

Glandford

Conservation Area Appraisal and Management Plan

Second Draft: April 2021



PURCELL 

Contents

How to Use This Document	03
How to Use the Layered PDF in Appendix D	04
Frequently Asked Questions	05

1 Introduction	06
1.1 Glandford Conservation Area	07
1.2 What is a Conservation Area?	07
1.3 The Purpose and Scope of the Conservation Area Appraisal and Management Plan	08
1.4 What Does Designation Mean for Me?	10
1.5 Pre-Application Advice	10
1.6 Who Have We Consulted While Preparing this Plan?	11
1.7 What Do These Terms Mean?	11

2 Summary of Special Interest	12
--------------------------------------	-----------

3 Historic Development	14
3.1 Introductory Summary	15
3.2 Early History	15
3.3 Medieval	15

<i>(Continued)</i>	
3.4 Seventeenth and Eighteenth Centuries	15
3.5 Nineteenth Century	17
3.6 Twentieth and Twenty-First Century	22

4 Character Assessment	26
4.1 Location and Topography	27
4.2 Setting and Views	29
4.3 Townscape, Spatial Analysis and Greenery	39
4.4 Architecture	46

5 Heritage Assets	54
5.1 Introduction	55
5.2 Listed Buildings	55
5.3 Locally Listed Buildings	55
5.4 Heritage Assets Plan	56
5.5 Archaeology Summary	57

6 Street-by-Street Assessment	58
1 Hurdle Lane, Glandford	60
2 Blakeney Road	62

7 Vulnerabilities and Opportunities	63
7.1 Condition	64
7.2 Negative Features	65
7.3 New Development and Extensions	68
7.4 Tourism and Holiday Cottages	68
7.5 Dark Skies and Light Pollution	68
7.6 Agricultural Buildings	69
7.7 Rural Character and Suburbanisation	69
7.8 Coastal and River Local and Climate Change	70

8 Management Plan	71
8.1 Introduction	72
8.2 Conservation Philosophy	73
8.3 Recommendations	74

9 Further Information	80
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Appendices	83
A Endnotes and Bibliography	84
B Glossary of Terms	88
C Audit of Heritage Assets	90
D Full Size Plans	94

How to Use This Document

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

Contents

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

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



Contents
3.1 Early History
3.2 Medieval Heyday



3.1 EARLY HISTORY

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

Navigation

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



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



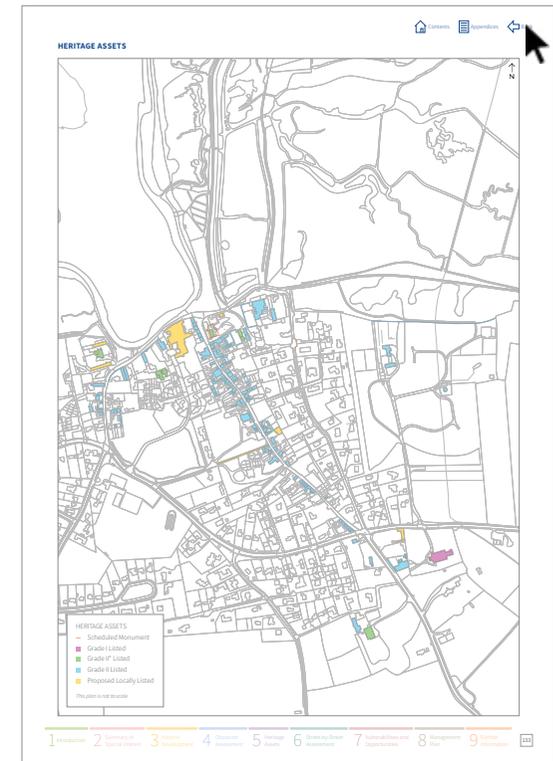
- Advertisements and other commercial signage may be subject to additional controls and/or require planning permission.
- Changing the use of a building (e.g. from residential to commercial) will require planning permission.

Plans



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

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

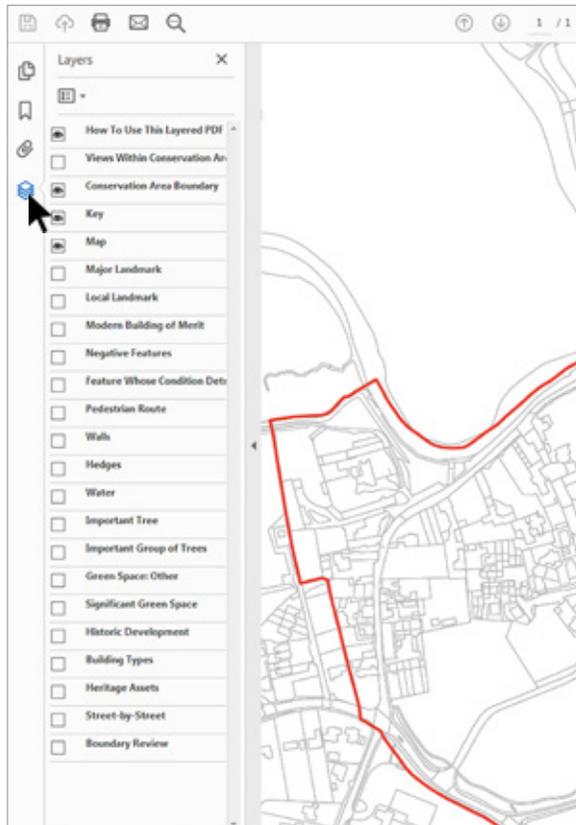


How to Use the Layered PDF in Appendix D

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

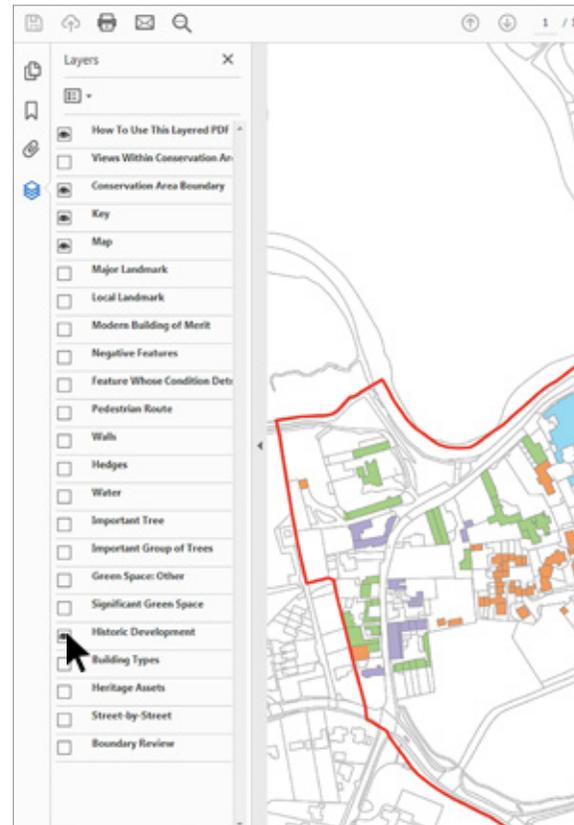
Click on the layers icon  to open the layers panel. This will bring up options for the different mapping elements that are available to view.



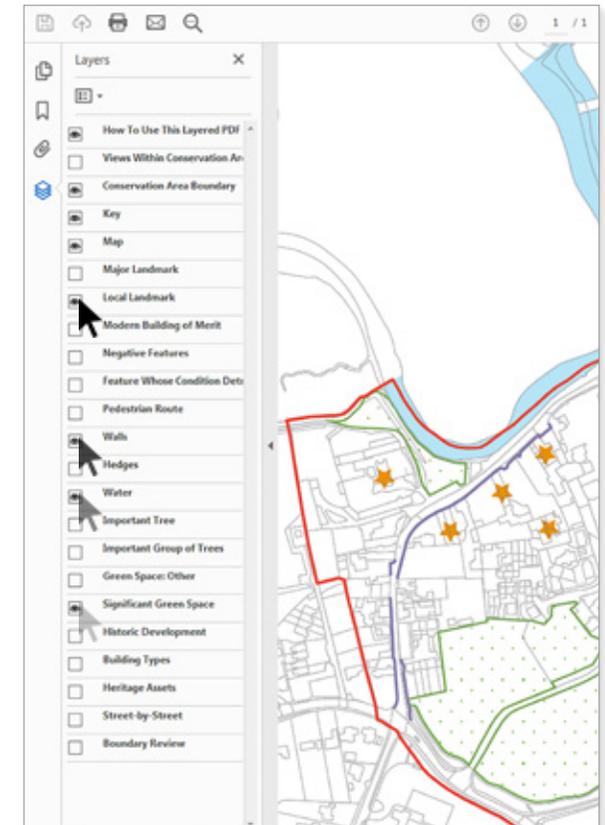
Viewing Different Layers

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 8.3.7](#)
- 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 Glandford Conservation Area, provides information about what conservation area designation means and its implications for development, as well as outlines the consultation process that has been undertaken to prepare this Appraisal and Management Plan.

Contents

- [1.1 Glandford 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 GLANDFORD CONSERVATION AREA

The Glandford Conservation Area was originally designated in 1974. The designation covers the village of Glandford, including a section of the Blakeney Road running north-south towards the western end of the Conservation Area and Hurdle Lane running from the Blakeney Road to the River, on which the Church of St. Martin is located. It also extends northwards to Glandford Mill.

Glandford is a model village dating from the 1890s built by Sir Alfred Jodrell of Bayfield Hall, which includes several flint and brick cottages employing Dutch gable details and a church based on the medieval predecessor. The village also has two large farm complexes; some of these buildings have been converted for workshop or commercial use. Glandford Mill in the village is one of the few mill buildings that survive on the River Glaven, though now converted to residential use. The river passes through the eastern part of the Conservation Area.

1.2 WHAT IS A CONSERVATION AREA?

Definition of a Conservation Area

A conservation area is defined as an *'area of special architectural or historic interest the character of which is it desirable to preserve or enhance'*.¹

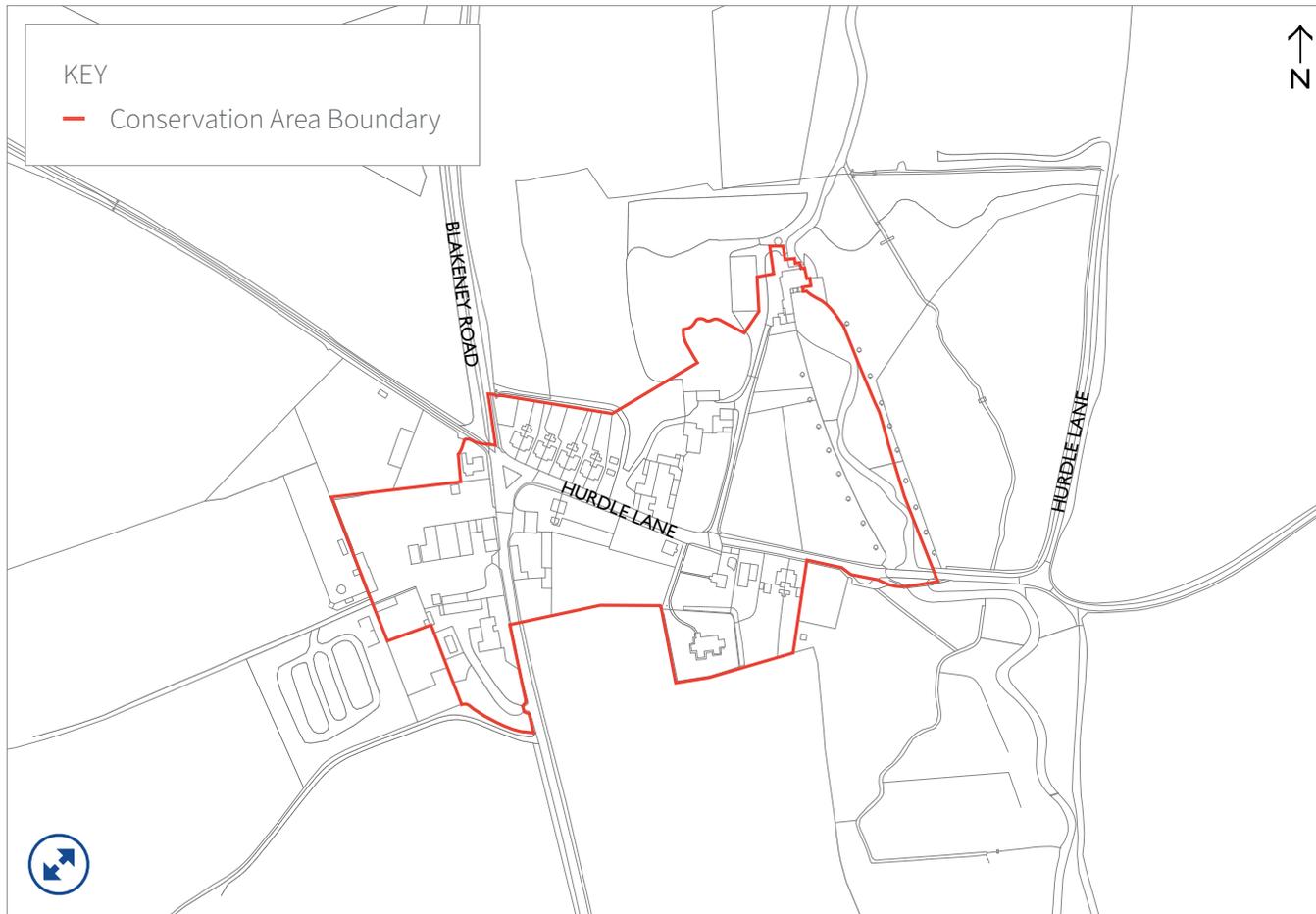
Designation of a conservation area recognises the unique quality of an area as a whole. It is the contribution of individual buildings and monuments as well as other features including (but not limited to) topography, materials, spatial relationships, thoroughfares, street furniture, open spaces and 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 onto 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 Glandford Conservation Area and can be viewed here: https://www.north-norfolk.gov.uk/media/1268/north-norfolk_design_guide_adopted_2008_web.pdf.



Glandford 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 Glandford 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 Glandford 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 Glandford Conservation Area Appraisal and Management Plan was made available for public consultation across a six-week period between 1 February and 12 March 2021. This included the publication of the draft document on North Norfolk District Council’s website with summaries of key information.

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.
- A feedback form was made available on NNDC’s website to invite comments from Town and Parish Councils and other interested groups or individuals who have information which could inform the Appraisal.
- Opportunity for review of the draft appraisal by Glandford Parish Council.
- Local NNDC Members and Councillors were contacted to inform them of the Appraisal process and to invite comments on the Conservation Areas.

