of society within Baconsthorpe.

The other larger houses within the Conservation Area, which are scaled between the small cottages and the Manor House and Rectory, are farmhouses. These are located at Pitt Farm, Ash Tree Farm, Dales House, Chestnut Farm and Manor Farm House. These employ many of the same materials as the cottages within the village but are usually a bigger scale and have a more formal in appearance, such as with symmetrical facades or sash windows. The farmhouse at Pitt Farm is the largest of these. It has had most of its windows replaced with unsympathetic uPVC. However, one brick mullioned window on the west side with leaded lights is characteristic of the 16th or 17th century and suggest that this building is of considerable age. There are reports of the building having a panelled room which was relocated here from elsewhere, as well as the building being associated with Anne Boleyn.¹⁵

The White House on The Street is another larger house, which is Grade II listed. It gains its name from its render finish, unusual for the Conservation Area. It is 18th century in date and features black glazed pantiles, a dentilled timber corner, gault brick chimneys and sash windows.



The Manor House



The Rectory



Brick mullioned window on the farmhouse at Pitt Farm which stylistically dates to the 16th or 17th century



The farmhouse at Pitt Farm



Manor Farm House



Dales House, with interesting brickwork patterns spelling out 'TW'



The farmhouse at Ash Tree Farm



The White House



Modern Houses

Within the Conservation Area there are individual detached modern houses dispersed throughout the village and a row of semi-detached houses along the north side of The Street. The semi-detached houses are a mix of red brick houses, probably built as council houses in the mid-twentieth century, and some later flint and brick houses of a more traditional design. All of these have concrete roof tiles and there is a mix of windows, mainly uPVC casements. Other modern houses within the Conservation Area usually are in red brick and are often bungalows. An exception is the two storey, Georgian style house at the north side of the junction between Jolly Lane and The Street which has been built with a sensitive doorcase and timber sash windows.



Recently built two storey Georgian style house on the junction of Jolly Lane and The Street



Red brick semi-detached houses on The Street dating from the mid-twentieth century



Flint and brick late-twentieth century semi-detached cottages on The Street



Mid-late-twentieth century bungalow on The Street



Conversions to Residential

Several different building types in Baconsthorpe have been converted into residential accommodation. Mainly these consist of barn conversions. Two large barns, one opposite Ash Tree Farm on The Street and to the east of Chestnut Farm, are former threshing barns, with the large double door ways in the sides of the barns converted into windows. Narrow slit windows of the barns have also been retained and glazed in, preserving the agricultural character of the buildings. Smaller agricultural buildings have also been converted, such as the long single-storey range called the Long Barn to the south of Chestnut Farm. This has had casement windows added in but generally retains its character.

A Wesleyan Chapel, built in 1844, has been converted into a house. The conversion has taken place sensitively, with the original tall arched windows on the north elevation retained. These and the glazed double door have some blue panes of glass. There is a terracotta name and date plaque on the north elevation. The small pebbles of flint used as the main wall material are distinctive and are in contrast to the usual larger flint cobbles used on vernacular buildings.

The former post office has also been converted into a house. The building stands on the junction of The Street and Jolly Lane. It is white rendered, with a house range to the south and what was likely to have been the post office to the north-east. This is denoted by a larger ground floor window and door with a post box set into the wall to the right (a modern glazed porch has been added over the door). The building has timber windows, is white painted render but retains an interesting dentilled red brick cornice.



Barn conversion east of Chestnut Farm



Barn conversion at Ash Tree Farm



The Long Barn, converted to residential



The converted Wesleyan Chapel



The former post office

Barns and Farm Buildings

Throughout the village there are various farm buildings and outbuildings, mainly congregated around the farms but individual houses also sometimes have smaller outbuildings. Often these are single storey ranges, vernacular in style and set around yards, using flint and red brick with pantiles. They often have timber plank stable style doors and minimal windows.

Some are open on one side to house carts and now vehicles. Some larger farm buildings remain in use, such as the large threshing barn on Chapel Lane which has large timber double doors on the north side and some distinctive red brick ventilation panels made by leaving gaps between bricks. The barns at Pitt Farm are exceptionally large, with tall, wide pantile roofs, which demonstrate that the farm was likely to have been one of high status in the past.



Large barns at Pitt Farm



Threshing barn remaining in use on Church Lane



Farm buildings on Plumstead Road



Farm buildings on The Street

Village Hall

The former National School on School Lane is now the village hall. It is a single storey building of flint cobbles with red brick dressings. There are interesting pediment details above two of the windows facing the street, one of which has a plaque stating '1816 National School'. There is also a distinctive dormer above the central window. Timber casement windows are used and these may be later replacements. The list description notes that the plan of the school has remained unaltered since before 1867.



The former National School, now village hall

St. Mary's Church

The church, which has origins in the 13th century but was heavily restored in the 1860s by S.S. Teulon, is built of knapped flint with limestone dressings. The north aisle is rendered and the roof is lead. The crenulated parapet of the tower is distinctive. Windows are typically Gothic in design with traceried windows.



St. Mary's Church

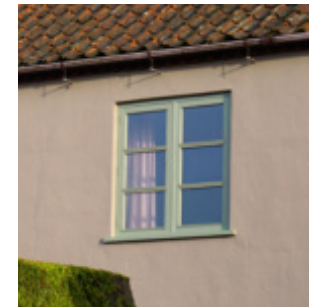
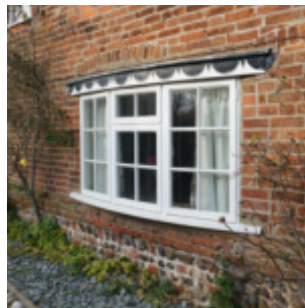
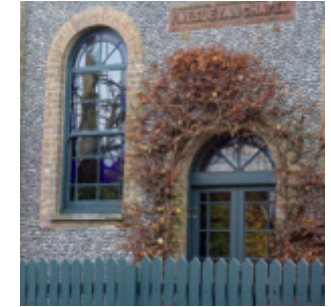
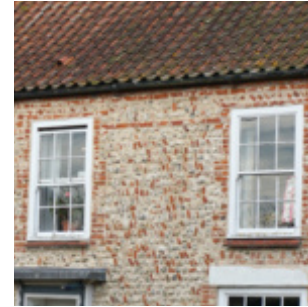
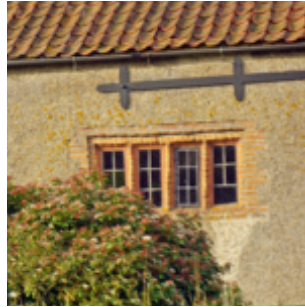
Water Tower

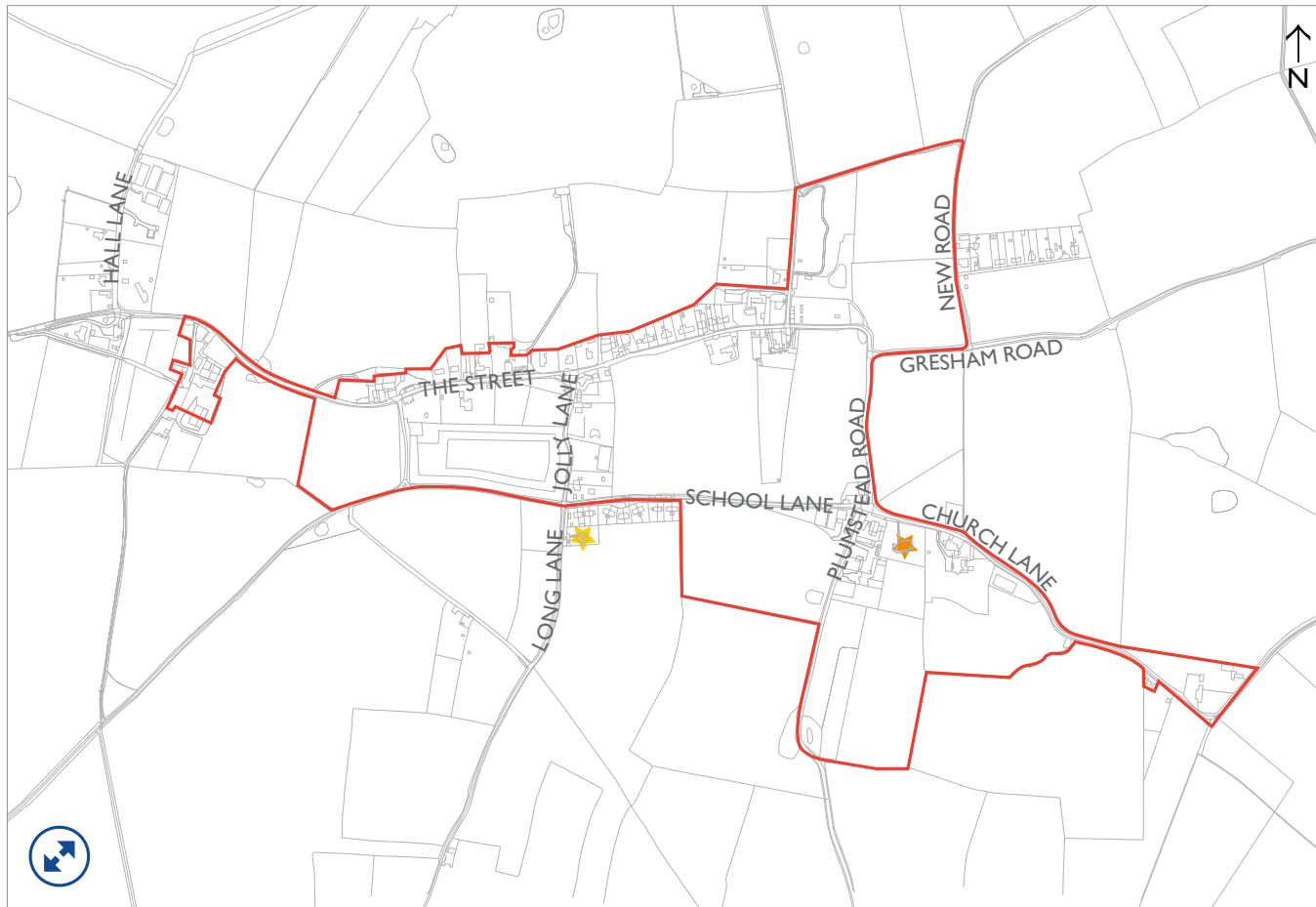
The water tower was built in the late-20th century. It is of concrete painted white. The circular structure has a wider tank at the top supported on a central staircase and perimeter piers. The building is an incongruous feature within the landscape, though is something of a landmark.



