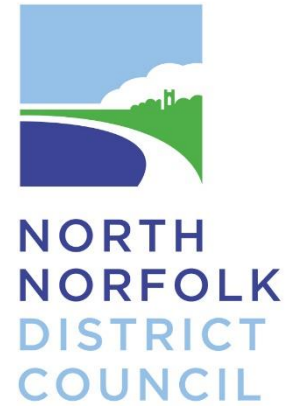


THE GLAVEN VALLEY CONSERVATION AREA APPRAISALS & MANAGEMENT PLANS 2020



INTRODUCTION & BACKGROUND

- This report seeks approval for the draft Baconsthorpe, Glandford, Hempstead, Holt & Letheringsett CAA&MP to be taken forward to public consultation
- These four documents have been produced in collaboration with the Council's appointed consultants Purcell.
- As part of managing the Council's 81 Conservation Areas – funding was received for the review of the Glaven Valley. These five were selected as priority cases due to:
 - Their 1970's & 1980's designation
 - A need for robust definition and understanding
 - Requirement for a document to inform and assist future decision making

POLICY CONTEXT

- A Conservation Area is defined as ‘an area of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance’. Planning (Listed Buildings and Conservation Areas) Act 1990
- Section 71 of the same Act requires local planning authorities to formulate and publish proposals for the preservation and enhancement of these conservation areas.
- The appraisal documents now being considered conform to current Historic England guidance (Conservation Area Designation, Appraisal and Management 2019).

BENEFITS OF REVIEW

- Defining the special characteristics and interest of the Area as well as those issue which threaten them;
- Offering guidance to prevent erosion of character and opportunities to secure enhancement;
- Additional support and guidance for decision-making through the development management process;
- Updating the CA boundary to reflect the position on the ground and react to change;
- Alignment with new national and local policy;
- A real opportunity to engage with local community and offer community empowerment.

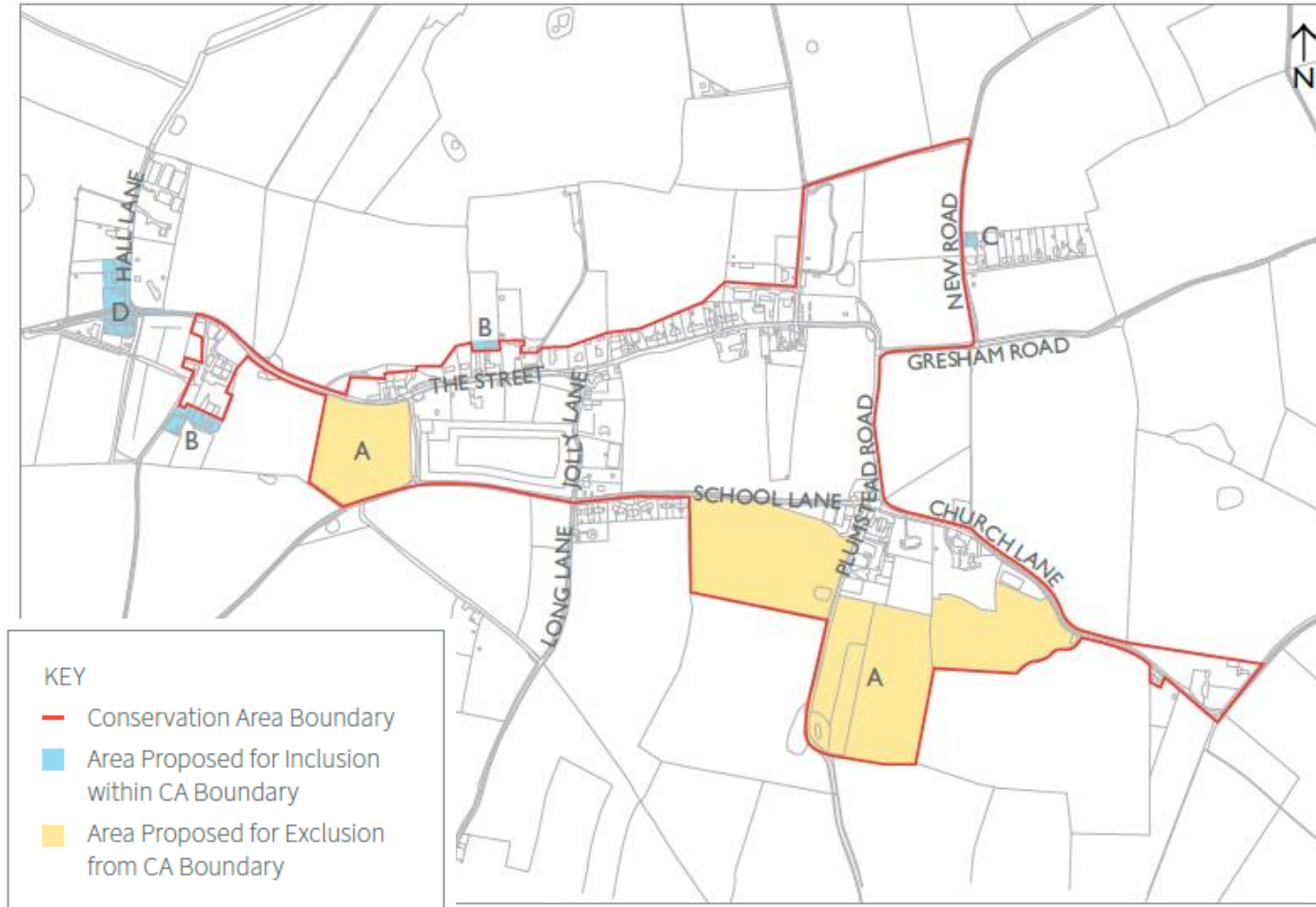
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OVERVIEW OF RECOMMENDATIONS