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 Glandford Conservation Area in terms of its history, architecture and setting.

The special historic interest of Glandford lies principally in two key themes: its milling history and its association with Sir Alfred Jodrell of Bayfield Hall and his rebuilding of the village in the late-nineteenth/early-twentieth century.

The village has been in existence for centuries and was a key milling village on the River Glaven, with a mill from at least the seventeenth century. Milling continued until the twentieth century, contributing to agriculture and trade in the region. The mill building is now in use as a residence but is one of only five former mill buildings remaining in the Glaven Valley where there was once 16.

Whilst the church has always been a landmark building in Glandford, agricultural buildings and small cottages originally made up the majority of the village. In the late-nineteenth century substantial rebuilding of the village was undertaken by Hicks and Charlewood on behalf of Sir Alfred Jodrell. This phase created a model village with houses following a distinctive design with Dutch gables, red brick dressings to flint walls and terracotta decorative details. Boundary walls, fences and gates were also co-ordinated as part of the design. A hierarchy is clear in the buildings, with Manor Farmhouse the largest and grandest house

and cottages for labourers much smaller, though all utilising the same visual and material characteristics. Socially, the model village provided a reading room for the benefit of the local people and a Shell Museum, which claims to be the earliest purpose-built museum in Norfolk.⁰⁴

The Church, which had been in ruins since the eighteenth century, was also rebuilt by Jodrell. The Church is a fine example of Victorian Gothic architecture with an unusual example of bells in the tower that play different hymns on the strike of noon, three, six and nine.⁰⁵ The Church's significance is recognised by its Grade II* national listing. A WWI monument adjacent to the churchyard is also nationally listed at Grade II. The houses and Shell Museum which make up the distinctive group of Jodrell's model village are also proposed for inclusion on the Local List.

The two farm complexes, Manor Farm and Church Farm, have a traditional arrangement of barns and outbuildings arranged around yards. Barns are larger scale and the barn at Church Farm has a wide catslide roof prominent in the streetscape. The yards serve to create open areas in between the groups of buildings.

The village has a co-ordinated palette of local materials, predominantly flint, brick and red plain or pantiles, which is enhanced by a green setting of rolling agricultural land, as well as trees, hedges and gardens within the Conservation Area itself. The green at the junction of Blakeney Road and Hurdle Lane provides a focal point in the village. At the east end of the Conservation Area, the River Glaven provides a pleasant area of water and greenery, while also linking the village to its milling history.

Views of the church tower are important from points outside of the Conservation Area looking in, while glimpses of the tower from within the Conservation Area locate the building in the village. Manor Farmhouse, the row of cottages on the north side of Hurdle Lane (Nos. 1-8) and the Shell Museum are also local landmarks within the village. The general atmosphere of the village is one of tranquillity and repose.

Section 3

Historic Development

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

Contents

[3.1 Introductory Summary](#)

[3.2 Early History](#)

[3.3 Medieval](#)

[3.4 Seventeenth and Eighteenth Centuries](#)

[3.5 Nineteenth Century](#)

[3.6 Twentieth and Twenty-First Century](#)

3.1 INTRODUCTORY SUMMARY

Glandford has long been a small, rural settlement. It was never a bustling, trading port, like the nearby Glaven Ports of Blakeney, Cley and Wiveton to the north, but it has been connected to them since, at least, the medieval period. Until the end of the nineteenth century, the settlement at Glandford comprised a medieval church, two or three farms and a mill, dating at least to the seventeenth century. The end of the nineteenth and early-twentieth century saw significant development, owing to a local benefactor, Sir Alfred Jodrell, who rescued the church from ruin and built a model village. Today the village retains its farming function, while some former farm buildings have been converted for light industries and commercial functions. The town also benefits from tourism on the North Norfolk Coast.

3.2 EARLY HISTORY

Human settlement in the area dates from the Neolithic period, with evidence of human activity illustrated by chipped axeheads, flint and a knife as well as pottery. The area was inhabited during the Bronze Age, owing to the presence of ring ditches as well as assorted artefacts such as axeheads and other tools. Whilst structural remains have not been found from the Iron Age or the Roman period, pottery fragments, jewelry and coins have been found from both periods and a male burial site has been found in the parish from the Roman period.⁰⁶

Glandford in its present form dates from the late-nineteenth century. However, there was a village at Glandford at the time of the Domesday Survey (1086), named ‘Glanforda’ in the hundred of Holt. ‘Glanforda’ is thought to mean ‘merriment ford’.⁰⁷ It had a recorded population of seven households and is listed under two owners: King William and Walter Giffard.⁰⁸ The Domesday Book does not mention a mill at Glandford (although a mill was referenced in the seventeenth century), though, there was a mill recorded at neighbouring Bayfield, which sits just to the south-east. It is thought that in early times, the sea flowed past Glandford uninterrupted to Bayfield,⁰⁹ this is supported by the presence of a mill at the latter.

3.3 MEDIEVAL

From the thirteenth century, Blakeney, Wiveton and Cley-next-the-Sea, were prestigious Glaven Ports. Glandford was a chapelry of Blakeney from around the thirteenth or fourteenth century, meaning the Rectors of Blakeney were in charge of Glandford. The River Glaven was, at this time, tidal with tides reaching as far up as Glandford. In about 1310, a stone bridge was built at Wiveton linking Blakeney and Cley but prior to this the land route at high tide involved a two-mile detour inland to the ford at Glandford.¹⁰

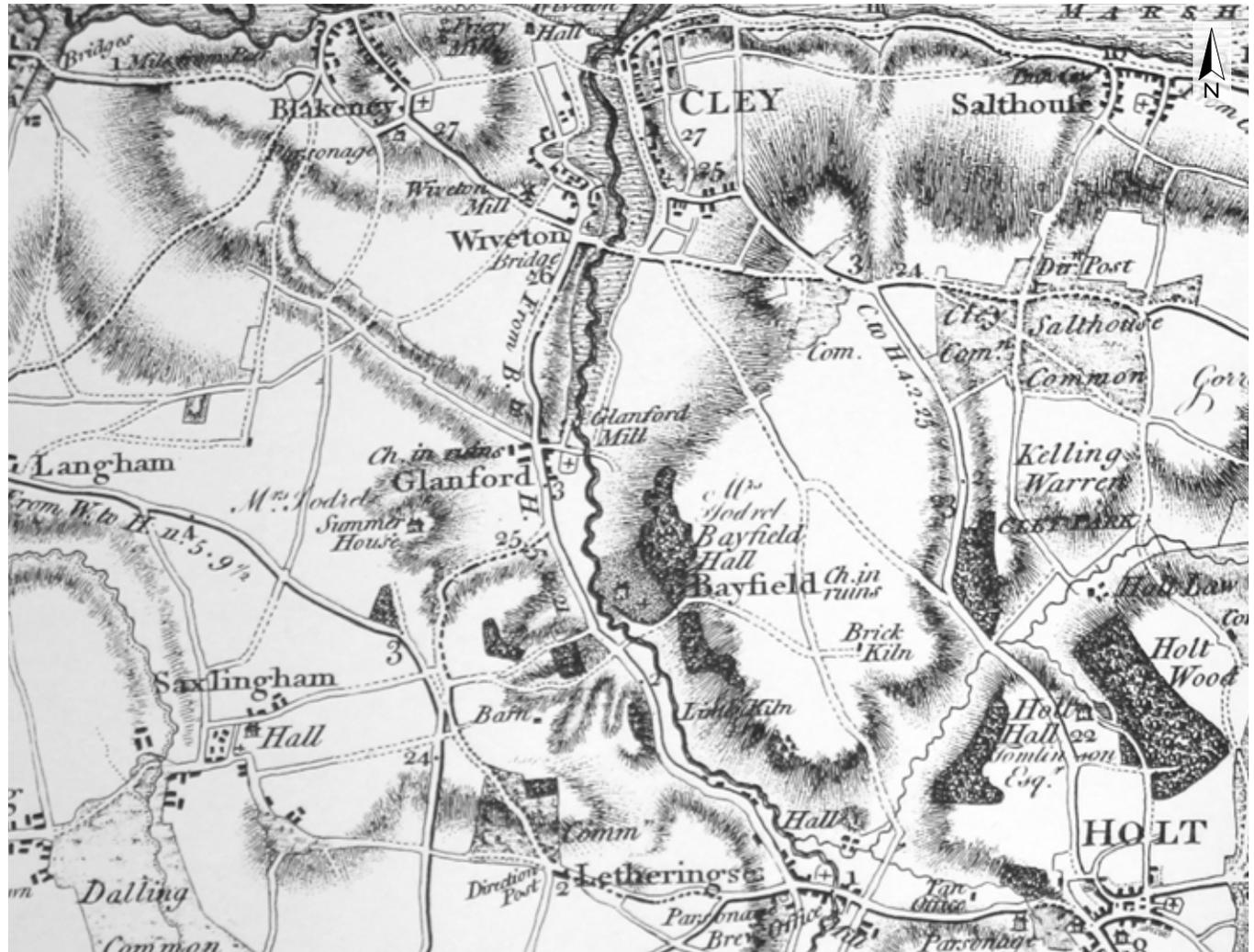
A church has been on the site of the present St Martin’s Church since the medieval period. The fabric of the earlier church was largely thirteenth century with a fifteenth-century arcade and north aisle. Although rebuilt in the late-nineteenth century, the fifteenth-century two bay arcade to the north with octagonal piers and double chamfered arches remains within the newer fabric.

3.4 SEVENTEENTH AND EIGHTEENTH CENTURIES

The seventeenth century saw substantial embanking of land around Blakeney and Cley by enterprising landowners in an attempt to reclaim salt marshes. Embankment meant that the tide was not able to flow inland up the Glaven to Glandford. This was pioneered by Sir Henry Calthorpe, the chief Blakeney landowner, in 1637 and continued by his son Philip who built a bank between Wiveton Hall and Cley near the Windmill. Cley marshes were also embanked by Simon Britiffe at a similar time. As a result of public outrage, due to sea access and trade being cut off from part of Cley and the whole of Wiveton, the Calthorpe bank across the Glaven was demolished allowing the tide to flow up the valley to Glandford, which it continued to do until 1823.

Glandford church was thought to be in good condition in the early-eighteenth century but in ruins by c.1730, as described by local historian Francis Blomefield. It remained in this ruined state until the late-nineteenth century.

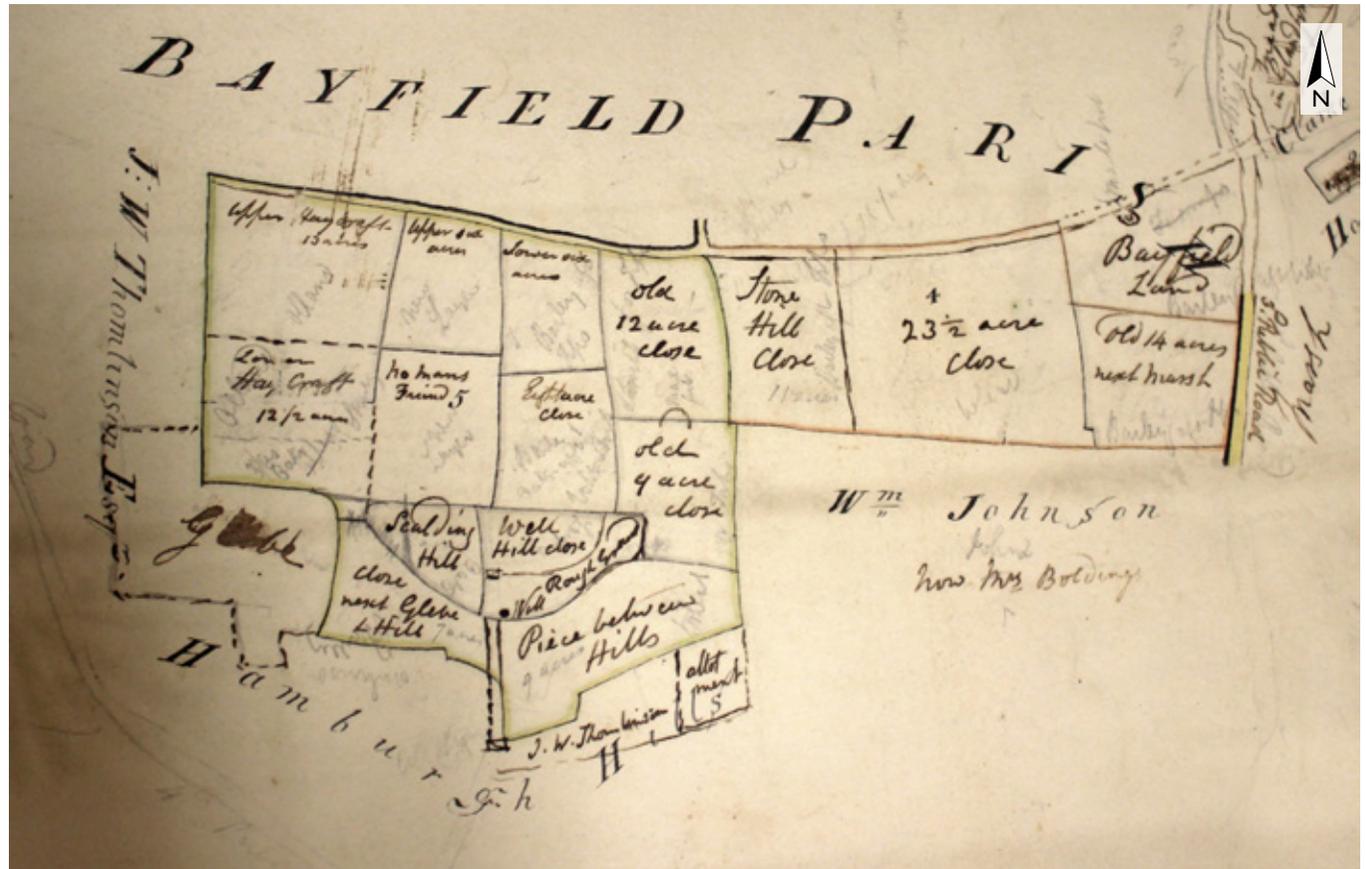
One of the earliest maps of Norfolk by William Faden, dating to 1797, shows Glandford as a small development clustered around Blakeney Road on the road between the larger settlements at Wiveton and Letheringsett. Significant buildings picked out by the map annotations include Glandford Mill (the first reference to Glandford Mill was in the seventeenth century¹¹), which sits on the River Glaven to the east of Glandford and, close by, Glandford Church, described as ‘in ruins’. Slightly to the west of the main settlement is ‘Mrs Jodrells’ Summer House’, which indicates the new Jodrell ownership of the area: the Calthorpe family had been the majority landowners at Glandford until the mid-eighteenth century when it passed to the Jodrell family. To the north, Cley, Blakeney and Wiveton Marshes were marked as drained with one visible embankment.