The water tower

Doors and Windows Palette





KEY

- Conservation Area Boundary
- ★ Major Landmark
- ★ Local Landmark

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Section 5

Heritage Assets

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

Contents

[5.1 Introduction](#)

[5.2 Listed Buildings](#)

[5.3 Locally Listed Buildings](#)

[5.4 Heritage Assets Plan](#)

[5.5 Archaeology Summary](#)

5.1 INTRODUCTION

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

This section of the Character Area Appraisal outlines the heritage assets within the conservation area, and is accompanied by a detailed gazetteer in [Appendix C](#). This identifies the individual heritage assets and their special interest.

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

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

5.2 LISTED BUILDINGS

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

There are seven listed buildings within the Conservation Area. The listed buildings comprise the Grade II* listed Manor House and Church of St Mary's and five Grade II listed buildings or structures, including two listed gate piers for the Manor House.

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

The location of Listed Buildings is shown on page [XX](#) and listed in detail in the heritage asset audit at [Appendix C](#).

5.3 LOCALLY LISTED BUILDINGS

A Locally Listed Building is one that has been identified as having a degree of significance meriting consideration in planning decisions, but which are not formally designated.¹⁶ The maintenance of a Local List allows a community and local planning authority to identify heritage assets that are valued as distinctive elements of the local historic environment and provide clarity on what makes them significant. This in turn helps to ensure that strategic local planning can adequately manage their conservation.

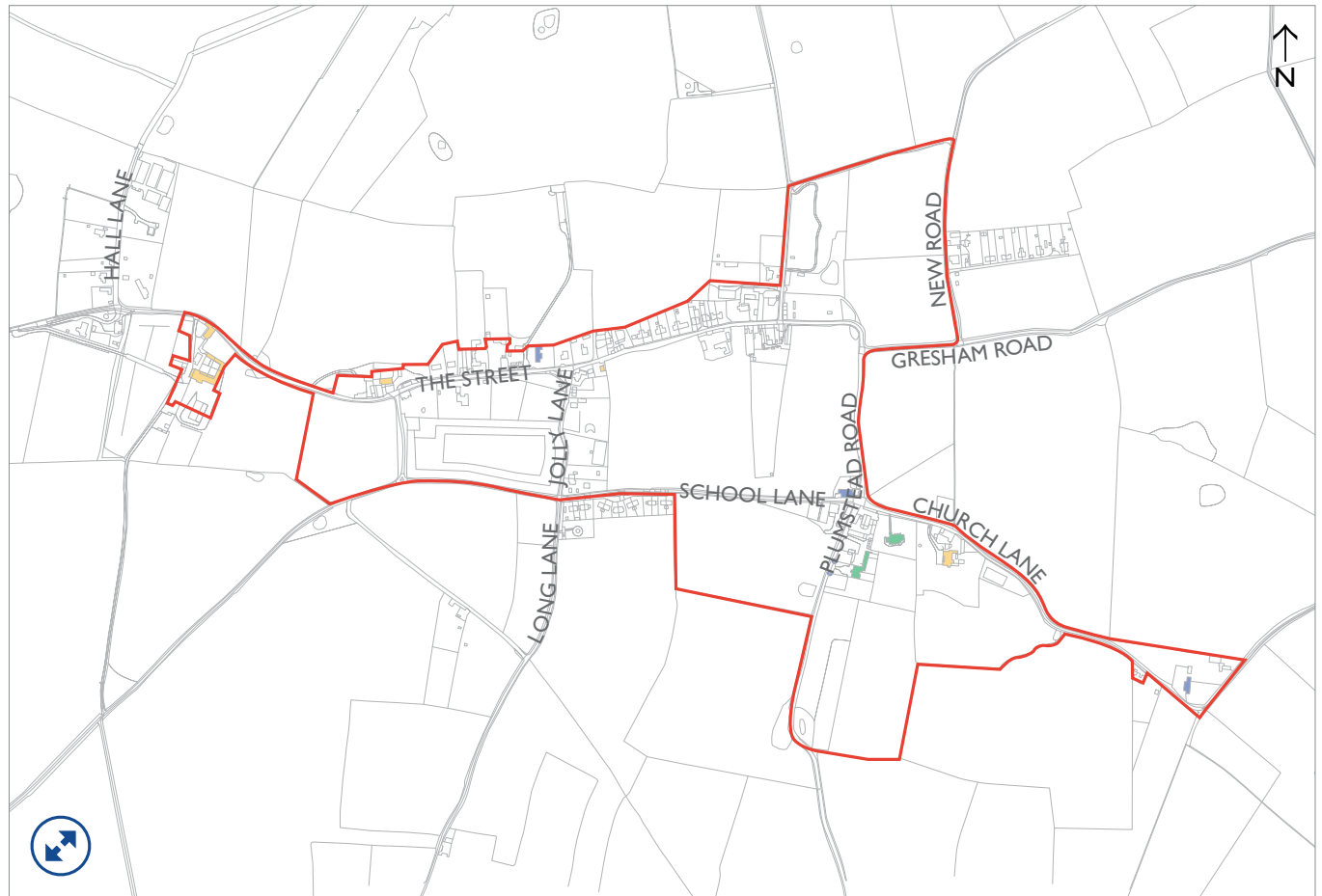
Historic England gives advice regarding the assessment criteria for Locally Listed Buildings in *Local Heritage Listing* (2016). Locally Listed Buildings usually have qualities such as being a landmark building, being designed by a named architect, being associated with an historic event or being associated with a designed landscape, having aesthetic value, group value or communal value. NNDC also have their own adopted criteria for locally listed buildings, which include, age, rarity, landmark quality, group value, archaeological interest and social value. These criteria can be found on the planning pages of the Council's website.

The designation does not affect a property's permitted development rights. However, when planning applications for changes outside of these permitted rights are submitted to NNDC this designation will be a material consideration in the planning process, to ensure that the special interest of the buildings and their setting within the Conservation Area is preserved.

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

5.4 HERITAGE ASSETS PLAN

The following plan highlights the spread of non-designated heritage assets and Listed Buildings within the Conservation Area. This accompanies the gazetteer in [Appendix C](#). Omission of a specific feature should not lead to the presumption that such a feature is insignificant, and proposed alterations within the Conservation Area should be subject to individual assessment of significance.



KEY

- Conservation Area Boundary
- Grade II*
- Grade II
- Potentially Locally Listed

Note: The buildings indicated are approximate only. Additional structures attached to listed buildings, such as boundary walls and outbuildings, may also be curtilage listed.

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5.5 ARCHAEOLOGY SUMMARY

The details in this section have been summarised from the Parish Summary on the Norfolk Heritage Environment Record. ¹⁷

The parish of Baconsthorpe is located south-west of Sheringham between Plumstead and Bodham and is thought to date from the Norman period, with the name implying ownership by the Bacon family (Bacon is an old French nickname). The Domesday Book of 1086 records three landowners and the names of tenants before 1066, which suggests there was settlement prior to the Norman invasion in 1066.