- Repairs, Materials & Techniques
- Retention of Existing Features & Details
- Alterations, Extensions & Demolition
- New Development
- Streetscape, Public Realm & Landscape
- Setting & Views
- Traffic & Parking
- Boundary Review

BACONSTHORPE BOUNDARY REVIEW

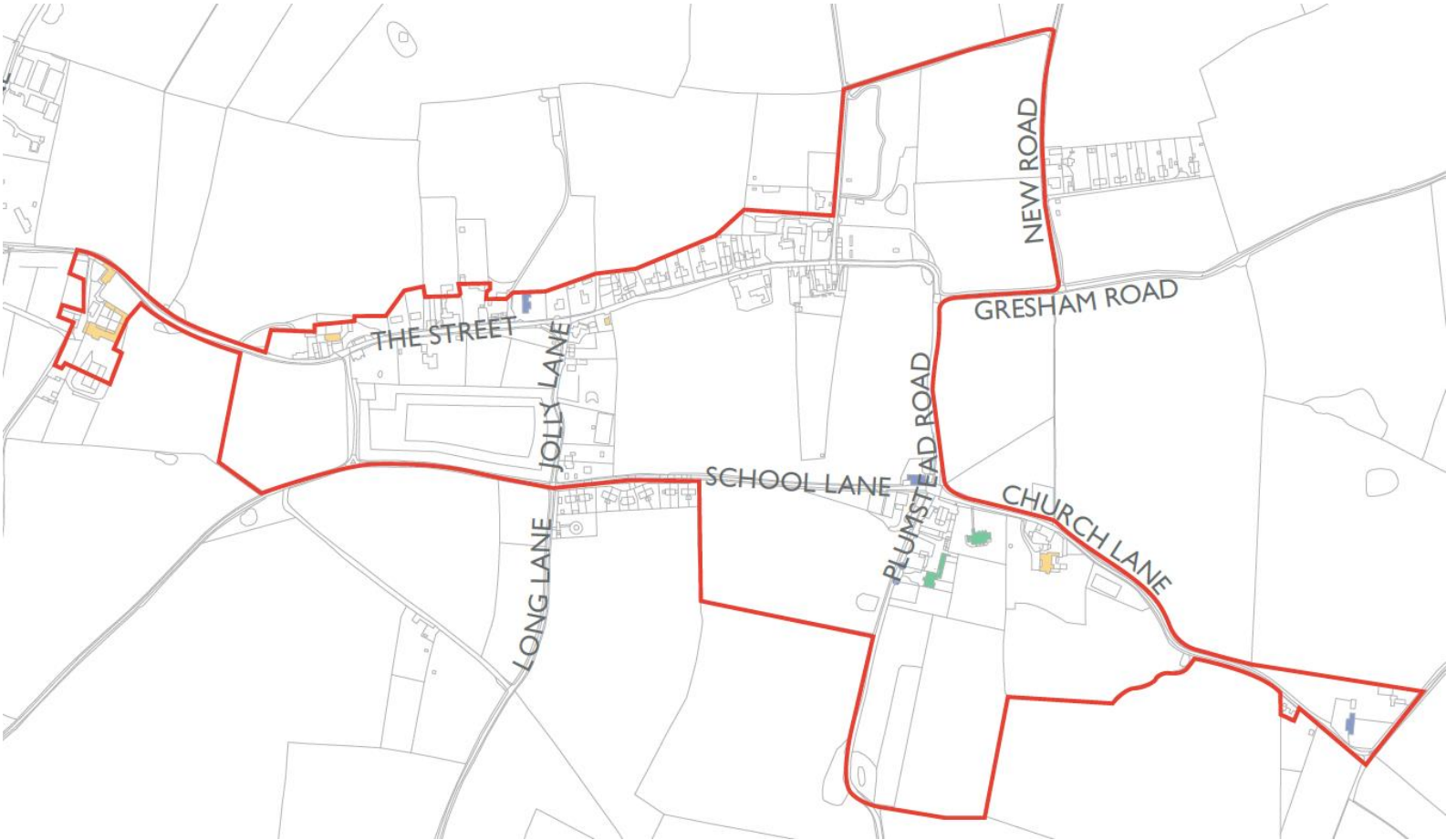


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Recommendations

- 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.

BACONSTHORPE LOCAL LISTING



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 on, 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.



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. Anecdotaly 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.