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

3.5 NINETEENTH CENTURY

An enclosure map dating to 1812 shows a small plot of land between Glandford church and the church lands, and Bayfield Parish owned by a J.J. Gay (and occupied by a Mr Thurston). This landowner and his plot later appears on the Tithe Map of 1838-1839.



Plan of the lands belonging to J. J. Gay Esquire occupied by Mr Thurston (Norfolk Record Office: DS 56)

Glandford Mill was the last of the watermills of the Glaven fed by seawater daily.¹² The miller William Cooke wrote a letter in 1824 stating that tides at his mill used to pass through the water wheel into the mill dam beyond, almost daily until 1823.¹³ This connection with the sea lasted until 1823 when the idea of draining the salt marshes between Glandford and Cley was again raised to create extra acres for pasture, this time under the authority of the Enclosure Acts, for which Lord Calthorpe, a descendant of Sir Henry Calthorpe, was a principal promoter. Rival plans were submitted. Thomas Telford's rejected plan strongly advocated a bank which preserved the full daily flux of tidal water as far inland (to Glandford) as possible. However, the selected plan by Mr Leak and Mr John Smith comprised an embankment on roughly the same position as the abortive Calthorpe bank of the seventeenth century. This proved disastrous to Cley harbour and cut off Glandford and nearby inland settlements from the sea.

The next informative map is the Enclosure Map of 1824, which relates to the enclosing of lands at Blakeney, Wiveton and Glandford. This map indicates the main landowners across these three settlements. Lord Calthorpe was the largest landowner in the area, who owned substantial land in Blakeney and further south. In Glandford, George Nathaniel Best and his wife Joanna Elizabeth had the majority landholdings. The settlement comprised a few farmhouses and associated barns.



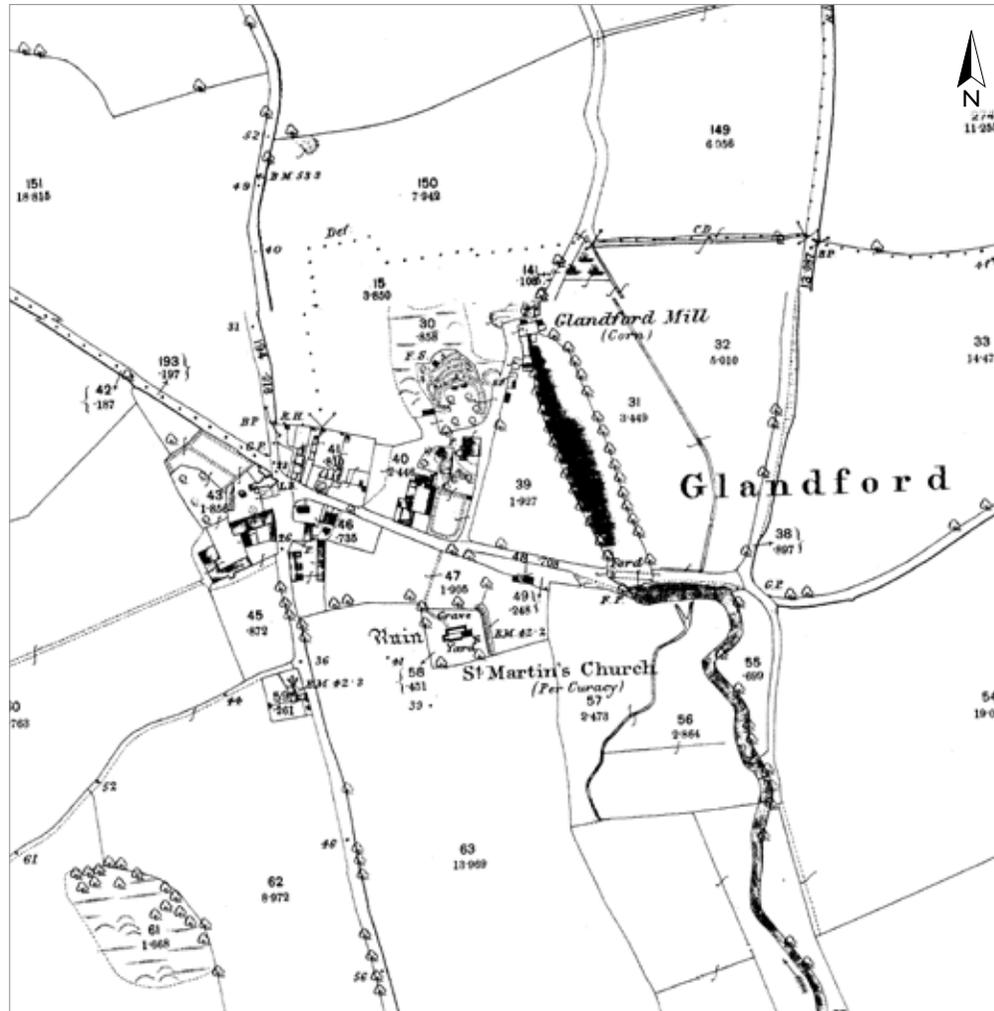
Benjamin Leak of Holt, Blakeney, Wiveton and Glandford Inclosure Map, 1824 (Norfolk Record Office: C/Sca 2/39)

The Tithe Map of 1838-39 provides further detail on land ownership, confirming that Best was still the principal landowner at Glandford with only a handful of other landowners including Reverend Joseph Cotterill and James Gay. The settlement remained small and the landscape agricultural; the land was largely used for pasture and arable farming. The mill is shown as a significant building in the landscape to the north of the church, astride the river Glaven, with the field adjacent named 'Mill Meadow'.



Tithe Map, Parish of Glandford, 1838-1839 (Norfolk Record Office: DN TA)

There was some limited restoration to the church in 1875, involving the rebuilding of the chancel. However, the 1881-1887 OS map shows the church was still in ruins and marks the mill as a corn mill. The settlement had hardly developed since the 1830s, although certain farm buildings had been extended with further barn accommodation, particularly what is now Church Farm and Manor Farm. The mill building had also been extended with a series of new outbuildings to the south.



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

A local landowner and benefactor, Sir Alfred Jodrell of Bayfield Hall, located to the south of the village, was instrumental in Glandford's development. He had inherited Bayfield Hall and Estate in 1882, which encompassed land in and around Glandford. He rescued the church from ruin, rebuilt the mill and built a model village here from the 1890s. The village included several brick and flint cottages, which have characterful Dutch gables, for estate workers at Bayfield.

The new church was built in memory to Jodrell's mother, Mrs Adela Jodrell who died in 1896 and whose monument is in the church. Work commenced in

1899 by Hicks and Charlewood and was completed in 1906. The whole church was rebuilt but carefully reconstructed its medieval predecessor incorporating the fifteenth century arcade and some of the earlier masonry stone. It is a fine example of Victorian Gothic architecture with an unusual example of bells in the tower that play different hymns on the strike of noon, three, six and nine.¹⁴ Curiously, the church at Bayfield, which was also in ruins was not rebuilt and remains in ruins today.

Glandford watermill was rebuilt in 1912 with flint from local gravel pits, as well as local red brick and red pantiles.

3.6 TWENTIETH AND TWENTY-FIRST CENTURY

The 1905-1906 OS map reflects Jodrell’s developments at Glandford; the church is no longer a ruin and its footprint, although similar, had been altered owing to its reconstruction. The handful of farms in the area had been expanded and semi-detached cottages had been built on empty land between farms, largely concentrated around the junction between Blakeney Road and Hurdle Lane. Besides cottages, a reading room was also provided for the villagers on the opposite side of the Blakeney Road from the northeastern-most workers’ cottages. The reading room survives today, having been extended at its west end, and provides residential accommodation.



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

The Shell Museum, which sits to the north of the church, was also built around this time (1915) to house Jodrell’s collection of shells. The work was carried out by workmen employed on the Bayfield Estate under the direction of Mr Holbrook, a churchwarden of the parish church. The building claims to be the oldest purpose-built museum in Norfolk.¹⁵

The following images show some of the key buildings in Glandford in the early twentieth century, not long after Jodrell’s developments at the turn of the century. The images reflect Jodrell’s cohesive plan and design for the village using local flint across all buildings and ornamental Dutch gables.

Until Glandford was united with Wiveton as a parish in 1922, it was a chapelry of Blakeney which it had been for centuries.



View of Glandford Church showing the iron boundary fencing, which remains in part today (Norfolk Record Office: C/GLA)



Workers houses in the village at Glandford with the same decorative gables as the Shell House (Norfolk Record Office: G/GLA)

There was little development in Glandford in the first part of the twentieth century. However, the Glandford and Bayfield War Memorial was built following the First World War. There are no names recorded on the memorial suggesting that when erected, Glandford was considered to be a 'Thankful Village', generally indicating the safe return of all a village's service personnel from the First World War. However, out of the 45 Glandford men who enlisted for First World War service, at least one local soldier is now known to have died, John Cecil Read of Bayfield Brecks. The original memorial cross was blown over and damaged, the surviving parts were moved to the ruined Church of St Margaret at Bayfield and a replica cross erected at St Martin's in Glandford.

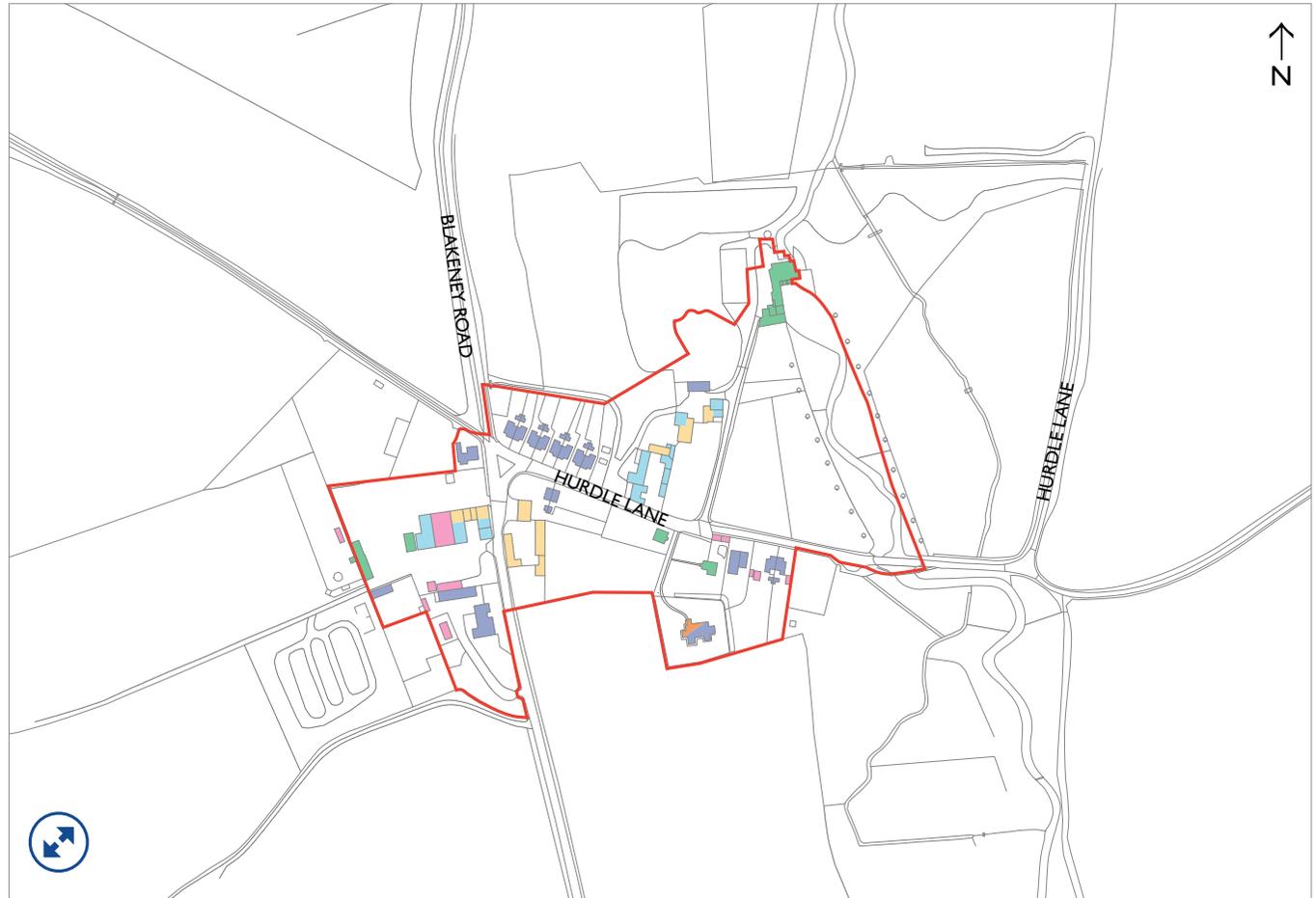
In 2001, Glandford and the rest of the Bayfield Estate became part of Letheringsett Civil Parish. Recent development has included the opening of the Glandford Art Cafe in 2012 within converted farm buildings at Manor Farm. Several other shops and businesses have also taken residence in this complex of farm buildings. The village is a working village; the main industries are farming (two large farm complexes remain), tourism and some light industry in the old farm buildings. The Shell Museum remains a popular tourist attraction.

After the Second World War the mill stopped functioning as a mill, the waterwheel was removed and the building was sold in 1969, when it was used as a farm store. The mill has since been converted to residential use. Albeit a change in function, the building is one of the few mill buildings that survive on the River Glaven.

**KEY**

- Conservation Area Boundary
- 15th Century Arcade in St Martin's Church
- Pre-1842
- 1842-1881/87
- 1881/87-1905/06
- 1906-1950
- 1950-Present

This plan indicates the age of the existing built fabric of the main buildings and structures in Glandford. 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 Glandford 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 Conservation Area covers the whole of the village of Glandford, which is a small village roughly three kilometres south of Cley-next-the-Sea and the coast of north Norfolk. The village is situated west of the River Glaven, though the Conservation Area boundary takes in the east bank of the river and the ford, and stretches west to encompass buildings on either side of the Blakeney Road, which runs from Holt, through Letheringsett up to Wiveton and Blakeney on the coast.

As well as the rising land on either side of the river valley, the land also rises quite steeply from the village to the north and to the south. The village street runs from the main road directly to the river.

Glandford is located within the North Norfolk Coast Area of Outstanding Natural Beauty (AONB). In addition, it is part of the area known as the North Norfolk Heritage Coast. 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>.