There are several records for archaeological remains dating to the prehistoric, Roman, and medieval period, including fifteenth century Baconsthorpe Castle and Hall, which are now in the possession of English Heritage.

Prehistoric activity has been evidenced in the recovery of a Neolithic adze (NHER 35205) and scraper (NHER 35207). A Bronze Age socketed axe has also been found (NHER 6556), as well as Bronze Age cropmarks of a ring ditch recorded near to Breck Farm (NHER 6566) and a prehistoric burnt mound (NHER 17942).

Roman activity appears to be concentrated within the north or the parish, with scatters of a building material and pottery near Baconsthorpe Hall giving rise to the suggestion that there may have been a Roman villa (NHER 6560) nearby. Similar scatters of Roman material (NHER 17942, 18066 and 18061) have been recorded close to the Bronze Age barrow and may represent a Roman settlement. A Roman coin hoard (NHER 6559) of 9000 to 17000 silver and copper alloy coins dating to the 3rd century has also been found in the north of the parish.

Despite mention of landowners in the Domesday Book (Ketelbern and Wulfric) there is no recorded archaeological evidence for Saxon activity within the parish.

The medieval period is primarily represented by a number of standing buildings dated to this period. Evidence of a manor dating to the fifteenth century has been recorded on the site of the later eighteenth century Manor House (NHER 22741) and the church of St Mary's (NHER 6575) is mainly fourteenth century with some parts of the chancel dating to the thirteenth century.

Baconsthorpe Castle (NHER 6561) is a fifteenth century flint faced fortified and moated manor house that was built by the Heydon family. The gatehouse (Baconsthorpe Hall) outside the moat was added in 1560 when the older structures were converted into a factory producing woollen yarn. They were partially demolished in 1654 to provide building material for nearby Felbrigg Hall and are now in ruins.

Pottery scatters dating to the post-medieval period have been found throughout the parish, including some Flemish floor tiles (NHER 35209). Pitt Farm (NHER 29087) is a sixteenth or seventeenth building that has associations with Anne Boleyn.



Section 6

Street-by-Street Assessment

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

Contents

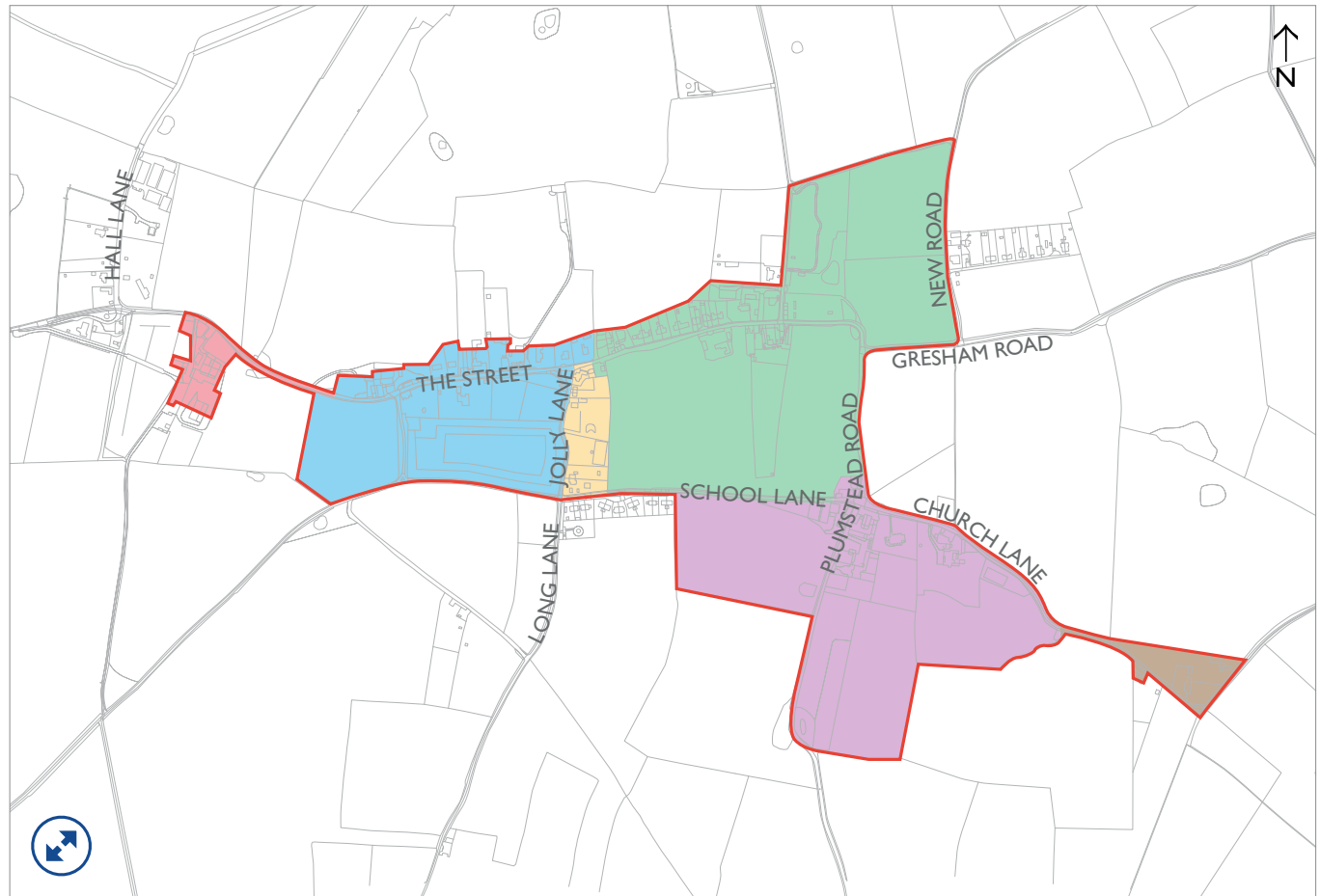
- [1 The Street \(1\)](#)
- [2 The Street \(2\)](#)
- [3 The Street \(3\)](#)
- [4 Jolly Lane](#)
- [5 School Lane/Plumstead Road](#)
- [6 Manor Farm House](#)

6 Street-by-Street Assessment



Each of Baconsthorpe's streets and open spaces have different characteristics. This assessment, prepared on an approximately street by street basis, provides more details on the issues, opportunities for enhancement and recommendations specific to different areas of the Conservation Area. More details on the Listed and proposed Locally Listed Buildings can be found in the Audit of Heritage Assets in [Appendix C](#).

Note, the building names given in the Listed Buildings sections are those given in their listing entries. These names and uses may have changed since the entry was written. Please refer to the [Heritage Assets Plan in Section 5](#) for listed building locations and to the Audit of Heritage Assets in [Appendix C](#) for further details.



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

KEY

- Conservation Area Boundary
- The Street (1)
- The Street (2)
- The Street (3)
- Jolly Lane
- Church Lane/Plumstead Road
- Manor Farm House



1. THE STREET (1)

Winding country lane with semi-enclosed feel, high hedges and trees line parts of the road which crosses a pond and wooded area as you head east. Pitt Farm and its associated barns are a key group of buildings set on the outskirts of the village.



Defining Features

- Brick and flint materiality.
- Pitt Farm complex, including large circa. Sixteenth century farmhouse and large historic barns.
- Sense of enclosure from hedges and walls but some field boundaries open with views out across fields.
- Bridge over pond, with trees surrounding.
- Open fields/farmland on both sides of the road.

Key Issues

- Use of uPVC windows on historic buildings.
- Use of potentially cementitious render to historic buildings.
- Some modern agricultural barns of corrugated metal which are incongruous to the historic character of the Conservation Area and can be seen from the east.
- Views north-west to other modern agricultural barns.

Recommendations and Opportunities for Enhancement

- When uPVC windows are at the end of their lives and require replacements, this should be done with painted timber windows.
- Remove inappropriate cementitious render and, if necessary to re-render, use a lime based render.
- Consider planting to screen modern agricultural barns.

Listed Buildings

N/A

Proposed Locally Listed Buildings

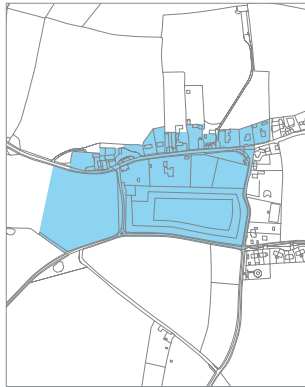
- Pitt Farm and barns

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2. THE STREET (2)

High hedges and mature trees line this straight section of road, giving way to flint cottages and barns that have been built up to the road's edge that evoke a village-centre feel. Though the hedges lining the road are high, open fields in both directions means that it does not feel enclosed.