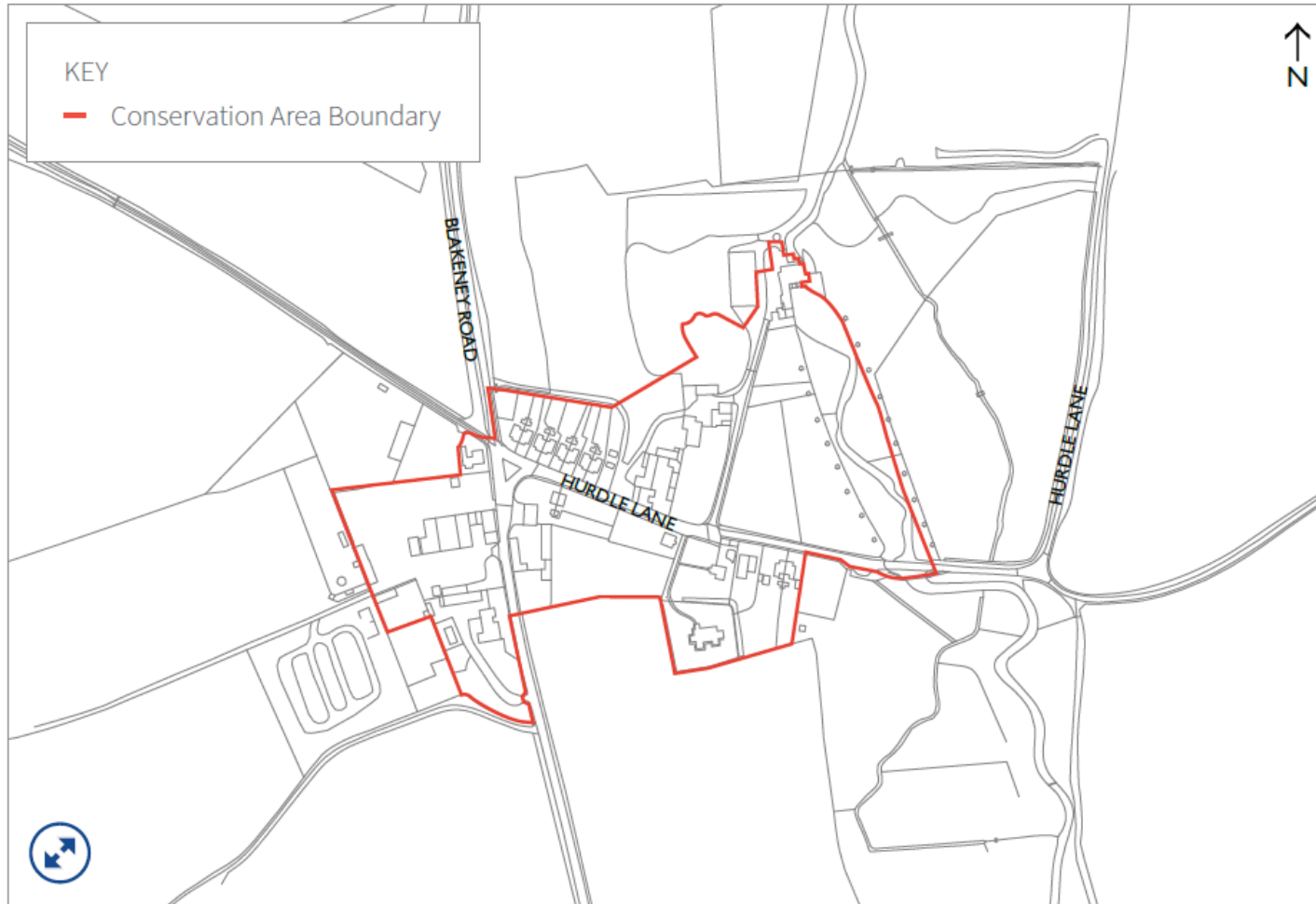
Address / Building Name	Wesleyan Chapel
Street-by-Street Area	The Street (3)
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	1844
Brief Description	Former Wesleyan Chapel now converted to residential. Pebble flint with gault brick dressings. Arched windows and door to north end are distinctive. 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.



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.