The marshland coast to the north forms part of the North Norfolk Coast Site of Special Scientific Interest (SSSI), which constitutes one of the largest undeveloped coastal habitats of its type in Europe.¹⁶ The Wiveton Downs SSSI is also located to the north-west of Glandford, running in a narrow strip from north-west to south-east. This is also known as the Blakeney Esker, a sand and gravel ridge deposited by a retreating glacier. Wiveton Downs has also been identified as a Dark Sky Discovery Site a being one of the best places in the country to view the night sky.

Two further SSSIs are located close to the Conservation Area and are important in demonstrating the history of glacial movements in the area. The Glandford (Letheringsett Road) SSSI lies to the south of the village, which is designated for “*showing the composition of the North Norfolk Pleistocene till plain and its associated kames, kame terraces and esker.*”¹⁷ To the east is the Glandford (hurdle Lane) SSSI which demonstrates “*a complex set of Pleistocene glacial deposits, ranging from till, through lacustrine calcareous slits to sands and gravels, the last showing tunnel-flow as well as open-flow bedding.*”¹⁸

The ecology of the locality is a key part of its special interest, which as well as the coastal zone and Downs, encompasses the rich habitat of the River Glaven.



KEY

- Norfolk Coast Area of Outstanding Natural Beauty
- Sites of Special Scientific Interest:
 - A North Norfolk Coast Site of Special Scientific Interest
 - B Wiveton Downs Site of Special Scientific Interest
 - C Glandford (Letheringsett Road) Site of Special Scientific Interest
 - D Glandford (Hurdle Lane) Site of Special Scientific Interest

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

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.

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

4.2.1 Surrounding Landscape and Settlements

The village is surrounded on all sides by agricultural fields, used mainly for arable or pig farming, which gently slope downwards towards the village. Fields and roads are bounded by hedges. Agriculture helped to feed coastal trade from the Glaven Ports of Blakeney, Wiveton and Cley-next-the-Sea exporting grain, barley and malt from in the landscape of north Norfolk in the medieval period.

There are a few small copses of trees in the vicinity, with larger plantations to the south and south-west which form part of the Bayfield Hall estate. The eighteenth century Hall is located to the south of the village beyond a tree plantation and is set in a man-made parkland. Glandford has a particular link with Bayfield Hall as the church and many of the houses in the village were rebuilt by Sir Alfred Jodrell of Bayfield Hall between 1899 and 1906.



Agricultural landscape surrounding Glandford



The River Glaven runs along the eastern edge of the village, with the former Glandford mill set on it. The river plain is denoted by a greater level of vegetation and trees growing along the river bank. The river has its source at Baconsthorpe and leads through the Glaven Valley to the sea between Cley-next-the-Sea and Wiveton.

Glandford is one of several villages set on the River Glaven and one of the few which has a former water mill building surviving. 16 mills were recorded on the river in the Domesday Book of 1086 and milling was a key industry in the Glaven Valley until recent times, when it died out in the twentieth century, leaving only five mill buildings surviving, only one of which (Letheringsett) is still in use. Milling shaped the course of the river, with sections straightened and deepened to enhance water flow (though some areas have been re-meandered in the twenty-first century), and mill ponds created through the insertion of dams. The river at Glandford is one such section where the water course has been manipulated to divert the water course to the mill building and form a mill pond.

4.2.2 Views into and within the Conservation Area

From outside the Conservation Area, Glandford can be seen from within the fields surrounding it, with the red tile roofs of houses and barns visible amongst a back drop of trees and other fields (View 01). From the edge of a tree plantation to the south of the village, on the Bayfield Estate, the church tower at Glandford is a feature in views looking southwards across the river valley (View 02). The church and other village buildings are surrounded by treed, with rolling countryside surrounding it on either side and in the background.

From wider agricultural land to the south-east views from the top of a rise (View 03) provide a wide vista taking in the church towers of Glandford, Blakeney, Wiveton and Cley-next-the-Sea, again all set within a rolling agricultural landscape but with the addition of views of the sea directly to the south. Other buildings in the village, including the former mill building, are also seen within the view.

A key focal point for views within the Conservation Area is the church tower. While not directly situated on the road the tower can be glimpsed from several places in the village, such as from the yard at Manor Farm, from the ford, between buildings along Hurdle Lane and across the garden by the Shell Museum (though it is hidden from view at this point in summer by trees) (Views 04-07).

Views are also concentrated around the junction between the Blakeney Road and Hurdle Lane, where the small green and trees provide a focal point (View 08). The row of four pairs of cottages to the north are a key rhythmic visual feature in views at this junction, drawing the eye eastwards.

Views also look out towards and across the surrounding fields, putting the village in its countryside setting, and along the rural lanes leading out of the village, which are lined with hedges (Views 09-11). The river valley is also captured in views around the ford, where the vegetation is lush and green across the flat riverbed (Views 12-13). Looking northwards, the former mill building is visible in its river context.



Views From Outside the Conservation Area Plan. Base plan © Google Earth. This plan is not to scale.

View 01

View of Glandford from fields to the east



View 02

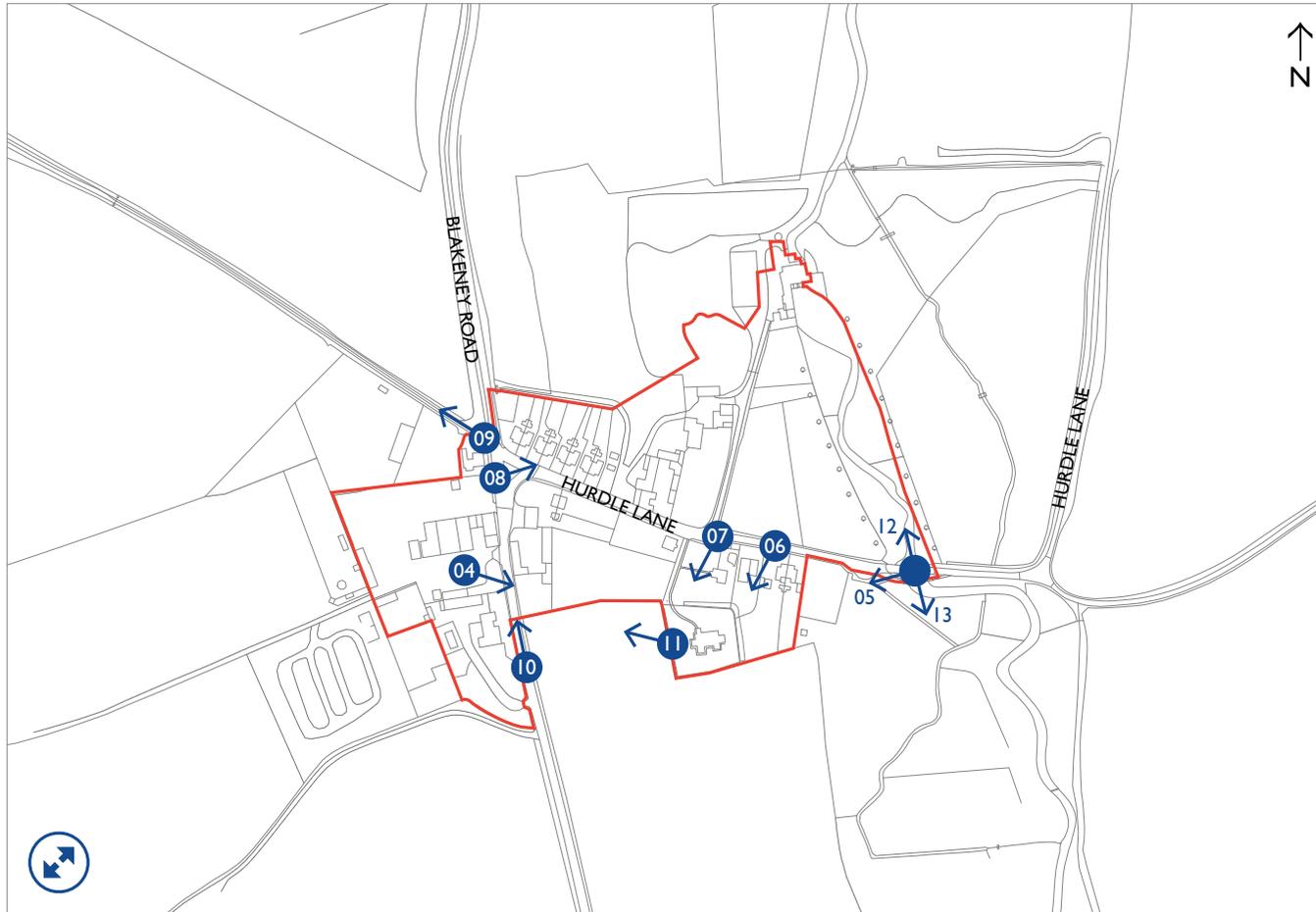
View of Glandford Church from the Bayfield Estate to the south



View 03

View of Glandford from fields to the south-east





Views Within the Conservation Area 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 04

View of the church tower from the yard at Manor Farm



View 05

Glimpse of the church tower from the ford



View 06

View of the church tower from Hurdle Lane



View 07

The church tower across the Shell Museum garden



View 08

The green and tree provide a focal point, with the pairs of cottages a key feature



View 09

View looking north-west out of the village



View 10

View looking north along the Blakeney Road, with Manor Farmhouse to the left



View 11

View looking from the churchyard westwards across fields to Manor Farm



View 12

View north from the ford towards the mill



View 13

View southwards from the ford, taking in the riverbed



4.3 TOWNSCAPE, SPATIAL ANALYSIS AND GREENERY

4.3.1 Street and Plot Patterns

The layout of Glandford consists of the north-south main road within the western part of the village and Hurdle Lane to the east upon which most of the houses within the settlement lie. Residences are generally small cottages, either detached or semi-detached, and sit back from the road behind small front gardens. There are only a few buildings set hard up against the highway, which are generally farm buildings.

The Manor Farmhouse is a large detached house on the Blakeney Road set in a large formal garden with swimming pool and tennis court. Other exceptions to small plots are the churchyard and garden containing the Shell Museum. Branching off the north side of Hurdle Lane is a long track leading up to the former mill. This also has a larger plot and garden with tennis court.

On the edges of the village are longer, linear farm buildings (either in their original use or converted: see [section 4.5.2](#) for more details), grouped around yards. Hurdle Lane crosses the River Glaven at the ford at the eastern extremity of the village, leading across to Hurdle Lane.

The layout of the village, particularly on the south and eastern edges, means the fields and river are located between groups of buildings, emphasising its rural location.

4.3.2 Boundary Treatments

Flint walls are a typical feature of the village, demarcating gardens and farmyards. They are mainly built with flint cobbles and topped with cobbles set on edge, with occasional brick piers. These walls line the streets, drawing the eye along them and channelling views. Typically, the walls are low, though there are a few which are taller.

There is one example of historic metal bar fencing to the Shell Museum garden, together with a gate flaked by finialed posts. A double gate of a similar design but with large posts is located on the boundary to the churchyard to the south. Woven willow fencing is also used behind the metal fence on the west side of the Shell Museum garden, which is an appropriate natural material.

Several of the cottages have attractive historic gates of the same design, probably installed in 1899-1906 when the village was remodelled.

Hedges and trees are also important boundary treatments, softening the streetscapes. Often trees and bushes overhang the walls.



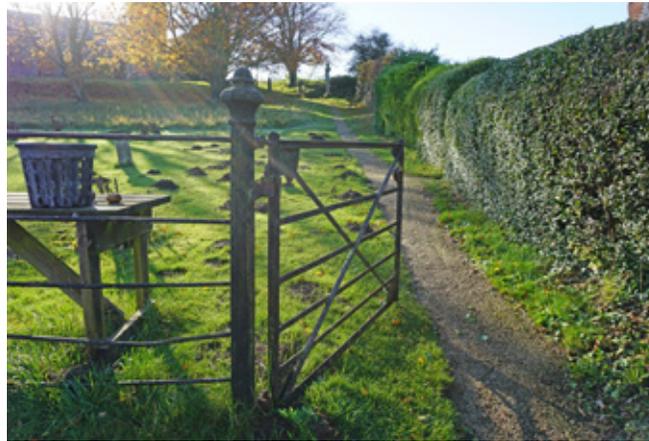
Flint cobble wall adjacent to the green



Long flint wall demarcating the Manor Farm site



Walls, hedges and trees forming boundaries



Historic metal gate and fence to the Shell Museum garden



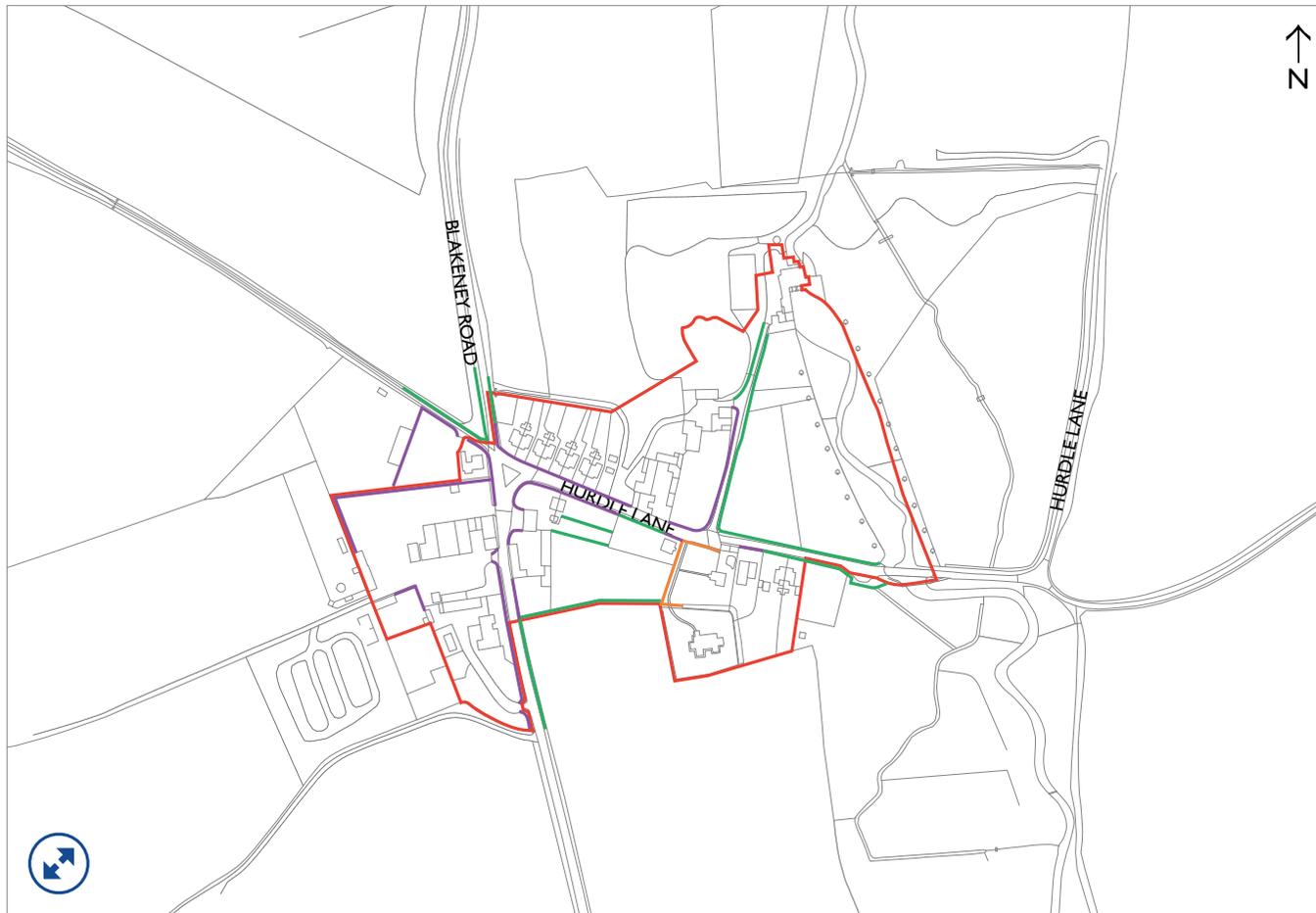
Woven willow fence behind the metal fence at the Shell Museum garden



Double gates to the churchyard



Historic metal gate to cottages on Hurdle Lane



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

Street surfaces are tarmac within Glandford. There are no pavements and the roads generally have narrow grass verges, which help to reinforce its rural character. There are a few white road markings around the green but otherwise there are limited markings which is beneficial in maintaining the Conservation Area's character. Yards and driveways are gravel, with several of the yards having an informal character with patches of grass at the edges. There are loosely bound gravel pathways at the Shell Museum and Church, which are appropriate for the setting.