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Defining Features

- Flint and brick cottages and barns close to the road/no boundaries to front.
- Barn conversions.
- Mix of detached houses and small runs of terraced cottages.
- Ash Tree Farm is the principal farm complex in this area.
- Fields still line roadside in places, particularly to the south, behind hedgerows.

Key Issues

- Some examples of uPVC windows.
- Satellite dishes on front facades visible from the street.
- Some ivy growth on buildings.
- House on the south-west corner of the Jolly Lane/ The Street junction is in particularly poor repair, with excessive vegetation growth over most of the building and cement patch repairs to render.

Recommendations and Opportunities for Enhancement

- When uPVC windows are at the end of their lives and require replacements, this should be done with painted timber windows.
- Locate satellite dishes where they are not visible from the road.
- Carefully remove ivy/vegetation growth to prevent damage to buildings and repair any damage caused using lime mortar.
- Remove inappropriate cementitious render and, if necessary to re-render, use a lime based render.

Listed Buildings

Grade II*

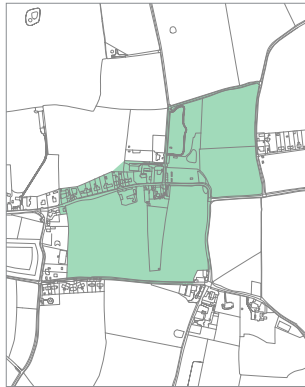
- The White House

Proposed Locally Listed Buildings

- Ash Tree Farm

3. THE STREET (3)

The eastern end of this area is a straight road with an open feel due to front gardens and lack of hedges bounding fields. Houses are a mix of historic cottages and farm buildings, short rows of terraced historic cottages and mid-late-twentieth century semi-detached houses. Wide open fields to the north-east.



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Defining Features

- Open feel, with expanse of farmland to the north-west, south and open front gardens to many houses.
- Historic buildings of red brick and flint with pantiles.
- Modern former council semi-detached houses in red brick or flint.
- Farm buildings on the south side and east end of The Street
- Slightly winding, downhill road.
- Trees and hedges lining many boundaries.
- Former Wesleyan Chapel at west end of the area.
- Views from fields to the north west back towards the church tower and water tower.
- Views north out of the Conservation Area to Baconsthorpe Castle.

Key Issues

- Some examples of uPVC windows and doors.

- Some examples of cementitious render on historic buildings.
- Lack of bin storage for terraced cottages which front directly on to the road.
- Some loss of front boundary hedges to front gardens in order to create wider parking bays, which puts the emphasis on driveways and cars.

Recommendations and Opportunities for Enhancement

- When uPVC windows and doors are at the end of their lives and require replacements, this should be done with painted timber windows and doors.
- Remove inappropriate cementitious render and, if necessary to re-render, use a lime based render.
- Retain or replace front boundary treatments to at least part of front boundaries.

Listed Buildings

None

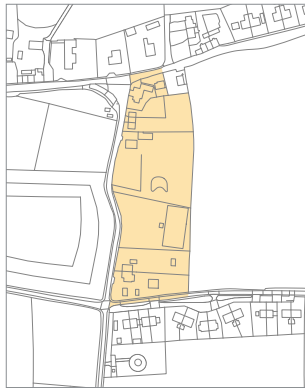
Proposed Locally Listed Buildings

- Wesleyan Chapel



4. JOLLY LANE

Narrow country lane, enclosed by mature trees and hedgerows, with some flint houses to the east, and open field to the west.



Defining Features

- Narrow single track lane.
- Flint cottages to east.
- Mature trees and high hedgerows.
- Open farmland to west and large gardens to east.

Key Issues

- Some examples of uPVC windows and doors.
- Untidy storage area at the south end on the west side of the lane.

Recommendations and Opportunities for Enhancement

- When uPVC windows and doors are at the end of their lives and require replacements, this should be done with painted timber windows and doors.
- Tidy storage area.

Listed Buildings

None

Proposed Locally Listed Buildings

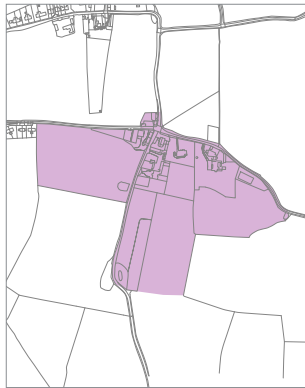
None

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5. SCHOOL LANE/PLUMSTEAD ROAD

Small pocket of the settlement built up around St. Mary's church, featuring grander houses and farm buildings, set in open farmland with rural open feel.



Defining Features

- St Mary's Church and churchyard.
- Baconsthorpe Manor and distinctive gate piers.
- The former National School building (now village hall).
- Crossroads location.
- Open farmland in all directions.
- Playground.
- Views north from School Lane to buildings on The Street.
- Views west towards the water tower.

Key Issues

- Some farm buildings in poor condition.
- Large silo in farm yard detracts.
- Utilitarian tarmac car park to playground and unattractive recycling bins.
- Shelter in playground in poor condition.

Recommendations and Opportunities for Enhancement

- Repair buildings using sensitive materials and techniques, and keep in good repair.
- Remove silo if possible.
- Upgrade surfacing in car park.
- Repair shelter in playground.

Listed Buildings

Grade II*

- The Manor House
- Church of St Mary

Grade II

- Right and Left gate piers to Manor House and attached, splayed garden wall
- The Old School

Proposed Locally Listed Buildings

- The Rectory

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6. MANOR FARM HOUSE

Winding, enclosed, narrow country lane, with tall mature well-tended hedges lining the road, set in open farmland. Manor Farm House at the east end, with a few agricultural buildings in the grounds. Small cottage on the south side of the road.



Defining Features

- Winding and narrow road.
- Large hedges and intermittent trees lining the road.
- Rural setting with views out over fields and south to the church tower in Plumstead.
- Manor Farm House on corner with agricultural buildings.
- Small cottage to south, possible with an outlining converted forge or bake house.

Key Issues

- Some examples of uPVC windows and doors.
- Some outbuildings not in use, in poor condition and overgrown with ivy.

Recommendations and Opportunities for Enhancement

- When uPVC windows and doors are at the end of their lives and require replacements, this should be done with painted timber windows and doors.
- Carefully remove ivy/vegetation growth to prevent damage to buildings and repair any damage caused using lime mortar.
- Bring vacant buildings back into an appropriate use to secure their long-term future.

Listed Buildings

Grade II

- Manor Farm House

Proposed Locally Listed Buildings

None

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Section 7

Vulnerabilities and Opportunities

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

Contents

[7.1 Condition](#)

[7.2 Negative Features](#)

[7.3 Rural Character and Suburbanisation](#)

[7.4 Agricultural Uses](#)

[7.5 Pressures from Development](#)

[7.6 Second Home Owners, Caravan Sites and Tourism](#)

[7.7 Dark Skies and Light Pollution](#)

[7.8 Climate Change](#)

7.1 CONDITION

Generally, the condition of the conservation area is good with well-maintained buildings, gardens and boundaries. It is important for buildings and structures individually and for the Conservation Area as a whole for built fabric to be maintained to a high standard. This maintains their aesthetic qualities, the integrity of the built fabric and prevents loss of historic fabric. There are few examples of structures in poor condition. These include:

- On the corner of The Street and Jolly Lane is a cottage which is very overgrown, with ivy and other vegetation growing over the walls and roof of the cottage and attached outbuilding. Timberwork to some of the windows is in poor condition, with flaking paint and some rotten sections. There are also patches of what appears to be cement render to the main cottage, which is an inappropriate material for historic buildings (see section 7.2 for further details).
- The timber shelter in the playground is damaged, with some panels having fallen down;

- Roofs to some barns around the Church Lane/ School Lane/Plumstead Road junction are in poor condition, with ivy growth, some collapsed sections of roof and masonry that is in need of repair.
- There are vacant historic barns at Manor Farm House, one of which has lost its roof and the remaining walls are in a poor state of repair, with vegetation growing over them.
- Cement render appears to have been used on a few buildings within the Conservation Area. In some cases this has cracked. Cement render is impermeable and can lead to the trapping of moisture within historic buildings, which is a threat to its condition.

Vacancy can be a particular threat to the condition of historic buildings, as it can mean that problems are not spotted and repaired in a timely manner, leading to larger scale repairs that are more costly to fix.