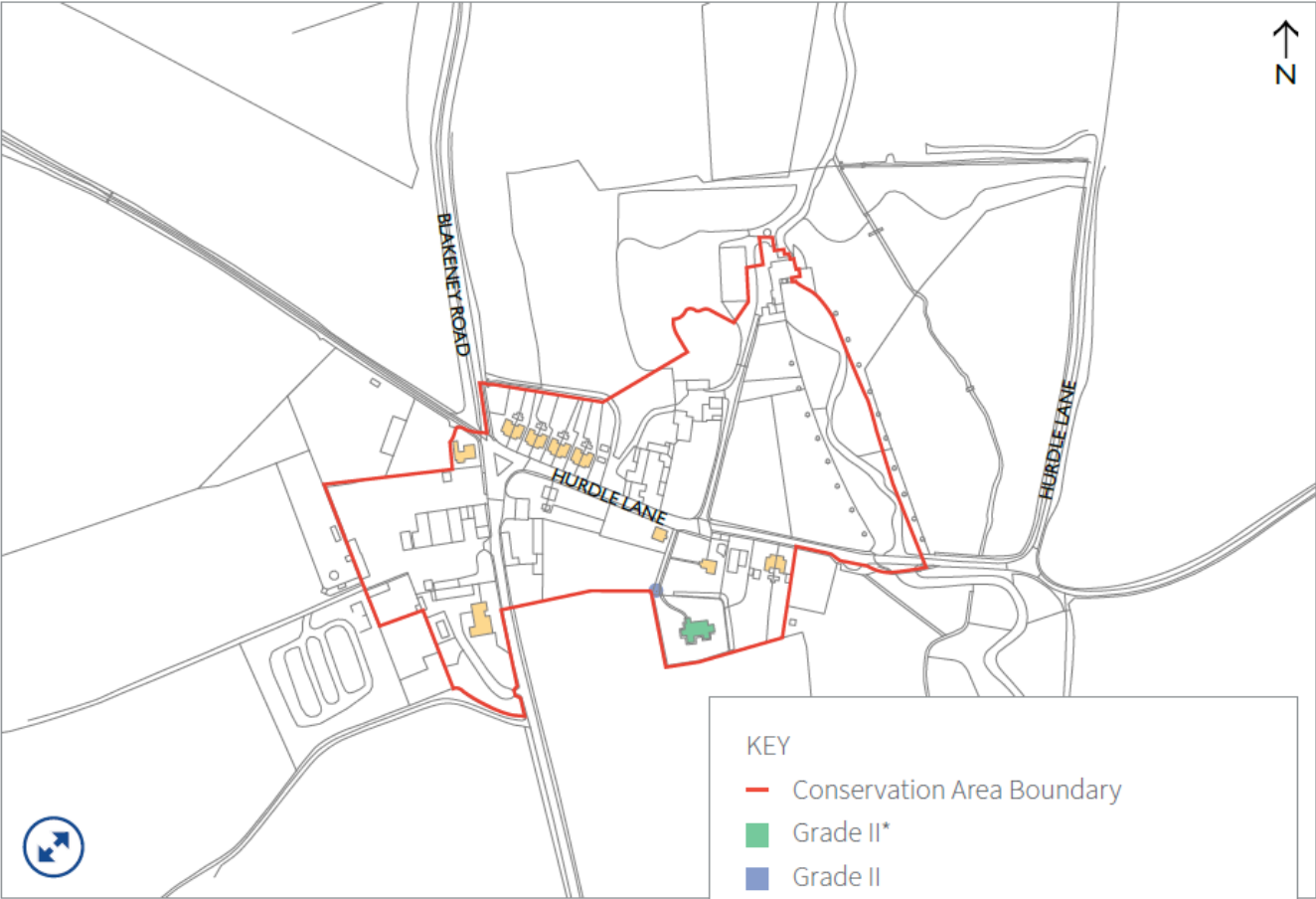
GLANDFORD BOUNDARY REVIEW



Recommendations

Though there are some areas of open land in-between buildings and at the edges of the village these are limited and form an appropriately sized buffer to the built development. The land also encompasses the section of the river from the ford to the former mill, which is an important historic element of the milling history of the village. No major changes have been made to the built development of Glandford since the designation of the boundary. Therefore, the boundary has been reviewed and in Glandford no proposed changes have been made.

GLANDFORD LOCAL LISTING





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KEY


- Conservation Area Boundary
- Grade II*
- Grade II
- Proposed 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.

Address / Building Name	Church House
Street-by-Street Area	Hurdle Lane
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	1881-87 to 1905-06 as part of Sir Alfred Jodrell's model village.
Brief Description	Side-on flint cottage facing shell museum. Group value with Church and Shell Museum. Proposed for inclusion of the Local List for its group value as part of Jodrell's model village and for its distinctive design with Dutch gables.
	

Address / Building Name	Mill Cottages
Street-by-Street Area	Hurdle Lane
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	1881-87 to 1905-06 as part of Sir Alfred Jodrell's model village.
Brief Description	Pair of flint cottages with Dutch gables. Proposed for inclusion of the Local List for its group value as part of Jodrell's model village and for its distinctive design with Dutch gables.
	

Address / Building Name	Row of semi-detached houses
Street-by-Street Area	Hurdle Lane
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	1881-87 to 1905-06 as part of Sir Alfred Jodrell's model village.
Brief Description	Four pairs of flint cottages with Dutch gables, set back from road, bounded by flint walls and original iron-work gates. Proposed for inclusion of the Local List for its group value as part of Jodrell's model village and for its distinctive design with Dutch gables. The row of cottages are also a local landmark on Hurdle Lane.
	

Address / Building Name	Manor Farmhouse
Street-by-Street Area	Blakeney Road
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	1881-87 to 1905-06 as part of Sir Alfred Jodrell's model village.
Brief Description	Flint and red brick farm house, with Dutch gables built side on to the road. Surrounded by mature gardens and bounded by extensive flint wall and flint outbuildings to the north. Proposed for inclusion of the Local List for its group value as part of Jodrell's model village and for its distinctive design with Dutch gables. Manor Farmhouse is also a local landmark on Blakeney Road.
	

Address / Building Name	Shell Museum
Street-by-Street Area	Hurdle Lane
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	Built 1915, paid for by Sir Alfred Jodrell of Bayfield Hall.
Brief Description	Charming flint chapel style building, operating as Shell Museum, set in attractive garden. Proposed for inclusion of the Local List for its group value as part of Jodrell's model village and for its distinctive design with Dutch gables. The Shell Museum is also a local landmark on Hurdle Lane.
	

Address / Building Name	Holbrook
Street-by-Street Area	Blakeney Road
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	1881-87 to 1905-06 as part of Sir Alfred Jodrell's model village.
Brief Description	Similar in style to Manor Farmhouse but on a smaller scale. Also built side on to Blakeney Road. Prominent chimney stack. Proposed for inclusion of the Local List for its group value as part of Jodrell's model village and for its distinctive design with Dutch gables.
	