Street furniture is limited. There are some timber bollards around the green to prevent parking. Two bus stops on Blakeney road have posts with small metal signs of a rather utilitarian nature. There are benches on the green, adjacent to the ford, in the Shell Museum garden and churchyard, the former plastic though of a traditional style and the latter three in timber. A timber parish notice board with glazed doors is rather neglected on the west side of Blakeney Road. A traditional red post box mounted on a timber post provides a flash of colour on the green. An historic metal lantern is located next to the churchyard gate, though rather clumsily mounted on a timber post.

Street signage is very limited, with one or two stop signs at the green. A good quality finger post sign in a traditional design is located at the north-west corner of the main junction. Traditional timber painted signage at the Church and Shell Museum is an attractive feature. There is quite a proliferation of company signs on the barns at Manor Farm which are affixed on to walls and have a cluttered and plastic quality. The quirky yellow binocular signpost is, however, an attractive feature.



Bus stop sign and bench at the green



Timber bollards on the green



Timber bench at the ford



Post box on the green



Historic lantern in the churchyard



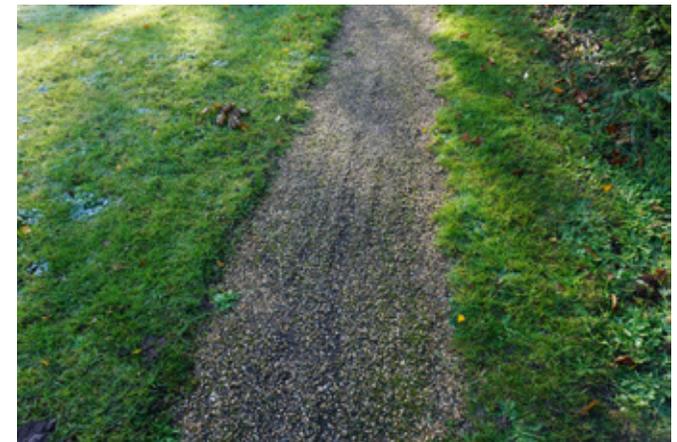
Mixture of signage at the entrance to Manor Farm



Finger post signage is an attractive feature



Timber signage at the Church and Shell Museum



Loosely bound gravel paths at the Shell Museum

4.3.4 Open spaces and greens

The green provides the principle open space within the village itself, though the surrounding landscape of open fields also contributes to the sense of space. The green is covered in grass with a mature trees that provides a key focal point.

Gardens within the Conservation Area are well cared for and attractively planted with grass, shrubs and trees. The large garden to the east of the green contains another large tree which adds to the open space. The cottages along Hurdle Lane also provide a green setting and breathing space for the buildings. Some buildings, such as the Manor Farmhouse, have larger gardens that are more private and enclosed.

Farmyards also provide open spaces within and between groups of buildings.

The garden to the Shell Museum provides the most formal public green space in the Conservation Area, with bound gravel pathways, a neat lawn rose bushes and sundial. A plaque in the pathway also commemorates George R. Brooks, a benefactor who gave money in 2005.

The pathway continues into the churchyard, which is grassed and interspersed with gravestones, particularly on the south and west sides.



Yard surrounded by barns



The formal garden at the Shell Museum



The graveyard on the south side of the church with yew trees along the boundary

4.3.5 Trees and Vegetation

There are many mature trees in the Conservation Area which provide a lush green backdrop for the buildings. These are generally deciduous trees located in gardens, along boundaries and around the riverbed. The tree on the green is a key focal point. The churchyard is surrounded by yew trees. Hedges and shrubs planted in gardens all contribute to the green character of the area.

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

4.3.6 The River

The river is a key feature within the Conservation Area for its historic functional role. It is visually somewhat separated from the village centre, being located at its eastern extremity. Once at the river, the ford and pedestrian bridge over it provides a tranquil setting with the sound of flowing water contributing the atmosphere. The landscape shifts here from open fields to the flat riverbed lush with low lying plants and edged with trees.



The bridge over the ford



Open Spaces, Trees and Water 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

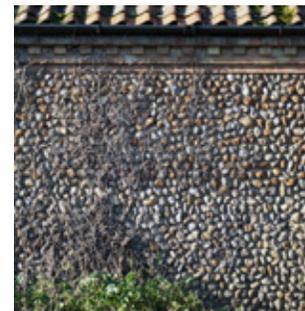
4.4.1 Materials

The common palette of materials for all buildings within the Conservation Area is flint cobbles with red brick dressings. All are left unpainted. Red brick is also used for chimneys. Red plain tiles are used for the houses built as part of the 1899-1908 scheme, which is uncharacteristic in North Norfolk, where pantiles are typically used. The older cottages and farm buildings use these larger size, wavy pantiles.

The key exception to these materials is the church, which uses flint with stone dressings and a lead roof. Flint is used in a variety of ways: as cobbles, knapped into squares or naturally shaped, set into quatrefoil panels and as galletting to mortar joints. Red bricks are used above some of the arched windows to form stripes with white coloured knapped flints.

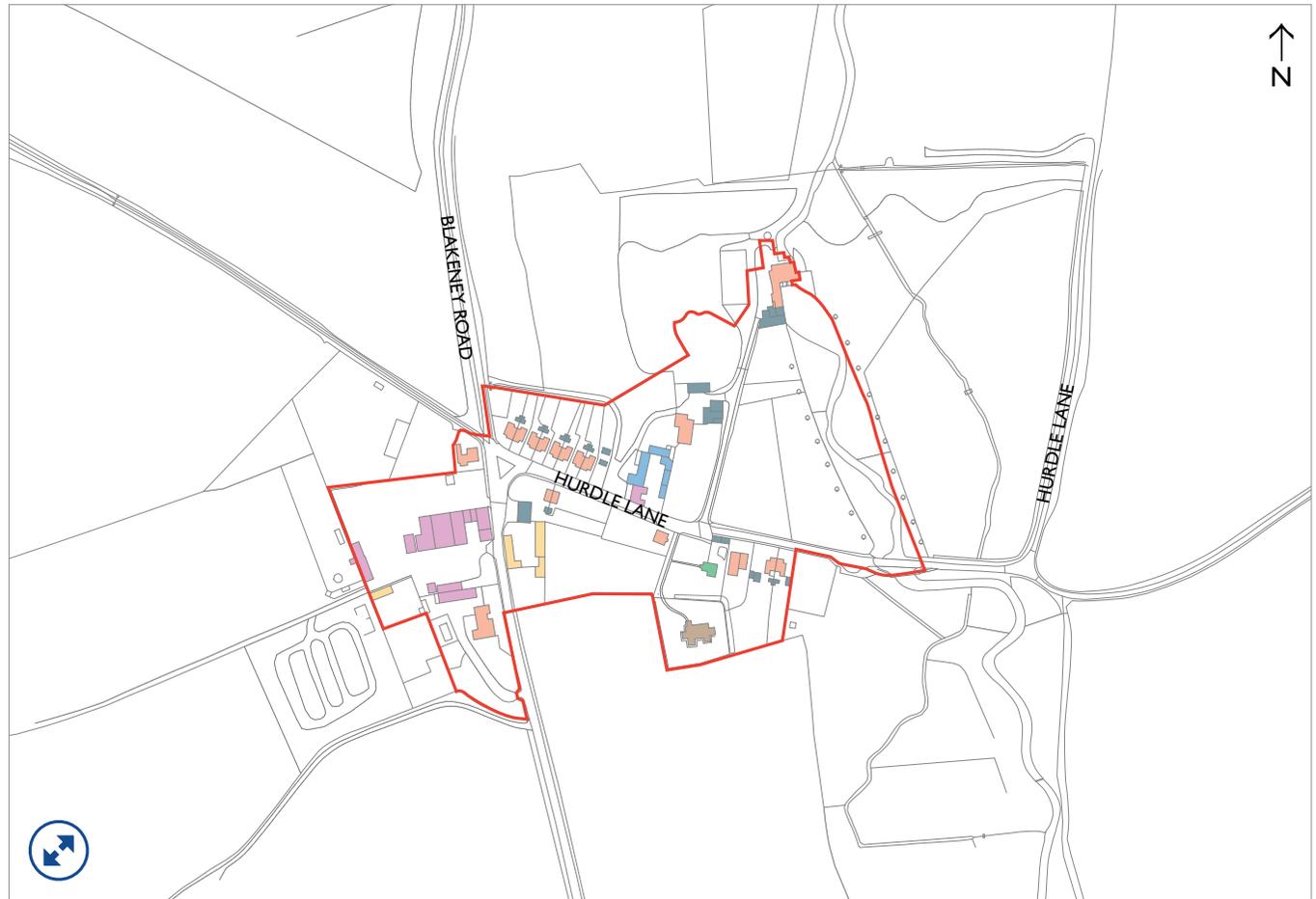
Historic doors and windows are timber, though there are several examples of uPVC replacements (see building types in [section 4.5.2](#) for more details).

Materials Palette



4.4.2 Building Types and design

Buildings within the Glandford Conservation Area are predominately residential. There are groups of farm buildings at Manor Farm to the west and Church Farm on the north side of Hurdle Lane. Those at Manor Farm have mostly been converted to commercial use as shops, cafes and warehouses, though some on the east side of Blakeney Road have been converted to residential. One of the barns at Church Farm has been converted to light industrial use, with the others remaining in agricultural use. The church is the only place of worship in the village, while the Shell Museum is an unusual cultural building for a rural village in North Norfolk.



Plan showing types of buildings in Glandford 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
■	Residential
■	Place of Worship
■	Museum
■	Agricultural Converted to Residential
■	Agricultural Converted to Commercial
■	Agricultural
■	Garage/Outbuilding

Houses and Shell Museum

Most of the houses within the village date from the 1899-1908 rebuilding programme. They share common characteristics regardless of size or use (the Shell Museum also follows the same design pattern). They are all two storey, though they vary in scale, with the higher status Manor Farmhouse being the largest compared to smaller detached or semi-detached cottages to the east.

The red brick dressings to the roughly knapped flint walls are used in a variety of ways: quoins to the corner of buildings, string courses, gently curving arches above windows and doors, and dentilled cornices. The red plain tile roofs are hipped and have chimneys with inset panels and dentilled cornices for decorative effect. These buildings all feature distinctive Dutch gables capped with red brick and with a central stylised floral terracotta detail.

Original windows were timber casements with glazing bars and small panes of glass. These are painted white. If any of the houses have original timber doors, they are not visible from the road. Several of the buildings have had their windows replaced with uPVC and doors replaced with modern plastic or timber versions (see [section 4.5.2](#) for more details). The Shell Museum has double timber doors with glazing to the top half.

Cast iron downpipes, painted black, are used with simply moulded hoppers.

These group of cottages appear to have all been built with small outbuildings to the rear, probably for outhouses and scullery purposes. These are an important feature which demonstrate historic uses of the buildings and their level of survival, based on map and aerial image assessment, seems to be high. They should be retained.

There are a few older cottages which have gabled roofs with pantiles. They also feature brick dressings but not used as elaborately as on the 1899-1908 houses. They have timber casement windows with small panes and, where visible, timber plank doors.

The large scale of Manor Farmhouse on the Blakeney Road and the distinctive rhythm of the pairs of semi-detached cottages on the green, all with their Dutch gabled roofs, mean they form local landmarks within the village.



Older cottages with gabled roof, timber casement windows and timber doors



Semi-detached cottages from 1899-1908



Manor Farmhouse, also featuring the same Dutch gables and use of red brick dressings to flint walls



The Shell Museum

Farm Buildings

Farm buildings are typically single storey but some are large in scale with lofts within the roofs. Their form is of long linear barns, often set around yards. They have large roofscapes, with one on Hurdle Lane having a catslide roof which sweeps down forming a particularly wide roof. These are all of pantiles. They use flint with brick dressings. One brick building at Manor Farm has been painted black, though this feels appropriate within the more agricultural setting. Corrugated metal is also used on part of a wall and the roof of one barn which are less sensitive but again are not overly unsightly within this farm setting.

Some plain timber agricultural doors, both smaller single and larger double ones, and windows survive on some farm buildings. However, those that have been converted to residential or commercial use have had more domestic doors and windows inserted. Those that could be seen from the road are of timber. Conservation rooflights, which sit below the level of the tiles, are used in the residential conversions of the barns on the east side of Blakeney Road.

Within the Manor Farm complex, where the barns have been converted to commercial uses, doors and windows mainly retain an agricultural feel, with large timber double doors retained to be closed over timber and glazed shop fronts when the unit is not in use.

The majority of buildings have red plain or pan-tiles, though there is a small area used on one of the Manor Farm barns which have grey or black glazed tiles, with red tiles picking out the letters 'R + C'. This has also been replicated on a new commercial unit to the west where the roof tiles spell out the name of the shop: 'Cley-Spy'.