Overgrown cottage at the corner of Jolly Lane and The Street



Timber work in poor condition



Cementitious render repairs



Damaged shelter at the playground



Barns in poor condition as seen from the churchyard



Remains of a barn at Manor Farm House

7.2 NEGATIVE FEATURES

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

The greatest threat to the character area is the intrusion of modern elements that are out of keeping with the Conservation Area, in particular the introduction of inappropriate uPVC windows, doors or conservatories to historic buildings. Changes to traditional fenestration and doors causes the loss of historic fabric, can alter the appearance and aesthetic value of a building and can also affect the historic fabric of the remainder of the building by changing its breathability. It is preferable to repair damaged windows or doors and to undertake regular maintenance to ensure their enduring longevity. Well executed like-for-like replacement windows or doors (i.e. same size and proportions of elements constructed using the same materials and finishes as the existing) maintain the aesthetic, though not the evidential value, of the historic windows and doors. It can also be possible with some windows to incorporate slimline double-glazing to traditional style timber windows without affecting the appearance substantially. uPVC windows and doors should not be used in historic buildings in a Conservation Area and are undesirable on modern buildings within the Conservation Area. uPVC conservatories are also likely to be inappropriate, particularly where they are visible from the public highway.

Inappropriate uPVC Windows and Doors

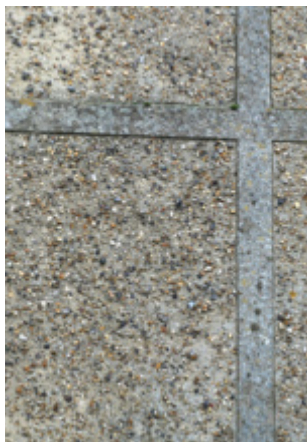


Other modern additions to buildings (some of which occur within Baconsthorpe, though others which are general threats common in the locality) which negatively affect their appearance and that of the Conservation Area as a whole include:

- uPVC downpipes and ventilation pipes, particularly when these are in a light colour instead of black;
- Satellite dishes visible from the public highway; and
- Solar panels visible from the public highway.



Satellite dish, aerial and uPVC window



Cementitious render

Within the Conservation Area there are a few public realm features which have a negative impact. At the playground the tarmac surface is quite basic and utilitarian, with unattractive (though useful and necessary) recycling bins in one corner. Unattractive wheelie bins are also difficult to hide from view where houses front directly onto the road. There is also an untidy storage area on Jolly Lane where doors, windows and other woodwork is stored in view of the road.

The water tower on School Lane is a key local landmark but is an incongruous modern feature in views.

Further negative features are described in the sections below.



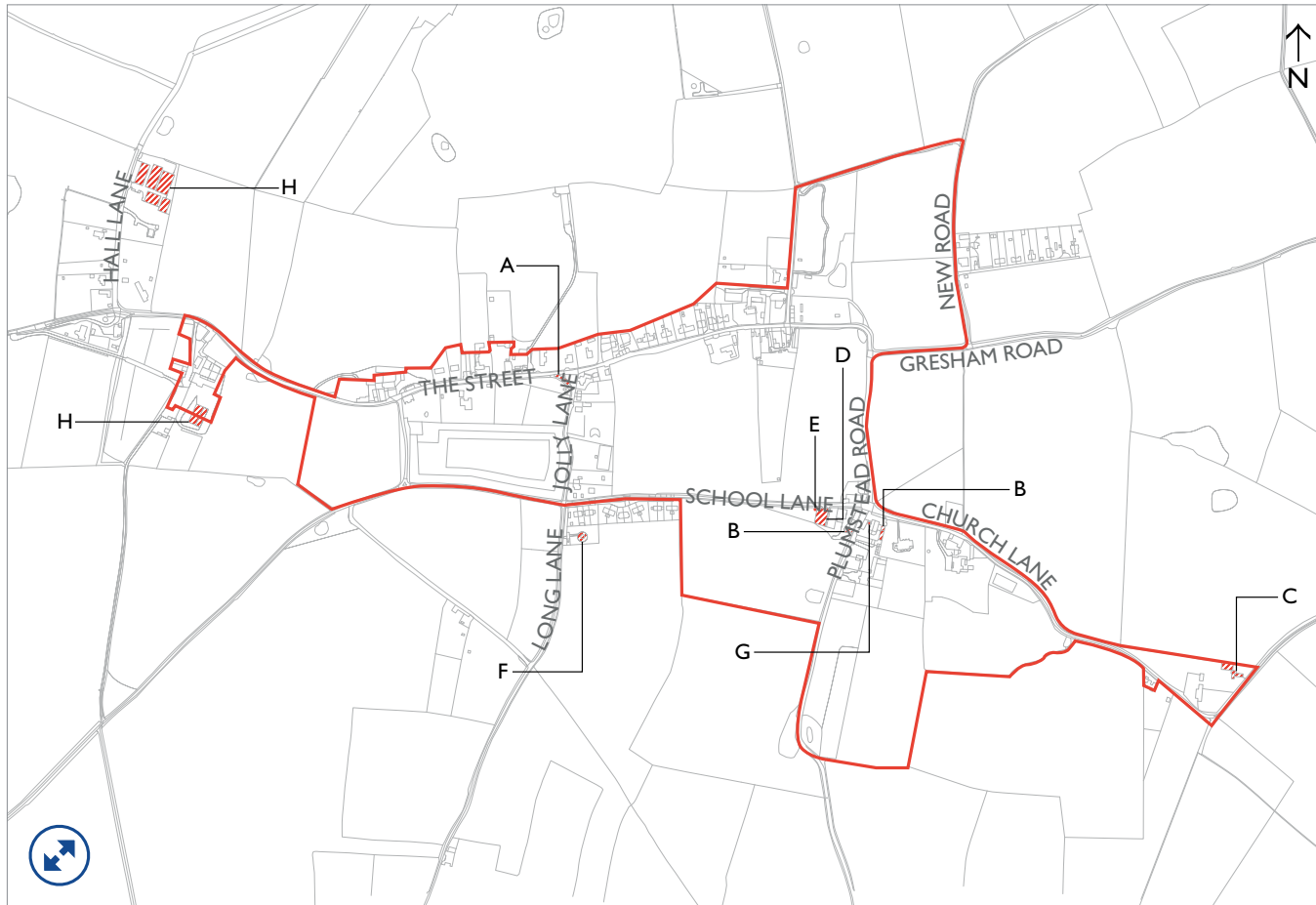
Utilitarian car park at the playground



Wheelie bins outside properties on The Street



The water tower features in several views from within the Conservation Area



KEY	
	Conservation Area Boundary
	Negative Feature
A	Building overgrown and in poor condition
B	Poor condition
C	Vacant barn and barn in poor condition
D	Utilitarian car park
E	Damaged shelter
F	Water tower
G	Silo
H	Modern barns

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



7.3 RURAL CHARACTER AND SUBURBANISATION

Baconsthorpe's rural character is one of the things that make it so special. With a gradual growth in houses on the edges of settlements, the desire of owners to improve their properties and the conversion of once functional agricultural buildings into residential use, there is a risk of suburbanisation or over restoration of buildings and public realm or surfacing treatments. Elements such as hard surfacing, for example kerbs, bricks or concrete as opposed to gravel, formal gates, loss of grass verges, conifer hedging, high or hard fences and larger parking areas could erode the informal, rural feel of the area. A few properties on The Street with front gardens have been converted to driveways, which has involved the loss of the front

boundary treatment. This increases the dominance of cars within the streetscape and involves the loss of greenery in front gardens. If off-street parking is necessary and deemed acceptable in planning terms it should preserve part of the boundary treatment and garden to minimise the impact.

External lighting and light pollution at night is also a threat, as part of the night time character of the area is one of darkness, with the ability to see the stars (see [section 7.7](#) for more details). Excessive signage should be avoided and traditional signage, such as timber finger posts as opposed to modern metal road signs, should be encouraged. Road markings are generally quite minimal and this should remain the case.



Incongruous conifer tree



Front gardens converted to driveways



7.4 AGRICULTURAL USES

Agriculture is a key industry in the local area. However, modern agricultural barns, usually made of corrugated metal or concrete blocks, are often located on the edges of villages and their scale and appearance has a negative visual impact on the historic character of the place. At Baconsthorpe there are large barns in the setting of the Conservation Area to the west of the village, at Pitt Farm and at Hall Lane Farm. These can be seen in views from The Street and from the lane to the east of Pitt Farm. A modern silo is also located near the Manor House and is clearly visible from the road.



Modern silo



Modern barn seen from The Street

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



Modern barns seen from The Street



7.5 PRESSURES FROM DEVELOPMENT

As pressure for housing increases there is a risk of the spreading the settlement edge of Baconsthorpe into the surrounding agricultural landscape. There are also large fields between groups of buildings in the Conservation Area, which are important for establishing its rural character and in creating views of buildings, particularly the church tower.