HEMPSTEAD BOUNDARY REVIEW

Recommendations

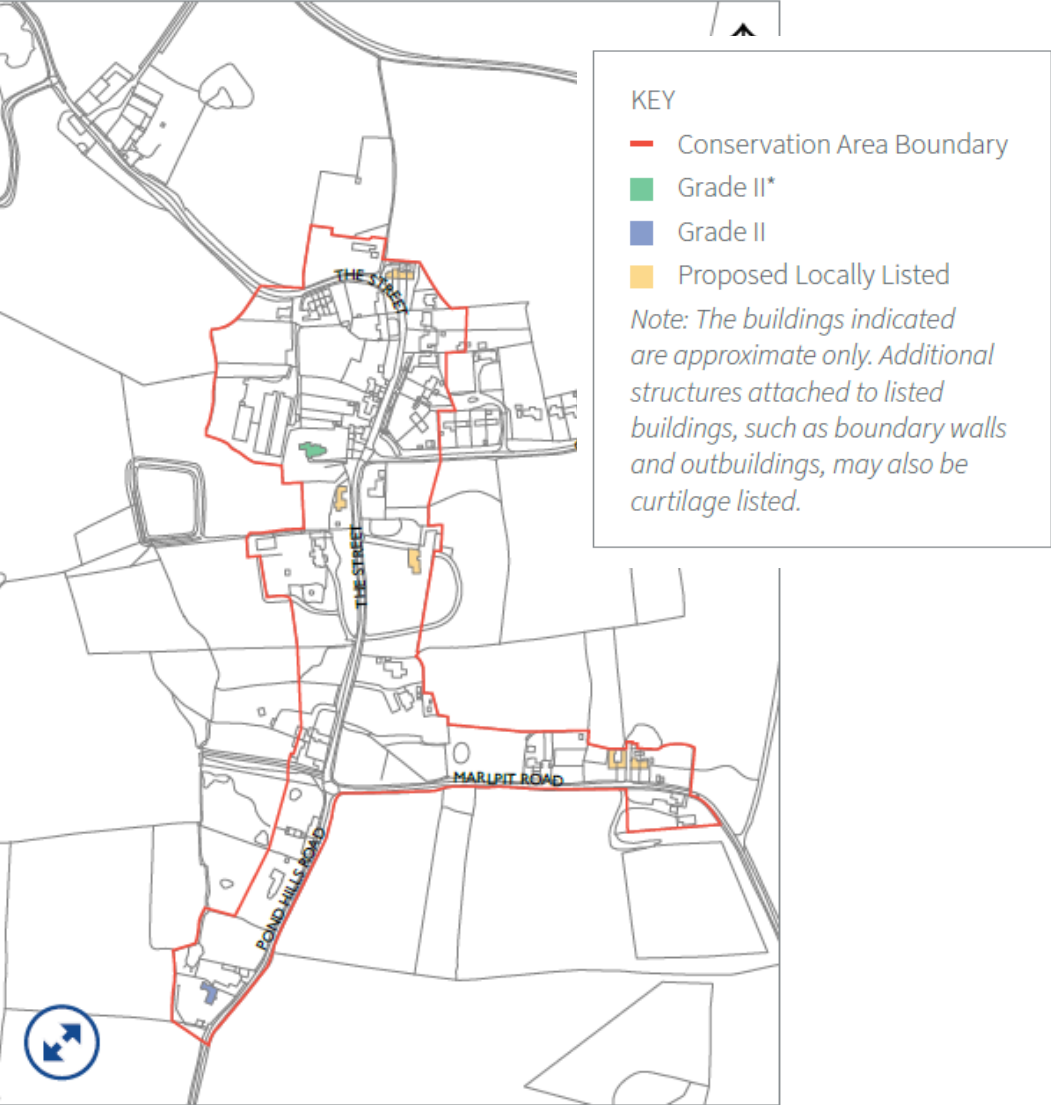
The boundary has been reviewed. It currently covers all the historic development within the Conservation Area apart from the later houses on Chapel Lane. These are generally of lesser architectural quality than the historic buildings within the village and do not have the same historic value. Therefore, it is not thought appropriate to extend the boundary to cover these buildings. Green Farm to the north of the Conservation Area was considered for inclusion in the boundary. However, there is some distance separating the farm from the village, as well as the farm already being within the Glaven Valley Conservation Area which surrounds the village. Farmsteads are a key feature of the Glaven Valley Conservation Area and it is therefore concluded that it would be more appropriate to leave Green Farm out of the Hempstead boundary.

In conclusion, no changes to the boundary of the Hempstead Conservation Area are proposed.



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HEMPSTEAD LOCAL LISTINGS



Address / Building Name	White Horse Cottage
Street-by-Street Area	The Street (North)
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	18th/early-19th century
Brief Description	Complete row of flint cottages with red brick dressings. They have distinctive stepped gables to dormer windows and end gables. The building is a focal point at the north end of The Street and forms a local landmark in the village.



Address / Building Name	43-44, & 45 & Tinker's Cottage
Street-by-Street Area	Maripit Road
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	Between 1841 and 1886
Brief Description	Row of single storey flint cottages with red pantile roof. Small decorative gables to front and red brick dressings. Uniform design indicates these could be estate cottages built for workers.



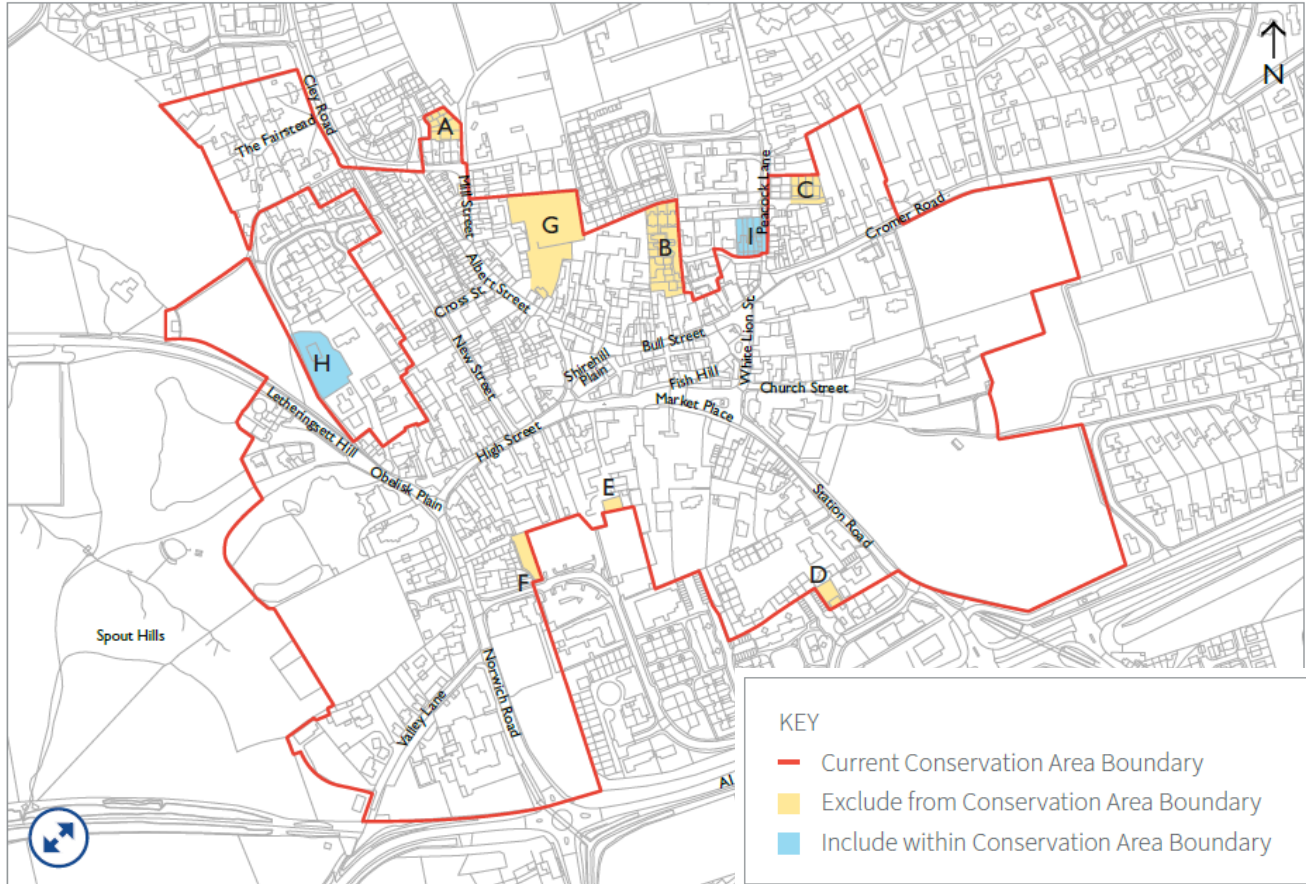
Address / Building Name	Hempstead Lodge
Street-by-Street Area	The Street (South)
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	Pre-1841, with 20th century extensions
Brief Description	Large red brick country house, in red brick, set in large grounds. One of the grandest buildings in the village with a potentially older core than the external red brick frontage.