Timber weatherboarding is used on the Cley-Spy unit. Two shipping containers have been converted into commercial units with the addition of timber cladding and glazing to improve their utilitarian appearance. They now make an interesting contribution to the setting.



Converted farm buildings at Manor Farm



Converted farm buildings at Manor Farm



Converted shipping containers at Manor Farm



Barn converted to residential use with conservation rooflights inserted



Barn with catslide roof, converted to light industrial use



Barns at Church Farm

Glandford Mill

Glandford Mill is now a residential building but was formerly one of the watermills on the River Glaven. Access from the public highway is not readily available but the building can be seen from the pedestrian bridge over the river. It is a large scale building, also of flint with red brick dressings and red pantile roofs. It appears that residential conversion has included the addition of windows, including several catslide dormers.



Glandford Mill

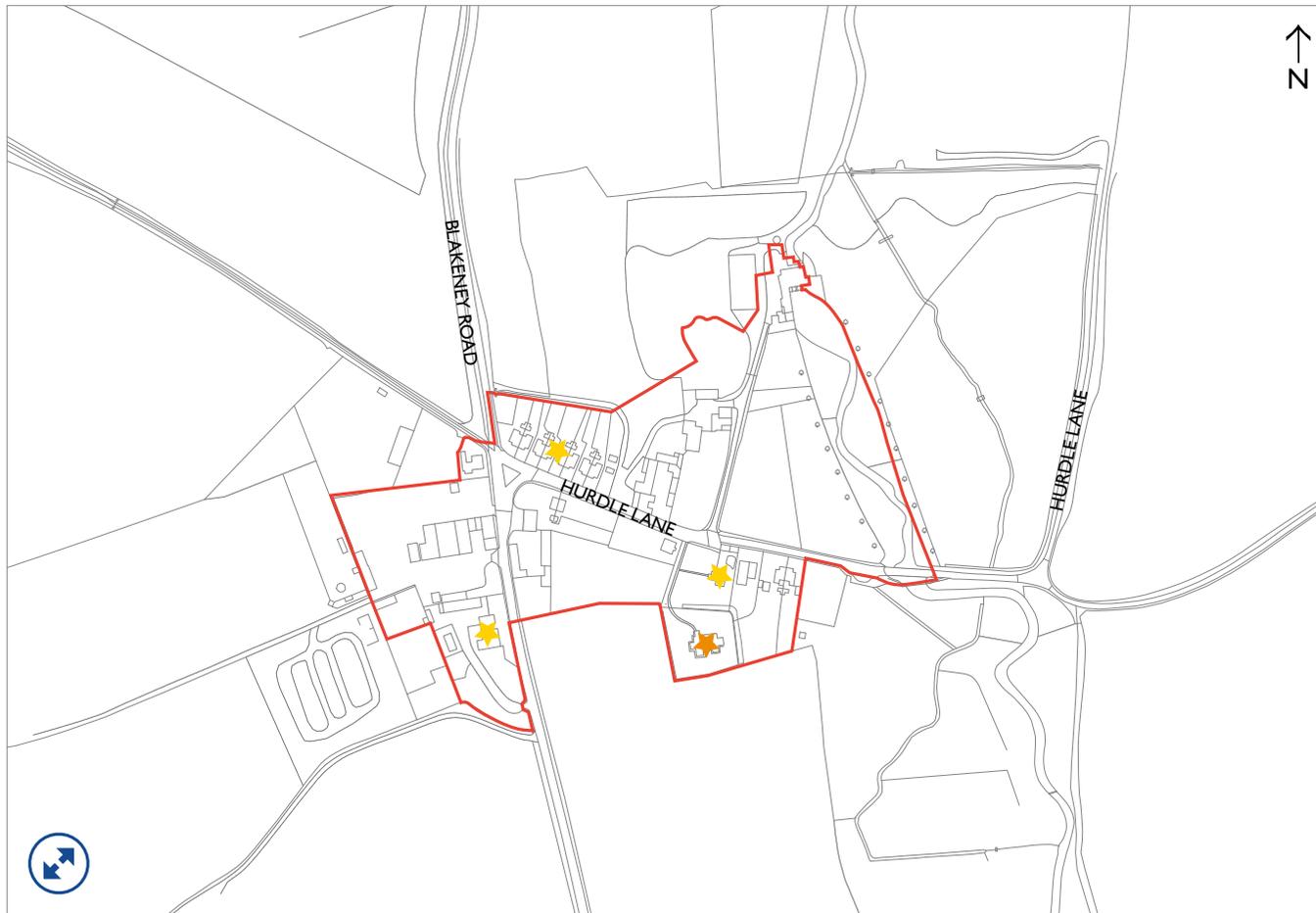
St. Martin's Church

St. Martin's Church was rebuilt in 1899-1908, though in a typical medieval style with Gothic windows and porch. The crenulated tower features an interesting metal clock and small curved tower built into the north elevation. The varied flintwork is high quality and adds interest. The cast iron downpipes feature interesting zig-zag patterns and moulded hoppers.



St. Martin's Church

Despite being set away from the road, the church is a major landmark building in the village and wider setting, because of its prominent tower and its communal use as a place of worship.



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 Glandford 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 two listed buildings within the Conservation Area. The Church of St Martin, Glandford is a Grade II* listed church with medieval origins and mainly rebuilt in the nineteenth century. The Glandford and Bayfield War Memorial Cross is also listed, Grade II.

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 56 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.¹⁹ 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.

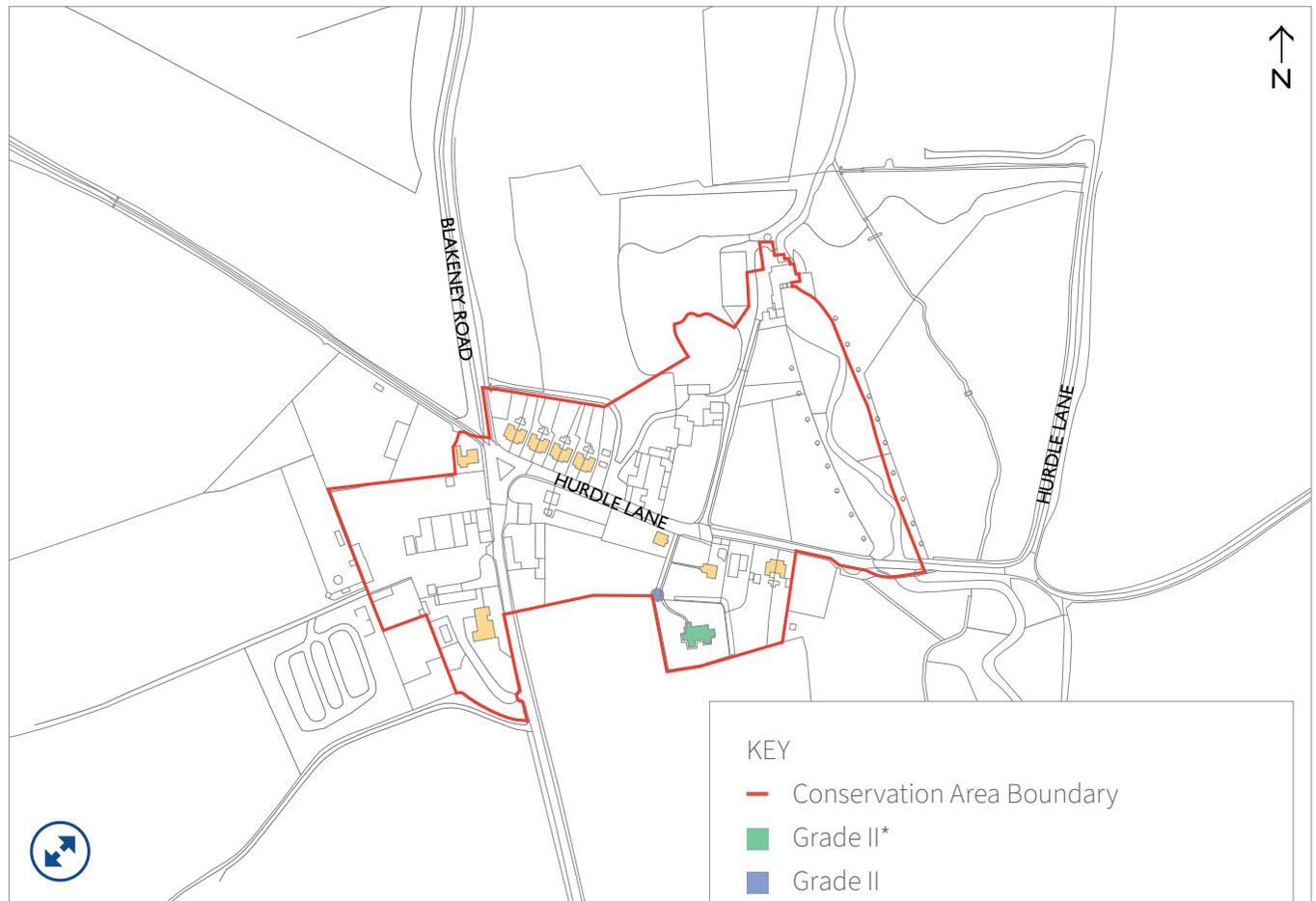
Historic England gives advice regarding the assessment criteria for Locally Listed Buildings in *Local Heritage Listing* (2016). Locally Listed Buildings usually have qualities such as being a landmark building, being designed by a named architect, being associated with an historic event or being associated 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 Glandford 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.



Heritage Assets 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
- 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.

5.5 ARCHAEOLOGY SUMMARY

The details in this section have been summarised from the Parish Summary on the Norfolk Heritage Environment Record. ²⁰

The parish of Letheringsett with Glandford is situated to the north-west of Holt. They were originally two separate parishes, until amalgamated in the twentieth century. The parish summary states that Glandford's original meaning was 'merriment ford'. Both parishes have a long history and were well established by the time of the Norman Conquest, with details of their land ownership, and productive resources recorded in the Domesday Book of 1086. The earliest evidence of human activity found in the archaeological record for the parish dates to the Neolithic, consisting of chipped axeheads (NHER 11179), polished axeheads (NHER 23244, 28288), a flint flake (NHER 32856) and a knife (NHER 33566). Pieces of Neolithic pottery have also been recovered to the west of Glandford (NHER 25863).

The Bronze Age is represented in the parish by several ring ditches (NHER 12793, 12825, 12826, 27944 & 32946) which have been picked up on aerial photographs, though none are visible from the ground. Assorted artefacts dating to the Bronze Age, such as copper alloy axeheads, rapiers and a chisel have also been recorded on the HER. Iron Age finds include pottery fragments (NHER 25863 & 25948), a brooch (NHER 33566) and an Icenic gold coin (NHER 28045).

There is no structural evidence for the Roman period within the parish, other than a roofing tile (NHER 33796), but there have been many finds including coins (NHER 21565, 25596, 29422 & 30017), brooches (NHER 20208, 34955), pottery fragments, a pendant (NHER 33796), nail cleaners (NHER 37193) and a harness fitting (NHER 29422).

The region has a rich assemblage of Saxon artefacts, including pottery fragments, a number of brooches (NHER 21565, 25860, 25863, 258045 & 36815), and a very important Middle Saxon copper alloy mount for a book cover or vessel with a circular domed glass insert NHER

31596). An inhumation burial of a male, with various grave goods, is recorded for within the parish (NHER 39278). Grave goods included an early-Saxon skilket, spear, several pottery vessels, a knife and iron-bound wooden bucket and two fifth or sixth century silver buckles.

The medieval period is represented by coins (NHER 25863, 31596), brooches (NHER 25982, 29422 & 30017), pottery fragments, seal matrices (NHER 31167, 33566, 35447 & 35957), part of a papal bull (NHER 35957) and a gold ring (NHER 12255). St Martin's Church in Glandford (NHER 6171) is a medieval church that was in ruins in the early eighteenth century. It was restored between 1899 and 1908 for Sir Alfred Jodrell of Bayfield Hall (NHER 6176).

Bayfield Hall in Glandford (to the south of the Conservation Area) is a sixteenth century and later house, possibly located on the site of an earlier medieval manor house, flint and brick walls of which were discovered during the construction of a swimming pool in the 1970s.

Section 6

Street-by-Street Assessment

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

Contents

- [1 Hurdle Lane, Glandford](#)
- [2 Blakeney Road](#)

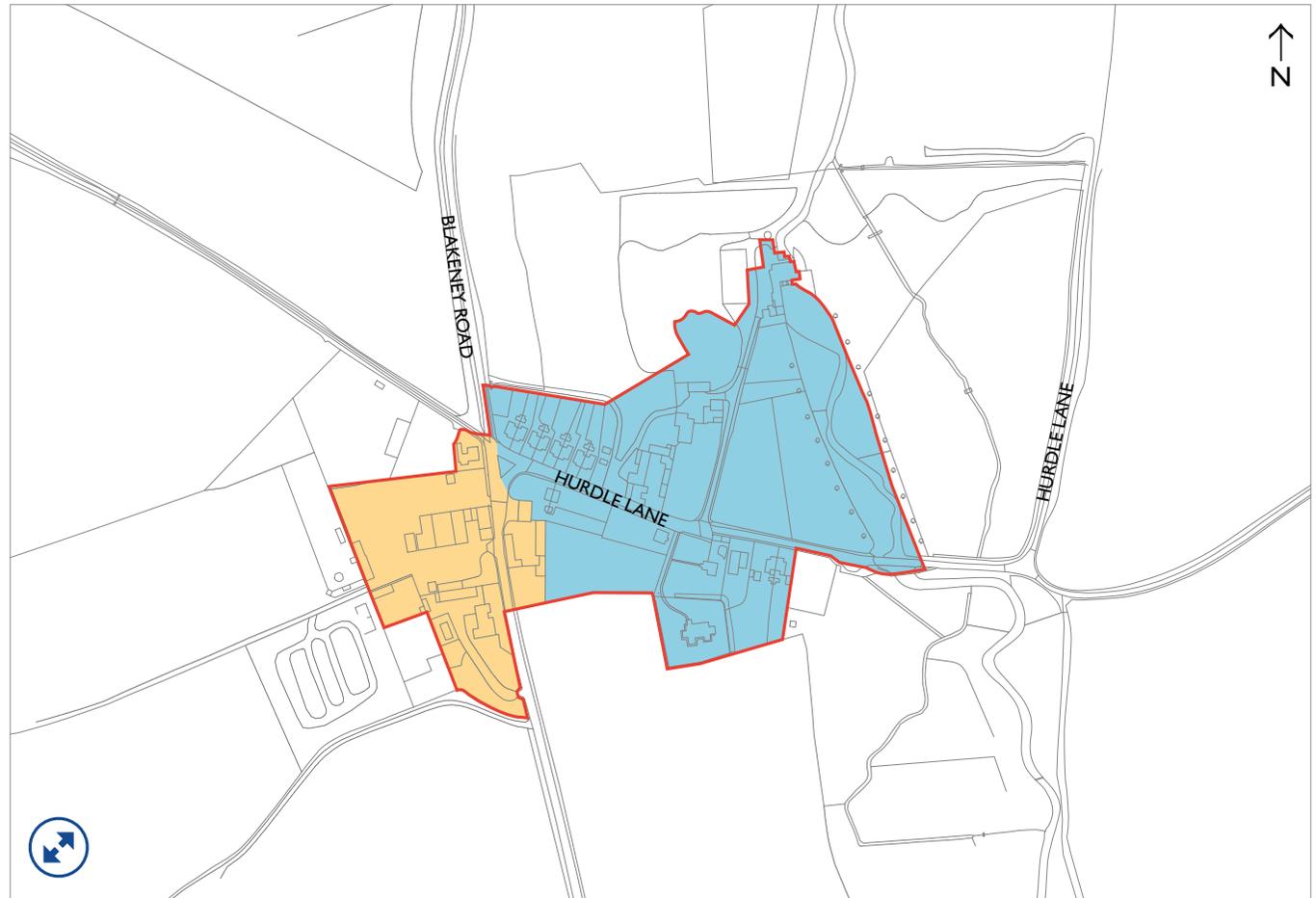
6 Street-by-Street Assessment

Each of Glandford'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.