While some housing will be required this should be weighed against need and carefully planned to be located as sensitively as possible, with minimal or no negative impact on heritage values. Housing developments are unlikely to be appropriate in Baconsthorpe but if deemed appropriate they should remain small in order to reduce or eliminate visibility within the surrounding landscape. Harsh edges to settlements should be avoided. Screening with existing and new hedgerows, trees and woodland could assist with reducing visibility. However, this should not be used as the sole justification for development as other factors, such as the impact from subdivision of historically open space or the contextual relationship of a development to its setting, are relevant. Development should therefore respect existing scales, densities, materiality and the local vernacular. It should also respect historic property and field boundaries.

Planning legislation allows for buildings of high design quality to be constructed in historically sensitive areas, which enables the continuing evolution of a place whilst ensuring the quality of the environment. Provided the design is of high quality and construction, the materials and style of the new building does not necessarily have to match those of the existing buildings in the area.

However, there is a risk that the construction of too many buildings of contrasting design and materials could erode the character of the Conservation Area and it is important that the collective impact of the growing numbers of such buildings is taken into account each time one is proposed. Wherever possible, applicants should be encouraged to make use of sympathetic traditional materials, scale and massing so that new buildings sit harmoniously within the streetscape and the wider Conservation Area. Consideration should also be given to the impact of large areas of glazing in a design of otherwise traditional materials as these can create detrimental blank spaces in views.

7.6 SECOND HOME OWNERS, CARAVAN SITES AND TOURISM

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

The popularity of the North Norfolk coast and the inland villages and landscape with tourists will create demand for new facilities and infrastructure. There has been pressure for an increase in the size of the camp site at Pitt Farm, which has recently been granted permission subject to landscaping design and materials. Another camp site, Soul of Norfolk, is located to the south of Baconsthorpe. There could be further pressure for increased size and number of camp and caravan sites. The visual impact of these would need to be assessed carefully to ensure that they would not cause visual harm to the setting of historic buildings and landscape.



7.7 DARK SKIES AND LIGHT POLLUTION

North Norfolk is one of the best places in the country to view the sky at night. There are no streetlights in Baconsthorpe, which retains this characteristic of its atmosphere and setting. There is a potential risk from increasing use of bright external lighting which could reduce the ability to see the night sky and impact on the tranquillity and rural feel of the area. Avoiding excessive external lighting would help to preserve the special character of Baconsthorpe at night.

7.8 CLIMATE CHANGE

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

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

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

Permission has recently been granted for two new wind turbines within the vicinity of Baconsthorpe: one to the north-east at Pond Farm and one to the north-west at Selbrigg. These will add tall modern features within views from Baconsthorpe, though the turbine will be seen as small and at a distance. However, there could be pressure for further turbines which would have a greater impact on the setting of the Conservation Area.

Section 8

Management Plan

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



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8.1 INTRODUCTION

This management plan provides:

- An overarching **conservation philosophy** which sets out the guiding principles for the retention and enhancement of the character and appearance of the Baconsthorpe Conservation Area.
- **Recommendations** which give more detailed guidance for the protection of existing features of special interest and the parameters for future change to existing buildings or new development.

Once this Conservation Area Appraisal and Management Plan has been adopted by NNDC, the philosophy and recommendations in this section will become a material consideration in the council's determination of planning applications, Listed Building consents and appeals for proposed works within the Conservation Area.

Building owners and occupiers, landlords, consultants and developers should refer to these recommendations when planning change within the Conservation Area. Adherence to this guidance will ensure designs consider the special interest of Baconsthorpe from the outset and that change makes a positive impact on the Conservation Area.





8.2 CONSERVATION PHILOSOPHY

The overarching aim of the recommendations in this management plan is the preservation and enhancement of the character, appearance and special architectural interest of the Baconsthorpe Conservation Area.

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



8.3 RECOMMENDATIONS

8.3.1 Repairs, Materials and Techniques

There is a consistency to the materials palette used in Baconsthorpe that is a fundamental part of its character, which includes predominately flint, complemented by brick and red clay pantiles. These traditional materials require repair and maintenance using traditional techniques, particularly the use of lime mortars and renders, in order that the breathability of the historic buildings is maintained and moisture does not become trapped within the fabric, leading to decay.

Regular maintenance ensures the appearance of the Conservation Area is preserved and is also of benefit as it ensures that small problems do not escalate into larger issues, which cause more damage to historic fabric and a greater cost to put right.

Recommendations

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

- Reversibility, i.e. the ability to remove a modern repair or material without damaging the historic fabric, is an important consideration, as better alternatives may become available in the future.
- Historic materials should be reused for repair wherever possible, for example rebuilding a brick wall in poor condition using as many of the original bricks as possible.

8.3.2 Retention of Existing features and Details

Architectural features and details and the design, materials and form of buildings, as outlined in [Section 4](#), make important contributions to the appearance of individual buildings and the streetscape as well as to the character of the Conservation Area overall. Loss or inappropriate replacement of such features and details causes the incremental diminishment of appearance and character.

Existing features and details may not be original to a building but may be later additions which are also historic. Such features and details still have aesthetic value and also illustrate the changes to the building and the Conservation Area over time. Some features and details may also record past uses of a building and so contribute to the evidential record of the village's history.

Recommendations

- Original and historic windows (including dormers and bay windows) and doors should be preserved and maintained through diligent repair.
- The appearance of windows and doors that are recent replacements made to match the original or historic designs should be retained.
- Chimneys and chimney pots should be retained and preserved. Where rebuilding is necessary, the design and form of the existing chimney should be retained and historic materials reused where possible.
- Patterns of flint and/or brickwork in buildings and boundary walls will be preserved. If rebuilding is necessary, a record will be taken in advance of works starting and the wall rebuilt to match exactly.
- Inscription stones, plaques and decorative features will be retained and preserved in situ.
- Historic gates, railings and walls will be retained and preserved. Where new gates or railings have been made to match removed historic ones, the pattern, form and materials will be preserved in any future replacements.



8.3.3 Alterations, Extensions and Demolition

Baconsthorpe has evolved over centuries and its built fabric reflects both historic uses and prevailing fashions. It is not the purpose of designation to prevent future change, which is necessary for the enduring sustainability of the heritage asset. Instead, the purpose of designation is to ensure change is carried out in a manner that does not cause harm and also, where appropriate, enhances the heritage asset.

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

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

What is a Heritage Impact Assessment?

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

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

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

Buildings can be important records of their own development. There should not be a presumption that reversing historic changes will be acceptable as this can diminish the illustrative value of a building. However, not all past changes are beneficial to a building and the removal of negative features or reinstatement of lost features can enhance a building. Therefore, demolition or removal of buildings or features that detract from the Conservation Area may be beneficial. Whether or not the existing building contributes positively to the Conservation Area in terms of its appearance, if it contributes positively in terms of layout, demolition should only be permitted where rebuilding is proposed.

Alterations and extensions should be of a scale, design and quality that will enhance the Conservation Area. The addition of modern fittings also needs to be considered carefully as items such as satellite dishes and aerials can be visually detrimental to the Conservation Area. These should be located on rear elevations away from sight of the public highway. The addition of solar panels will require planning permission if they protrude 200mm above the roofline or are sited on a wall/roof adjacent to the highway.



Article 4 Directions can be placed on individual properties by local planning authorities to restrict certain permitted development rights. This can be a means of providing extra controls over the type and extent of development that is allowed. Given the existing controls that conservation area designation brings, plus the Listed Buildings and proposed Locally Listed Buildings within the Baconsthorpe Conservation Area, which themselves are subject to controls over development, no Article 4 Directions, which would control development to unlisted buildings, are deemed necessary in Baconsthorpe at this time.

Recommendations

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

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

8.3.4 New Development

New development may take the form of replacement buildings or construction on undeveloped plots. Any new development should respect the character of the Conservation Area and should not adversely erode the rural setting between and surrounding existing buildings. In Baconsthorpe the spaces between groups of buildings are important as they create a rural setting and provide views across fields to other buildings, particularly the tower of St. Mary's Church. It will be important that these open spaces between buildings are not eroded through new development.

New development should not compete with or overshadow existing buildings, particularly where the existing buildings are historic so that the character-defining historic buildings remain preeminent and their setting is not harmed.

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

Recommendations

- The heritage impact of proposed new development will be assessed prior to approval of works.
- New development should be of the same or a lesser scale and massing as the buildings around it.
- Traditional local vernacular materials should be used, namely flint, red brick and clay pantiles. There may be scope for limited use of timber, render, stone, slate and other traditional materials, though thoughtful and sensitive design with modern materials may be acceptable.



- The design of new development should be of a high quality that will be valued now and in the future. There is no presumption in favour of either traditional or contemporary design.
- The quality of construction should be high.
- Historic plot or field boundaries should be preserved when new development occurs.
- The open setting of Baconsthorpe and the open fields between groups of buildings will be preserved (see also section 8.3.6 of setting and views below).
- New development should have wheelie bin space/storage included. For existing buildings screening with planting, fences or walls would help to reduce their impact where it is feasible.