Address / Building Name	The Old School Room
Street-by-Street Area	The Street (South)
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	Between 1841 and 1886
Brief Description	Single storey school room of flint with red brick dressing. Formerly the village school converted to dwelling and therefore has a connection to local social history. Has an attractive red brick bell motif built into the north-west facing gable, with the old school bell still intact to the rear.



HOLT BOUNDARY REVIEW



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Recommendations

Proposed boundary changes are outlined below.

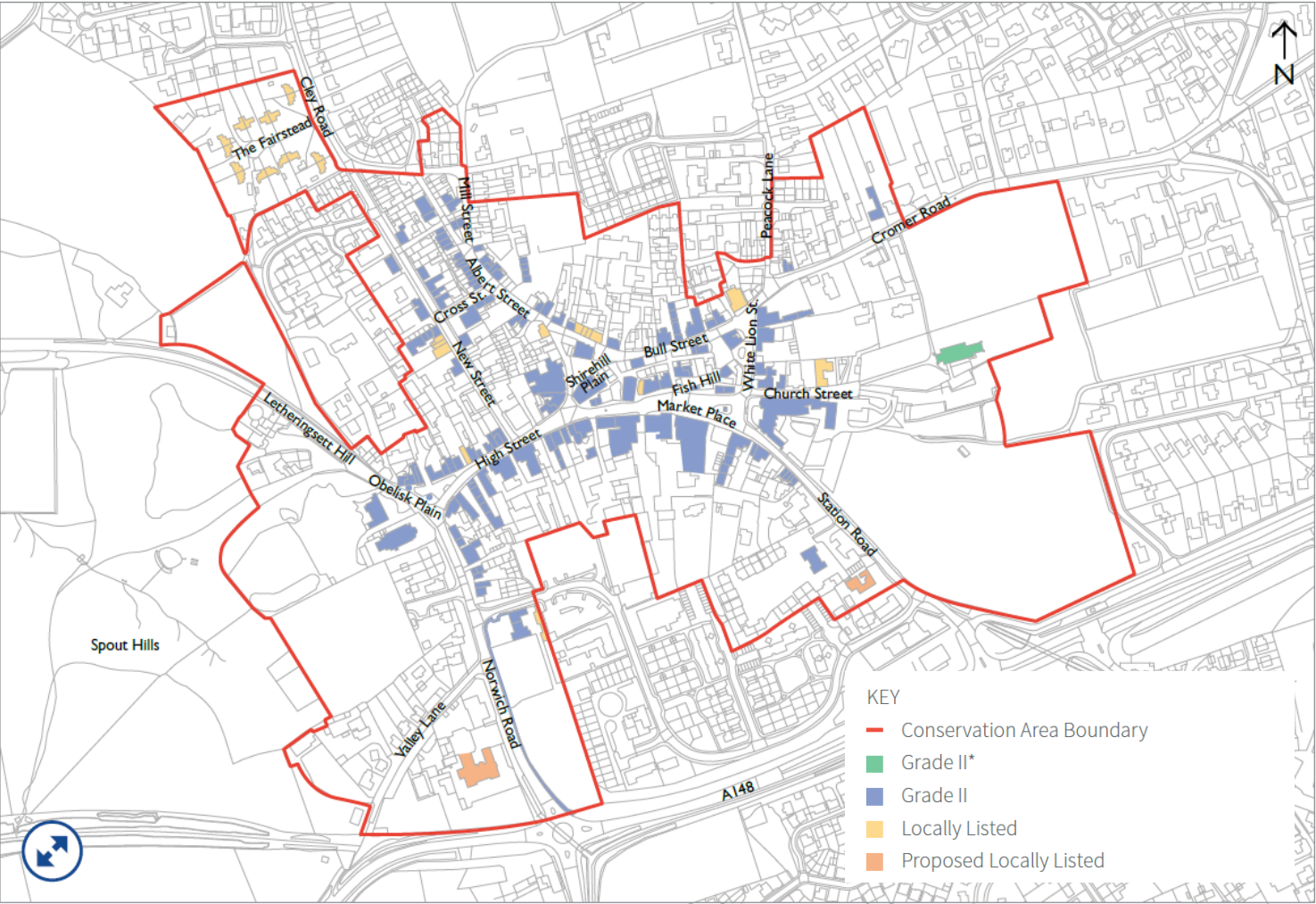
Exclude from the Conservation Area boundary:

- A,B,C Modern housing of an indifferent design which does not have special interest and therefore does not merit being included within the boundary.
- D The boundary cuts through the centre of a modern house and plot. The boundary is proposed for redrawing around the edge of the plot to exclude this modern house of no historic interest.
- E Exclude the modern northern range of the supermarket, which is already excluded from the boundary.
- F Exclude the remainder of the supermarket car park. The inclusion of this part of the car park appears to be an anomaly. The historic wall on the north side of the car park remains within the Conservation Area boundary.
- G Exclude the Chapel Street car park, in a similar manner to the exclusion of the Budgens car park, which does not contain any heritage interest. The basic modern public WCs are also proposed for removal from the boundary.