KEY

- Conservation Area Boundary
- Hurdle Lane
- Blakeney Road



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1. HURDLE LANE, GLANDFORD

East-west aligned street, with row of flint cottages to north side and larger flint cottages to the south side. Church Farm on north side, with the former Glandford mill to the north, set on the River Glaven. South side features Shell Museum and St Martin's church. Mature hedgerows and flint walls give an enclosed feel.



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Defining Features

- Flint walls both sides of street
- Small green at the west end of the road
- Mature trees in gardens, on the green and at the east end of the road
- Mature, tall hedgerows
- Properties set back with well defined boundaries and front gardens
- Church and Shell Museum have attractive park fencing and green to front, with church set back on a small rise
- Ford crossing at the east end of the road

Key Issues

- uPVC doors and windows to cottages on the north and south sides of road
- Untidy yard area to Church Farm
- Solar panels to the mill
- Satellite dishes visible from the road

Recommendations and Opportunities for Enhancement

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

- When uPVC windows are at the end of their lives and require replacement, it is preferable that this should be done with painted timber windows. If this is impossible, any new uPVC window should be of high quality, closely imitate timber windows and which, where the requisite information is available, has been designed to match the window that existed historically in that particular location in that specific building.
- Solar panels and satellite dishes should be located on roof slopes or in areas which do not face the public highway or affect views into and within the Conservation Area
- Better maintenance of yard areas

Listed Buildings

Grade II*

- Church of St Martin

Grade II

1. HURDLE LANE, GLANDFORD

- Glandford and Bayfield War Memorial Cross

Proposed Locally Listed Buildings

- Nos. 1-8
- Church House
- The Shell Museum
- Mill Cottages

2. BLAKENEY ROAD

North-south aligned road, flint wall lined to the west along main thoroughfare road, with flint gabled houses and flint walled barns and farm buildings, several converted to commercial use. Houses side-on to road.



Defining Features

- Sparsely populated
- Converted barns and flint walled farm buildings located on both sides of the road, with yards forming gaps between buildings
- Mature hedgerows and flint walls to road give enclosed feel, especially by Manor Farmhouse
- Manor Farmhouse is a large building which is prominent in the streetscape
- The green contributes to the setting of the north end of the road
- Views to open fields/rolling hills

Key Issues

- Busy and fast through road
- Untidy yard area at Manor Farm
- Modern utilitarian barn at Manor Farm
- Cluttered signage at entrance to Manor Farm

Recommendations and Opportunities for Enhancement

- Better maintenance of yard areas
- A co-ordinated scheme of signage using sympathetic materials would enhance the appearance of the Conservation Area

Listed Buildings

N/A

Proposed Locally Listed Buildings

- Manor Farmhouse
- Holbrook

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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 New Development and Extensions](#)
- [7.4 Tourism and Holiday Cottages](#)
- [7.5 Dark Skies and Light Pollution](#)
- [7.6 Agricultural Buildings](#)
- [7.7 Rural Character and Suburbanisation](#)
- [7.8 Coastal and River Local and 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 very few examples of structures in poor condition. Some boundary walls were noted as having moss, vegetation and ivy growth which if left untended could cause issues with the integrity of the mortar joints. Some of the timber benches, particularly the one in the churchyard which is covered in moss, could benefit from some maintenance. Some of the yards at Manor and Church Farms are somewhat untidy and would benefit from some improvement, though are not overly obtrusive in their farmyard contexts. Otherwise no particular issues of concern regarding condition were noted.



Moss and ivy growth to a wall



Moss growth to bench in the churchyard

7.2 NEGATIVE FEATURES

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

The replacement of historic or traditional doors and windows with inappropriate alternatives, such as those in uPVC, is a significant threat and has occurred on several of the cottages within the village. Changes to traditional timber fenestration causes the loss of historic fabric, can alter the appearance and aesthetic value of a building, usually as the glazing pattern is incorrect and frames are thicker, and can also affect the historic fabric of the remainder of the building by changing its breathability. It is preferable to repair damaged timber windows and to undertake regular maintenance to ensure their enduring longevity.

Well executed like-for-like replacement windows (i.e. same size and proportions of elements constructed using the same materials and finishes as the existing) maintain the aesthetic, though not the evidential value, of the historic windows. It can also be possible with some windows to incorporate slimline double-glazing to traditional style timber windows or unobtrusive secondary glazing without affecting the appearance substantially. uPVC windows should not be used in historic buildings in a Conservation Area and are undesirable on modern buildings within the

Conservation Area. If there is a compelling reason to use uPVC windows and it can be demonstrated that they will not cause long term damage to the fabric of the historic building, then the uPVC windows used should be of high quality, closely imitate timber windows/doors and closely match the window/door that existed historically in that specific location, where this information is available, or the most likely historic window as advised by the Conservation Officer if historically information on the specific building is unavailable. uPVC conservatories are also likely to be inappropriate, particularly where they are visible from the public highway.

The insertion of additional windows or enlargement of existing windows can also change the balance of an historic façade and involve the loss of historic fabric.

Solar panels can also be visually intrusive to Conservation Areas they are positioned on roofs visible from the public highway or publicly accessible open spaces or paths. Satellite dishes and aerials visible from publicly accessible areas also clutter the appearance of historic facades. Each case will be assessed on an individual basis.

There are several sign boards affixed to a barn and the entrance to the Manor Farm complex. These have a shiny, plastic quality and are cluttered. A more co-ordinated approach to signage, preferably painted on timber, would be beneficial.



uPVC door



uPVC window



uPVC window and modern replacement door



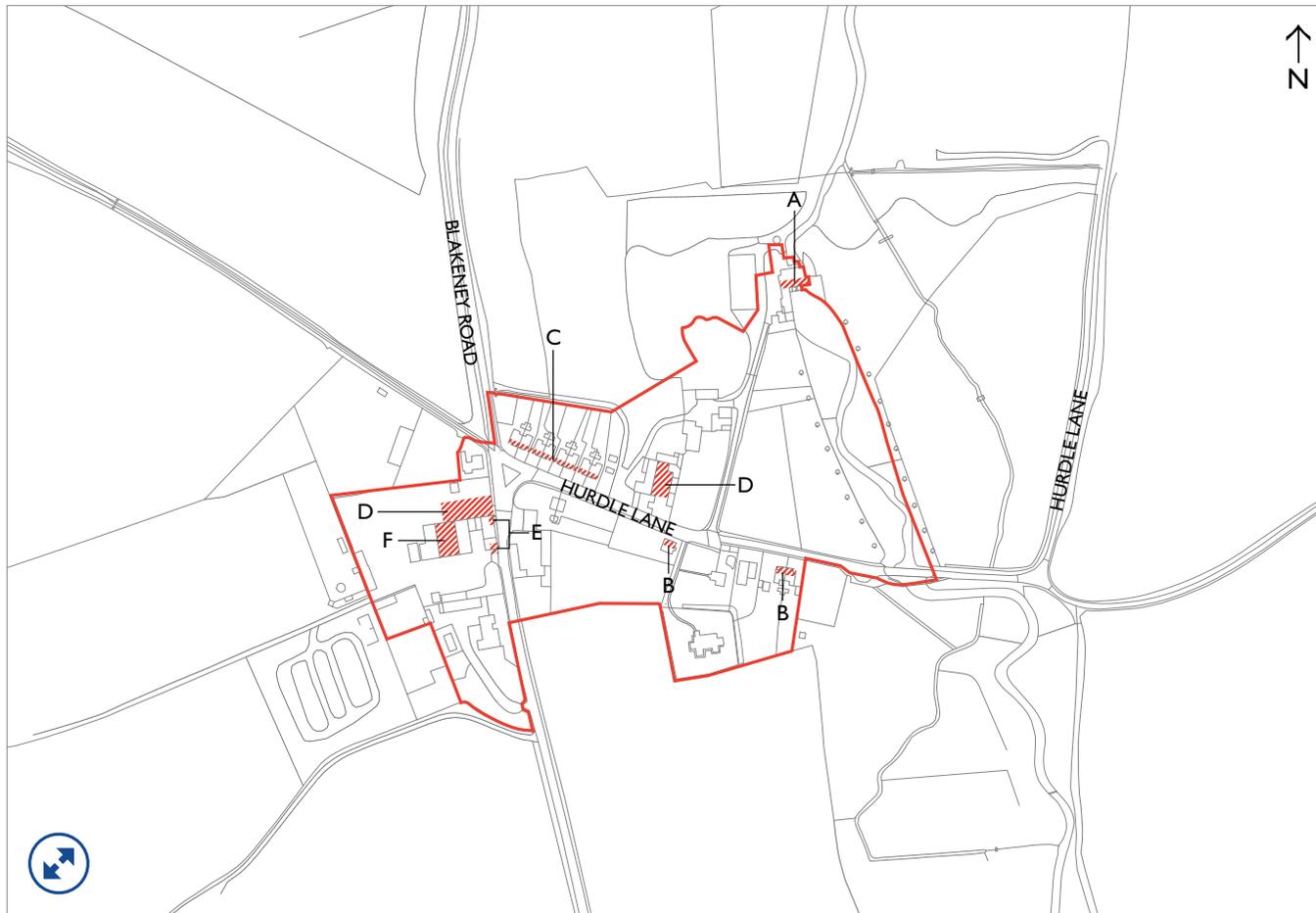
Satellite dish on front façade



Uncoordinated signage at the entrance to Manor Farm



Aerials and wiring clutter the appearance of facades



KEY	
	Conservation Area Boundary
	Negative Feature
A	Solar panels and enlarged windows
B	uPVC windows and doors
C	uPVC windows and doors, and satellite dishes and aerials
D	Untidy yard
E	Cluttered signage
F	Modern utilitarian barn

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 NEW DEVELOPMENT AND EXTENSIONS

The small size of Glandford, as well as its semi-planned nature, means that there is very limited scope for any new development within the village. Minimal development may be possible but 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. New buildings should be planned 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.

The same principles are true for extensions to existing buildings, which should normally be located to the rear of buildings or in locations out of sight from publicly accessible areas. Extensions to 1899-1908 cottages that have surviving outbuildings should not normally include the loss of those outbuildings and they should not be subsumed within new extensions.

7.4 TOURISM AND HOLIDAY COTTAGES

The popularity of the North Norfolk coast and the inland villages and landscape with tourists will create demand for new facilities and infrastructure. There could be pressure for an increase in size and number of camp and caravan sites, which would not be suitable in the Glaven Valley as they would cause visual harm to the setting of historic buildings and landscape. There may be pressure for more conversions of historic buildings into holiday lets if the demand for this type of rental spills out from the villages. Whilst holiday lets allow tourists to experience the North Norfolk landscape and heritage, as well as create some jobs and revenue, there is also a risk in terms of the hollowing out of local communities, especially in winter, creating a distorted population which undermines local services and pricing locals out of the area. Traffic levels will also increase with increased tourism demands.

7.5 DARK SKIES AND LIGHT POLLUTION

North Norfolk is one of the best places in the country to view the sky at night. Glandford is close to the Wiveton Downs Dark Sky Discovery Site. 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 Glandford at night.

7.6 AGRICULTURAL BUILDINGS

One of the barns at Manor Farm is a modern infill, using machine made brick and corrugated metal to walls and the roof, plus a metal roller shutter door. It has a utilitarian appearance in the context of the adjacent historic buildings and natural landscape. For agricultural holdings of 5ha or more new agricultural buildings can be erected or existing buildings extended or altered under permitted development rights. There is therefore potential for more agricultural buildings to

be constructed in the Conservation Area or within its setting; they can be particularly prominent on village edges in views from the wider landscape. These barns are essential for the continued agricultural use of the land. There could be opportunities to soften the appearance of the existing modern barn, for example with timber cladding or the installation of a pantile roof. New agricultural buildings could be located where they are less visually and could use materials that are more in keeping with the character of the Conservation Area.

7.7 RURAL CHARACTER AND SUBURBANISATION

Glandford’s rural character is one of the things that make it special. With 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.

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.

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 minimal and this should remain the case.

While there is some limited parking on Hurdle Lane, this is not overly intrusive. There are several other places within the Conservation Area where visitors and residents can park, including at Manor Farm and at a small car park on the north side of Hurdle Lane, which means that pressure for parking in the village is not an issue.



Modern barn in the context of those with a historic character



7.8 COASTAL AND RIVER LOCAL AND CLIMATE CHANGE

The Glandford Conservation Area is not far from the North Norfolk the coast. Sea level rates are estimated to increase by between 68 and 80cm over the course of the twenty-first century whilst changes in temperature and precipitation are also likely to occur.²¹ The North Norfolk Coast AONB Climate Change Action Plan identifies key changes that are likely to result from climate change including:

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

In the Glaven Valley this could lead to the river becoming tidal again, up as far as Glandford and Bayfield Lake. More intense rainfall alternating with periods of drought has implications for the river, the floodplain and water management,²² both in ecological terms and as a threat to historic buildings. Those buildings on or next to the river, such as the mills, are more at risk than those set further away. Flooding can cause structural damage and a general increase in water levels causes problems with damp. 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 and other measures.

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

Current planning legislation and heritage guidance allows for changes to historic buildings to facilitate environmental sustainability providing that they do not detract from the significance of the heritage asset.