8.3.5 Streetscape and Public Realm

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

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

Current public realm features within the Conservation Area and are mainly in materials that are appropriate to the character of the area, such as timber benches. Ubiquitous road or bus stop signage should be kept to a minimum and more traditional forms of signage, such as finger posts, should be encouraged. Road markings should be kept to a minimum to preserve the rural character of the village.

Recommendations

- Proposed change will be considered in relation to the streetscape.
- Historic boundary walls should be preserved and regularly maintained.
- New development should have defined boundaries demarcated with boundary treatments that are in keeping with the character of the Conservation Area.
- The grass verges within the Conservation Area will be preserved.
- Trees and hedging within the Conservation Area will be preserved.
- Excessive signage will be avoided.
- Traditional materials should be used for street furniture and signage.
- Road markings will be kept to a minimum necessary and will use narrower format lines appropriate for Conservation Areas where they are necessary.
- Traditional forms of signage will be encouraged.



8.3.6 Green landscape, setting and views

The setting of Baconsthorpe contributes to its special interest. The physical setting encompasses wide open agricultural land, both within and outside of the Conservation Area boundary. This blending of the rural landscaping in amongst the built development of the village is one of its key characteristics and should be preserved. Development which erodes the open setting of the buildings should be avoided. If limited development is deemed appropriate it may benefit from screening with planting to maintain the rural characteristics of the village.

The historic link to Baconsthorpe Castle is an important one and lanes and footpaths which link the village and the Castle site should be preserved and clearly signposted. Views to the Castle from the Conservation Area should be preserved.

The ability to appreciate heritage assets individually or collective from key viewpoints contributes to their special interest. Views of key buildings, especially the tower of St. Mary’s Church, and of groups of buildings across fields, should be preserved.

Lighting has the potential to impact on the ability to appreciate the dark skies of the area.

New or expanded campsites could have the potential to impact on the visual setting of the Conservation Area. They will need to be planned carefully and with built features and tents/camping pods/etc located discreetly.

Recommendations

- The setting of the Conservation Area and the open fields within the Conservation Area boundary will be protected from inappropriate development.
- Key views within and into the Conservation Area will be preserved.
- Views of landmark buildings, particularly the tower of St. Mary’s Church and the Castle, will be preserved.
- Excessive use of external lighting will be avoided.
- New or expanded campsites should be planned carefully to minimise harm to the setting of the Conservation Area.

8.3.7 Boundary Review

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

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

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



Recommendations

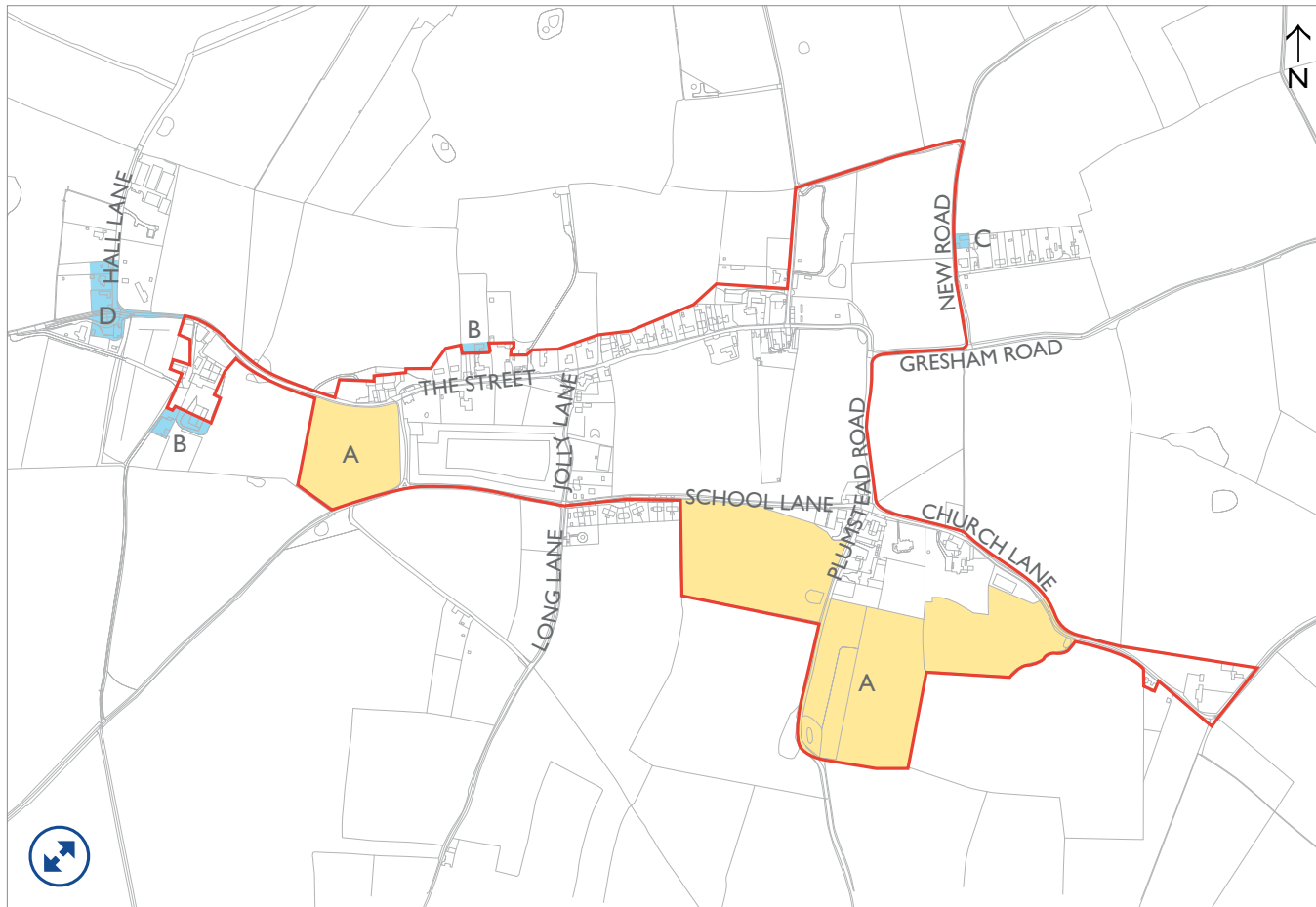
The boundary of the Baconsthorpe Conservation Area includes several large fields with no built development on them. Typically the boundary of a Conservation Area would focus on the buildings themselves. However, in Baconsthorpe one of the key characteristics of the Conservation Area is that there are pockets of built development which are visible across fields, which creates a visual connection between different parts of the area. The open fields are also important in creating views across the land towards groups of buildings and key landmarks. Some of the fields have therefore been retained within the boundary in order to preserve this aspect of the Conservation Area and to make it clear that the open fields within the village are part of its special character. Other fields to the south and west of the boundary are less important for the preservation of the character of the Conservation Area and do not provide the same important views. Therefore, these have been proposed for removal from the boundary.

There are some anomalies to the boundary in Baconsthorpe, with the boundary line cutting through buildings. Small sections of land have therefore been proposed for inclusion to standardise the boundary.

Lastly there are some historic buildings near to the edge of the Conservation Area boundary which are currently not included within it. These would benefit from the protection which Conservation Area designation brings and have therefore been proposed for inclusion.

- A Fields proposed for removal from the boundary because they do not provide key views and in order to provide more focus on built development within the Conservation Area boundary.
- B Two areas where the boundary cuts through buildings or does not include full groups of buildings. The changes are proposed in order to rationalise the boundary.

- C Historic cottage dated 1850 and therefore of a similar date to many of the buildings within the Conservation Area. The building is a well preserved cottage with similar characteristics to most of the buildings within the Area, such as the use of flint cobbles with red brick dressings and red clay pantiles.
- D A group of cottages at the corner of The Street and Hall Lane, two of which date from the early nineteenth century and shown on the Tithe Map, whilst the third replaced a building shown on the Tithe Map. As such, this area constitutes a part of the parish that was built historically. The buildings display similar characteristics of buildings within the Conservation Area, with the same flint and brick materiality. One building was, until recently, a public house and therefore also has added historic and communal value.



KEY

- Conservation Area Boundary
- Area Proposed for Inclusion within CA Boundary
- Area Proposed for Exclusion from CA Boundary

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Section 9

Further Information

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

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

RESEARCHING THE HISTORY OF A BUILDING OR SITE

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

- **The National Heritage List for England**, to find out whether your building is listed.
- **The Norfolk Heritage Centre at the Norfolk and Norwich Millennium Library**.
- **The Blakeney Area Historical Society**, who run a History Centre containing documents on local history.
- **The Norfolk Records Office**. You can search their catalogue online before you visit or request research to be carried out on your behalf.
- **Norfolk Heritage Explorer**, the Heritage Environment Record for the county.