Include within the Conservation Area boundary:

- H A house dating from the early-twentieth century, which was the first to be built in the field to the east of the Horn Pits. It is an attractive house with castellated porch and good quality timber sash windows.
- I Four late-Victorian/Edwardian cottages in a terrace with many original features. All but one retain timber sash windows and the eastern pair remain un-rendered to reveal brick and flint walls. The bay windows and veranda are attractive features and these are better preserved examples than some of those on Peacock Lane which are currently included within the boundary.

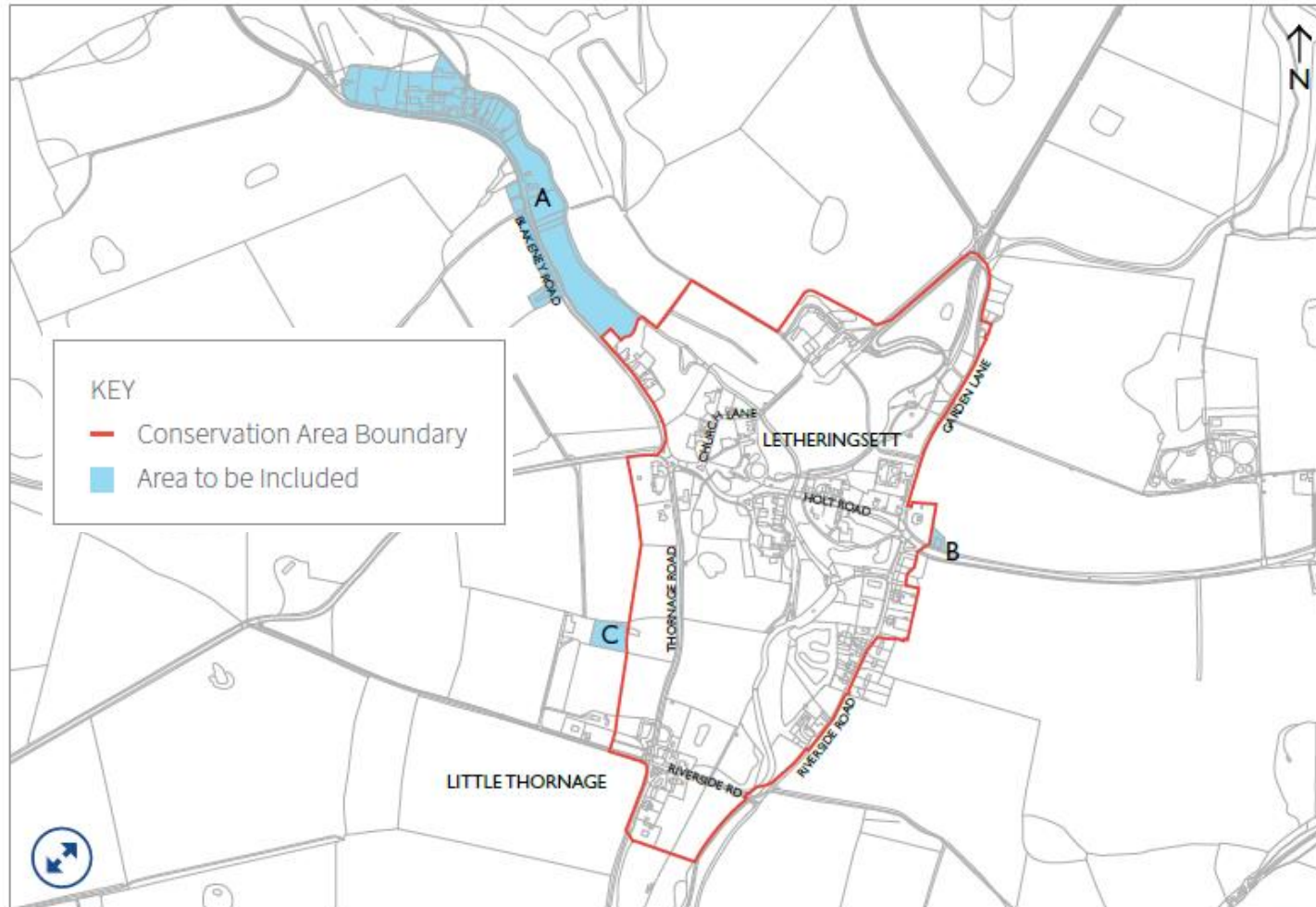
HOLT LOCAL LISTING



Address / Building Name	Former Police Station (No. 32a Station Road)
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	1855
Brief Description	House, former police station. Two storeys. Brick part rendered on north elevation, slate roof, brick chimney, timber sash windows. Doors not seen.