Section 8

Management Plan

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

Contents

[8.1 Introduction](#)

[8.2 Conservation Philosophy](#)

[8.3 Recommendations](#)



8.1 INTRODUCTION

This management plan provides:

- An overarching **conservation philosophy** which sets out the guiding principles for the retention and enhancement of the character and appearance of the Glandford 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 Glandford 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 Glandford Conservation Area.

- Nationally and locally designated buildings and associated structures and features should be preserved and enhanced.
- Fundamental to the character of Glandford 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, Dutch gables and chimneys are important elements of the varied roofscape of the village. There are historical exceptions to this scale, massing and materiality, such as the Church and Manor Farmhouse, but they are, by definition, rarities and will not be regarded as precedent for new development.
- The current settlement pattern, principally of cottages on Hurdle Lane and farm complexes and the mill on the outskirts of the village, will be maintained.
- 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, should be limited and 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 and current public green spaces will be preserved. There will be a presumption in favour of the retention of existing mature trees for all new developments.
- New development will not negatively impact on views within or towards the Conservation Area and views of landmark buildings will be preserved.
- The agricultural and river setting of the village contributes considerably to its special interest and will be maintained.
- New or extended agricultural buildings constructed under permitted development rights should be well-designed and would benefit from the use of traditional materials consistent with the Conservation Area where ever possible.

8.3 RECOMMENDATIONS

8.3.1 Repairs, Materials and Techniques

There is a consistency to the materials palette used in Glandford that is a fundamental part of its character, which includes predominately flint, complemented by brick. Plain red tiles are used for the 1899-1908 buildings, while pantiles are used elsewhere. These traditional materials require repair and maintenance using traditional techniques, particularly the use of lime mortars, 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 flint and brick wall in poor condition using as many of the original flints and 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

- Buildings in Glandford should not be rendered or painted to preserve the consistency of appearance of the flint and/or brick buildings in the village.
- 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.
- Original and historic windows (including dormers, bay and oriels windows) and doors, which are typically timber, 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.
- 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

Glandford's 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.

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.

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.

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.

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. There are no serious development threats in Glandford at present and given the existing controls that Conservation Area designation brings no Article 4 Directions, which would control development to unlisted buildings, are deemed necessary 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. They are more likely to be acceptable to the rear of buildings or where they are not visible from publicly accessible locations. 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.
- Proposed change will be considered in relation to the streetscape and change will be regulated to preserve the specific character of different streets.

8.3.4 New Development

New development will be subject to local and national planning policies. Though limited in scope in Glandford, it may take the form of replacement buildings or construction on undeveloped plots. Any new development should respect the character of the immediate part of the Conservation Area in which it is proposed, in order to preserve the differentiation between areas (for example farms verses cottages) within the Conservation Area and so preserve the diversity of the Conservation Area as a whole. New development should not compete with or overshadow existing buildings, particularly where the existing buildings are historic. This is so that the character-defining historic buildings remain preminent 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, stone 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.
- New development should have defined boundaries demarcated with boundary treatments that are in keeping with the character of the Conservation Area.

8.3.5 Public Realm and Green Landscape

Glandford 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 in the Conservation Area are minimal and in materials that are generally appropriate to the character of the area, such as timber bollards. 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. Signage for commercial units would benefit from being in a co-ordinated scheme and in traditional formats, such as painted on timber. Timber benches would be preferable over plastic. Road markings should be kept to a minimum to preserve the rural character of the village.

The green spaces, trees and planting within Glandford and within its setting provide an important contribution to the the character of the Conservation Area and should be preserved.

The ford at the River Glaven is an important element of the Conservation Area, both visually and historically.

Recommendations

- Boundary walls should be preserved and regularly maintained.
- Road markings will be kept to the minimum necessary and use narrower format lines appropriate for Conservation Areas where they are necessary.
- Traditional forms of signage will be encouraged.
- Traditional materials for street furniture and signage should be used.
- The green spaces within the Conservation Area will be preserved.
- Trees and planting will be maintained.
- The ford at the River Glaven will be maintained.

8.3.6 Setting and Views

The setting of Glandford contributes to its special interest, which is comprised of open agricultural fields and woodland. These may be subject to some change as a result of climatic or natural change as has been seen over the centuries.

The ability to appreciate heritage assets individually or collective from key viewpoints contributes to their special interest. Lighting has the potential to impact on the ability to appreciate the dark skies of the area.

Agricultural buildings which are constructed under permitted development rights would benefit from being designed with traditional materials and forms.

Recommendations

- The setting of the Conservation Area will be protected from inappropriate development.
- Key views within and into the Conservation Area will be preserved.
- Views of landmark buildings, particularly the church, Manor Farm and the cottages on Hurdle Lane, will be preserved.

- Excessive use of external lighting will be avoided.
- Agricultural buildings should be located to minimise their impact and would benefit from being designed with traditional materials and forms.

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 have been evident to the assessor. Although it is principally the built structures that are recognised in amending the boundary, their accompanying plots often provide an important historical context which should be incorporated together with the building(s).

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.

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 Glandford Valley 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



Contents

- A [Endnotes and Bibliography](#)
- B [Glossary of Terms](#)
- C [Audit of Heritage Assets](#)
- D [Full Size Plans](#)

Appendix A

Endnotes and Bibliography



ENDNOTES

- 01 Section 69 (1), Planning (Listed Buildings & Conservation Areas) Act 1990
- 02 Section 71 (1), Planning (Listed Buildings & Conservation Areas) Act 1990
- 03 Section 71 (2) and (3), Planning (Listed Buildings & Conservation Areas) Act 1990
- 04 <https://www.shellmuseum.org.uk/about.html>
- 05 <http://www.glavenvalleychurches.org.uk/index.php/glandford-parish/glandford-history/>, accessed 25/10/18
- 06 [http://www.heritage.norfolk.gov.uk/record-details?TNF1469-Parish-Summary-Letheringsett-with-Glandford-\(Parish-Summary\)](http://www.heritage.norfolk.gov.uk/record-details?TNF1469-Parish-Summary-Letheringsett-with-Glandford-(Parish-Summary))
- 07 *ibid.*
- 08 <https://opendomesday.org/place/TG0441/glandford/>
- 09 Basil Cozens-Hardy, 'The Glaven Valley', *Norfolk Archaeology*, Vol. XXXIII, p. 504.
- 10 Hooton, p. 61.
- 11 <http://www.norfolk Mills.co.uk/Watermills/glandford.html>
- 12 Basil Cozens-Hardy, 'The Glaven Valley', *Norfolk Archaeology*, Vol. XXXIII, p. 505.
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- 14 <http://www.glavenvalleychurches.org.uk/index.php/glandford-parish/glandford-history/>, accessed 25/10/18
- 15 <https://www.shellmuseum.org.uk/about.html>
- 16 North Norfolk SSSI Citation, accessed: <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1001342.pdf>
- 17 Glandford (Letheringsett Road) SSSI Citation, accessed: <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1005462.pdf>
- 18 Glandford (hurdle Lane) SSSI Citation, accessed: <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1002247.pdf>
- 19 See Historic England *Local Heritage Listing* (2016) for more details
- 20 [http://www.heritage.norfolk.gov.uk/record-details?TNF1469-Parish-Summary-Letheringsett-with-Glandford-\(Parish-Summary\)](http://www.heritage.norfolk.gov.uk/record-details?TNF1469-Parish-Summary-Letheringsett-with-Glandford-(Parish-Summary))
- 21 North Norfolk Coast AONB Climate Change Action Plan, <http://www.norfolkcoastaonb.org.uk/mediaps/pdfuploads/pd004256.pdf>, accessed 2 March 2018.
- 22 Holt-Wilson, 2014, p.8
- 23 The legal interpretation established in *South Lakeland DC v Secretary of State for the Environment and Rowbotham* [1991] 2 L.P.R. 97



ARCHIVE MATERIAL

NORFOLK RECORD OFFICE

Maps

DN/TA 111 Glandford Tithe Map

C/Sca 2/39 Blakeney, Wiveton and Glandford Inclosure Award, 1824

DS 56 Cley Bayfield and Glandford Estate Map of John Johnson Gay, occupied by Mr Thurston as allotted by the (Inclosure) Commissioner, 1812

DS 57 Plan of an Estate at Cley Bayfield and Gunthorpe in the County of Norfolk, 1835

PD 101/53(H) John Cary, A New Map of Norfolk divided into hundreds exhibiting its roads, rivers, parks &c, 1807

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Maps

C 9111.4261 Faden Map of Norfolk, 1797

L911.4261 Bryant, Andrew, *Map of the County of Norfolk from actual survey*, 1826

Photos

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Natural England, <https://designatedsites.naturalengland.org.uk>

Norfolk Heritage Explorer, <http://www.heritage.norfolk.gov.uk/>

Listing description St Martin's Church: <https://historicengland.org.uk/listing/the-list/list-entry/1304919>

Listing description Glandford and Bayfield War Memorial Cross: <https://historicengland.org.uk/listing/the-list/list-entry/1458517>

<http://www.norfolk Mills.co.uk/Watermills/glandford.html>

<https://www.shellmuseum.org.uk/about.html>

<http://www.glavenvalleychurches.org.uk/index.php/glandford-parish/glandford-history/>,

[http://www.heritage.norfolk.gov.uk/record-details?TNF1469-Parish-Summary-Letheringsett-with-Glandford-\(Parish-Summary\)](http://www.heritage.norfolk.gov.uk/record-details?TNF1469-Parish-Summary-Letheringsett-with-Glandford-(Parish-Summary))

<https://opendomesday.org/place/TG0441/glandford/>

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 harm²³ (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.



HURDLE LANE

Address / Building Name	Church of St Martin
Street-by-Street Area	Hurdle Lane
Status	Grade II*
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1304919
Brief History	Parish church with medieval origins, in ruins by 1730, chancel rebuilt 1875, nave and aisles 1899 – 1906 by Hicks and Charlewood at the expense of Sir Alfred Jodrell of Bayfield Hall.
Brief Description	Galletted whole flint with stone dressings, lead roof. West tower, nave, chancel, north aisle, north porch, south transept and south vestry; 3-stage embattled tower with parapet of knapped flint, gargoyle and clock face to north, 2-light west window with renewed tracery, cusp headed light under a square hood mould, 2-light bell openings with voussoirs of alternate brick and knapped flint.



Address / Building Name	Glandford and Bayfield War Memorial Cross
Street-by-Street Area	St Martin's Churchyard
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1458517
Brief History	Glandford and Bayfield Memorial Cross which stands outside of St Martin's Churchyard, signifying the contribution made by the local community in the First World War. Original post-WWI cross blown over during 20th C and a replica installed.
Brief Description	A tall Latin cross in granite with crucifixion carving.



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.



HURDLE LANE (CONT.)

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	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	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.



BLAKENEY ROAD

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	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.



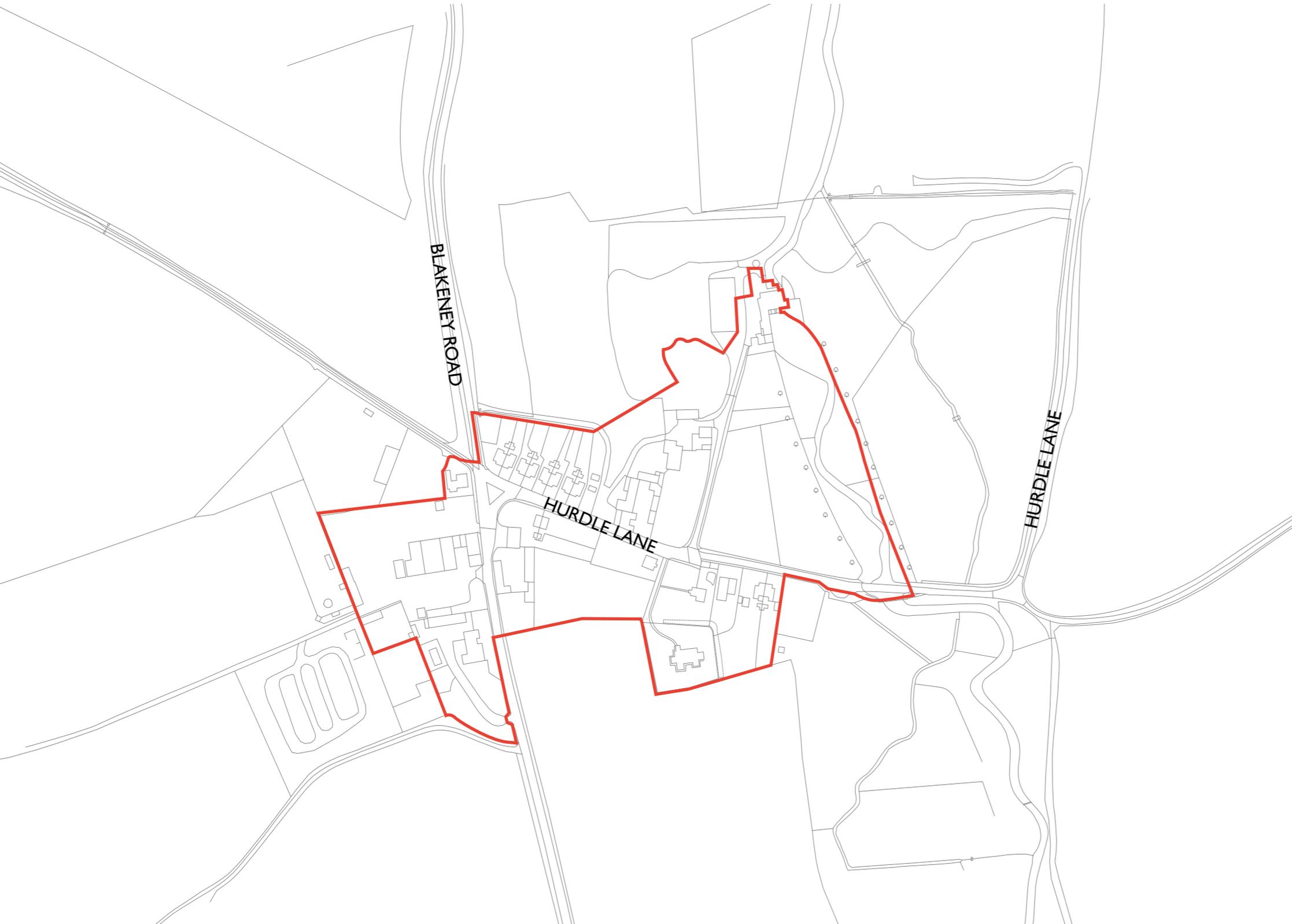
Appendix D

Full Size Plans



Full Size Plans: How to Use This Layered PDF

Click on the layers button  on the left of this window to show different elements of the Conservation Area analysis. If necessary, refer to page 3 of this document for further instruction.



KEY

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