- **Holt Library**. Interlibrary loans mean that you can always borrow books from other libraries if necessary.
- **The National Archives**. These are located at Kew, London, but the catalogue can be searched online.
- **British Newspaper Archive Online**, which can often be a useful source of local history information.
- **National Library of Scotland**, which allows you to view numerous historic plans online.

PLANNING ADVICE

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

ADVICE ON CONSERVATION BEST PRACTICE

Historic England's website contains a range of advice and guidance, such as *Conservation Principles: Policies and Guidance* and guides on understanding heritage value, setting and views, to specific guides on types of repairs or types of buildings. This information can largely be found in the advice area of the website. <https://historicengland.org.uk/advice/>

FINDING A CONSERVATION ARCHITECT, CONSULTANT OR CONTRACTOR

When undertaking work to an historic building it is important to employ contractors who have worked with them before and understand what would be appropriate in terms of change. There are several organisations that maintain lists of experienced conservation and heritage professionals from architects and surveyors to leadworkers and roofers. The following are databases of consultants who have a proven track record of working with historic buildings:

- The Institute of Historic Building Conservation (IHBC), who have a database of accredited practitioners.
- Royal Institute for British Architects (RIBA) list of conservation architects.
- The Register of Architects Accredited in Building Conservation (AABC).



TRACKING OR COMMENTING ON PLANNING APPLICATIONS

If you or a neighbour submits a planning application, there will be a period when members of the public can comment on the application. This can be done electronically online via the Council's Planning website: <https://idoxpa.north-norfolk.gov.uk/onlineapplications/>

If you are planning works to your own property, it can be useful to check the planning applications that have been approved for similar works in the village to understand what might be acceptable.

It may also be useful to review the planning history for your own site to find out what changes may have been made to your property prior to your ownership. Note that the council only holds planning application records online for recent years. For older applications please contact the planning department (planning@north-norfolk.gov.uk) for details of how to access the documentation.

COMMUNITY ACTION

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

Appendices



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Appendix A

Endnotes and Bibliography



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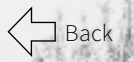
North Norfolk District Council and LUC, North Norfolk Landscape Character Assessment, Nov 2018

North Norfolk Coast Partnership, North Norfolk Coast AONB Climate Change Adaptation Strategy, March 2017

LEGISLATION

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

Section 71 (1, 2, 3), Planning (Listed Buildings & Conservation Areas) Act 1990



Appendix B

Glossary of Terms



Alteration

Work intended to change the function or appearance of a place (HE, Conservation Principles, 2008, 71).

Conservation Area

'An area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance', designated under what is now s69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (HE, Conservation Principles, 2008, 71).

Conservation

The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance (NPPF, 2018, 65). The process of managing change to a significant place in its setting in ways that will best sustain its heritage values, while recognising opportunities to reveal or reinforce those values for present and future generations (HE, Conservation Principles, 2008, 71).

Designated heritage asset

A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation (NPPF, 2018, 66).

Heritage asset

A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing) (NPPF, 2018, 67).

Historic environment

All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora (NPPF, 2018, 67).

Preserve

To keep safe from harm¹⁸ (HE, Conservation Principles, 2008, 72).

Renewal

Comprehensive dismantling and replacement of an element of a place, in the case of structures normally reincorporating sound units (HE, Conservation Principles, 2008, 72).

Repair

Work beyond the scope of maintenance, to remedy defects caused by decay, damage or use, including minor adaptation to achieve a sustainable outcome, but not involving restoration or alteration (HE, Conservation Principles, 2008, 72).

Restoration

To return a place to a known earlier state, on the basis of compelling evidence, without conjecture (HE, Conservation Principles, 2008, 72).

Reversible

Capable of being reversed so that the previous state is restored (HE, Conservation Principles, 2008, 72).

Setting of a heritage asset

The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (NPPF, 2018, 71). The surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape (HE, Conservation Principles, 2008, 72).

Significance (for heritage policy)

The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance (NPPF, 2018, 71). The sum of the cultural and natural heritage values of a place, often set out in a statement of significance (HE, Conservation Principles, 2008, 72).

Value

An aspect of worth or importance, here attached by people to qualities of places (HE, Conservation Principles, 2008, 72).



Appendix C

Audit of Heritage Assets

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



CHURCH LANE/PLUMSTEAD ROAD

Address / Building Name	Church of St Mary
Street-by-Street Area	Church Lane/Plumstead Road
Status	Grade II*
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049847
Brief History	Medieval parish church, restored 1868.
Brief Description	Flint with stone dressings, lead roof. West tower, nave, chancel, north and south aisles, north porch.



Address / Building Name	The Manor House
Street-by-Street Area	Church Lane/Plumstead Road
Status	Grade II*
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049848
Brief History	Early eighteenth century house built on a sixteenth century core.
Brief Description	Brick, black glazed pantiles to shallow pitched hipped roof. Main façade to west, symmetrical brick plinth, rusticated quoins and window surrounds, platbands above and below first floor windows. Main door flanked by fluted columns with coat of arms above of the Newman family.



Address / Building Name	Left and Right Gate piers and attached to Splayed Garden wall
Street-by-Street Area	Church Lane/Plumstead Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373488 and https://historicengland.org.uk/listing/the-list/list-entry/1049849
Brief History	Eighteenth century gate piers at entrance of Manor House.
Brief Description	Square, in rendered brick having recessed semi-circular headed panels to faces; square stone cap with cyma recta of classical leaf moulding, pier surmounted by stone griffin's head erased (the crest of the Newman family who held the manor late seventeenth/early eighteenth century). Low curved brick wall with stone cap attached to right.



CHURCH LANE/PLUMSTEAD ROAD (CONT.)

Address / Building Name	The Old School
Street-by-Street Area	Church Lane/Plumstead Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049850
Brief History	Former school, now village hall, dated 1816.
Brief Description	Pebble flint with brick dressings; hipped roof, corrugated tiles to front, black glazed pantiles to sides, pantiles to rear. Three bays with outshuts to rear. South front with chamfered brick cap to flint plinth, dentil cornice, axial stack to right. Inscription '1816 National School' within third pediment.



Address / Building Name	The Rectory
Street-by-Street Area	Church Lane/Plumstead Road
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	Late-18th or early-19th century
Brief Description	Three storeys in red and gault brick, with a stone parapet and a slate roof. Timber sash windows, a Classical architrave frames the painted timber panelled front door. Proposed for local listing for its link with the church, its elegant appearance and as one of the larger, grander buildings in the Conservation Area.



MANOR FARM HOUSE

Address / Building Name	Manor House Farmhouse
Street-by-Street Area	Church Lane/Plumstead Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373487
Brief History	Eighteenth century façade on earlier core dated 1635.
Brief Description	Brick, black glazed pantiles and pantiles. Two phases now under a continuous roof. Two storeys plus attic. Nineteenth century door and windows.



THE STREET (1)

Address / Building Name	Pitt Farm and barns to the rear
Street-by-Street Area	The Street
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	Sixteenth to seventeenth century house, with large flint and timber barns. Anecdotally has a connection with Anne Boleyn.

Brief Description Red brick house with steep dutch gable hipped roof. Small casement windows. Window to rear looks to be sixteenth century. Proposed for local listing because of its considerable age, the impressive size of historic barns to the rear of the house, and the potential historic connection to Anne Boleyn. It is unusual that a building of this age is not nationally listed.



THE STREET (2)

Address / Building Name	The White House
Street-by-Street Area	The Street (2)
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373489

Brief History Eighteenth century house at right angles to the street.

Brief Description Rendered, black glazed pantiles, unglazed to right. Three bays, two storeys. Gable parapets on shaped kneelers, end internal stacks in gault brick each with projecting base and oversailing cap having two yellow chimney pots with hexagonal cups.



Address / Building Name	Ash Tree Farm
Street-by-Street Area	The Street
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	Pre-eighteenth century.

Brief Description Red brick house with red brick dressings and pantile roof. Proposed for local listing because of its elegant symmetrical façade, good quality doors and windows, and as one of the larger and better quality farmhouses within the village.



THE STREET (3)

Address / Building Name	Wesleyan Chapel
Street-by-Street Area	The Street (3)
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	1844

Brief Description Former Wesleyan Chapel now converted to residential. Pebble flint with gault brick dressings. Arched windows and door to north end are distinctive. Name and date plaque on north elevation. Proposed for local listing for its distinctive design, its demonstration of the popularity of Methodism in the area and as a former communal building.



Appendix D

Full Size Plans



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Appendices




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