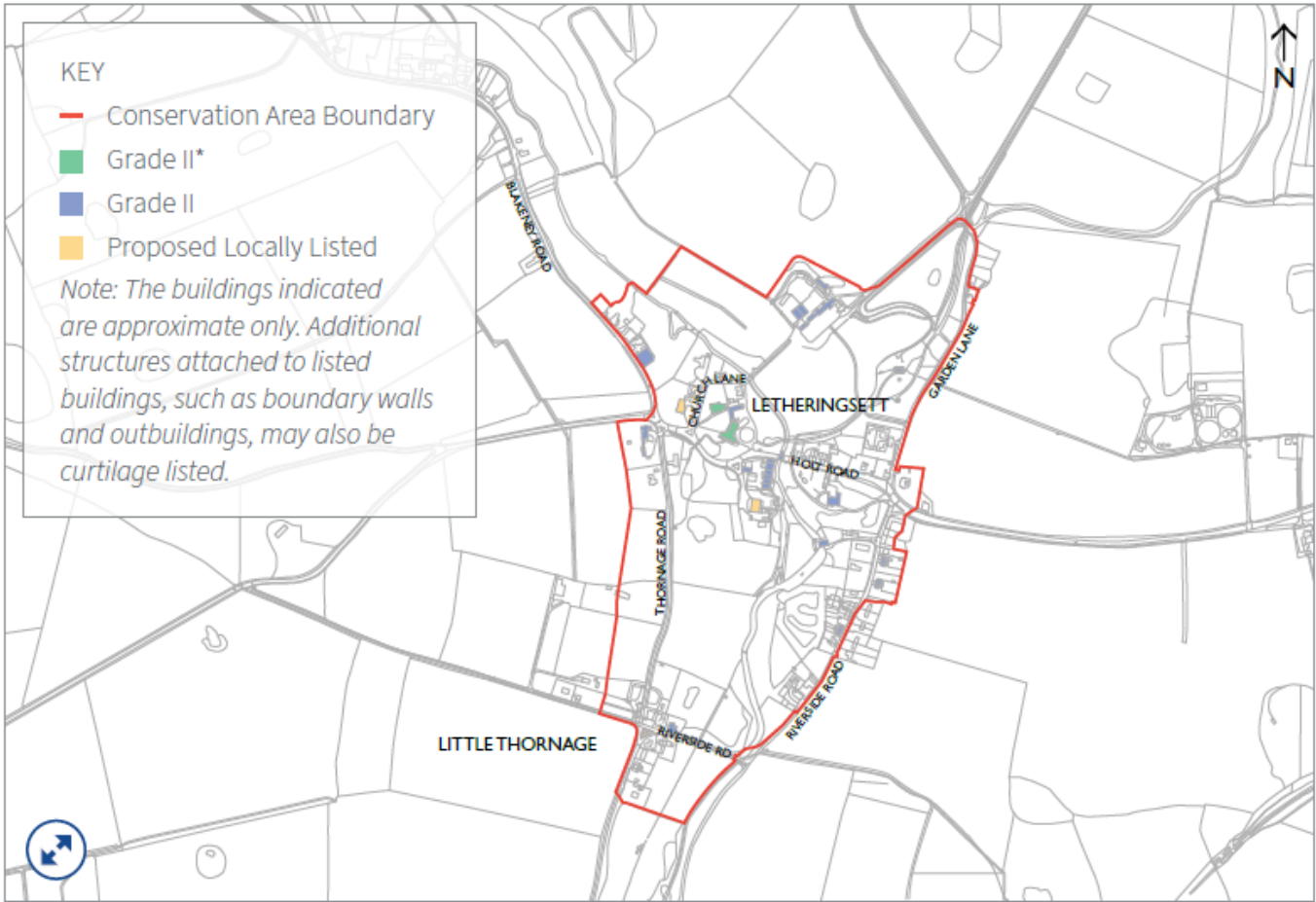
LETHERINGSETT & LITTLE THORNAGE BOUNDARY REVIEW



Recommendations

- A To the north of the current Conservation Area boundary, on Blakeney Road, are a series of cottages and farm buildings that are currently within the Glaven Valley Conservation Area boundary. That Conservation Area is primarily characterised by scattered farms, former mills and large country houses. The smaller domestic buildings on the outskirts of villages are typically more closely related to the character of the settlements, as is the case here. These buildings share similar characteristics in terms of scale, use and materials as the Letheringsett and Little Thornage Conservation Area, and forms an outlying group of cottages and farm buildings in the same manner as Little Thornage itself. It is therefore proposed that the boundary is redrawn to include the group of buildings along Blakeney Road.
- B The village hall is currently excluded from the Conservation Area boundary. This is an interesting part of the Letheringsett's history, was built over 100 years ago and has formed part of the social life of the village since then. Its exclusion from the boundary appears to be an anomaly. It is therefore proposed to redraw the boundary to include the village hall.
- C Part of the boundary cuts straight across a large plot on the west side of Thornage Road, cutting directly through Waveney House. A more logical boundary would follow the plot line and include the whole of the house. It is therefore proposed to redraw the boundary around the edge of the plot for Waveney House.

LETHERINGSETT & LITTLE THORNAGE LOCAL LISTING



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Address / Building Name	The Old Rectory
Street-by-Street Area	Church Lane
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	c1835
Brief Description	Impressive grey flint house with ashlar dressings and central porch. South elevation features double height canted bay window. Surrounded by high fence and mature gardens. Proposed for the Local List for its early 19th century date, impressive Georgian design, historic relationship with the church and prominence of position in the streetscape.



Address / Building Name	The King's Head public house
Street-by-Street Area	Holt Road
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	1805, rebuilt by William Hardy Junior when he diverted the Holt Road around new pleasure grounds for Letheringsett Hall
Brief Description	Two storeys, three bays wide. Georgian style. Stock brick with slate roof. Timber sash windows and timber door with glazed upper panels. Recessed central bay. Proposed for inclusion on the Local List as a key social building within the village, for its elegant Georgian style and its link with William Hardy Junior.



Address / Building Name	Honeysuckle Cottage
Street-by-Street Area	Little Thornage
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	Early 19th century
Brief Description	Small cottage, formed from two cottages, built on a former green so the layout has an unusual wedge shape to fit the triangular plot. Red brick with a small amount of flint cobbles. Red pantile roof. Timber casement windows and plank doors. Proposed for inclusion on the Local List for its unusual plan form and prominent position at the centre of Little Thornage.



CONSULTATION & NEXT STEPS

- A six-week period of public consultation is anticipated to be undertaken during January/February; which (COVID dependent) will include:
 - Exhibitions at each settlement
 - Publication of the documents on NNDC website
 - Invitation for comments
 - A public open meeting
- Once representations have been considered the CAA's will be amended and brought back before Working Party for final adoption by Cabinet.