

Hempstead

Conservation Area Appraisal and Management Plan

Final Draft for Adoption: April 2021



PURCELL 

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How to Use This Document

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

Contents

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

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3.1 EARLY HISTORY

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.



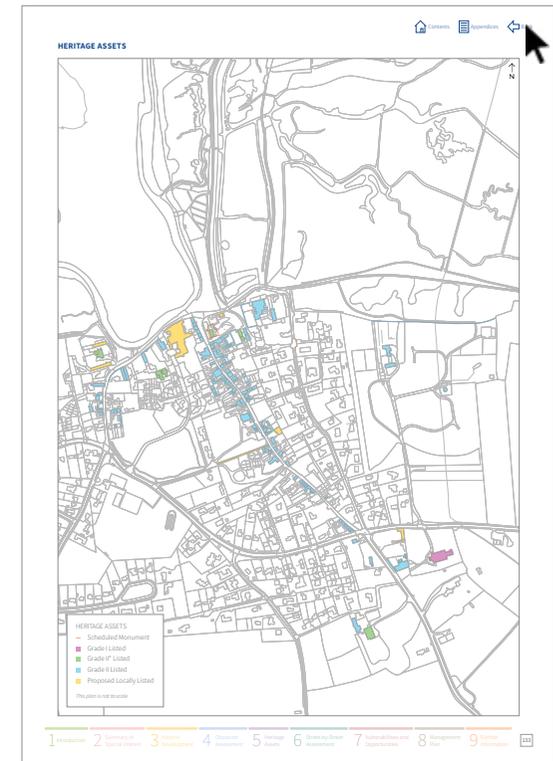
- Advertisements and other commercial signage may be subject to additional controls and/or require planning permission.
- Changing the use of a building (e.g. from residential to commercial) will require planning permission.

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.

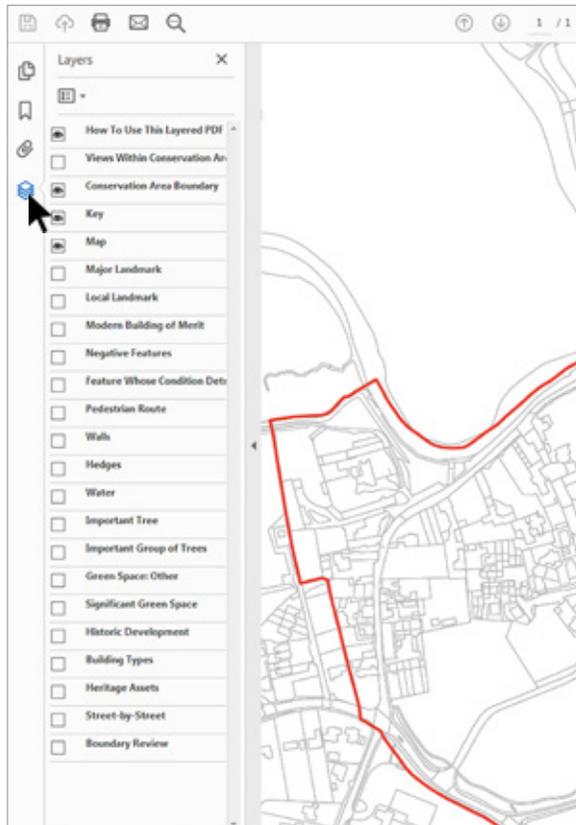


How to Use the Layered PDF in Appendix D

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

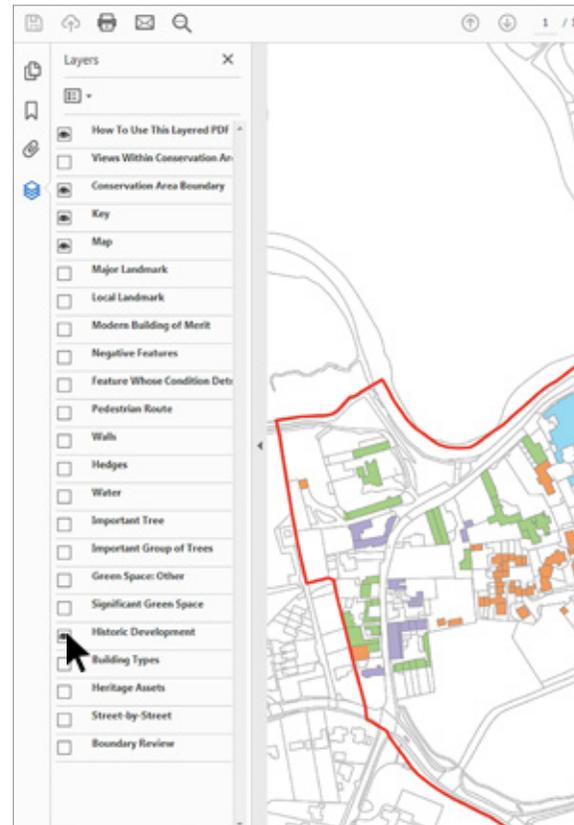
Click on the layers icon  to open the layers panel. This will bring up options for the different mapping elements that are available to view.



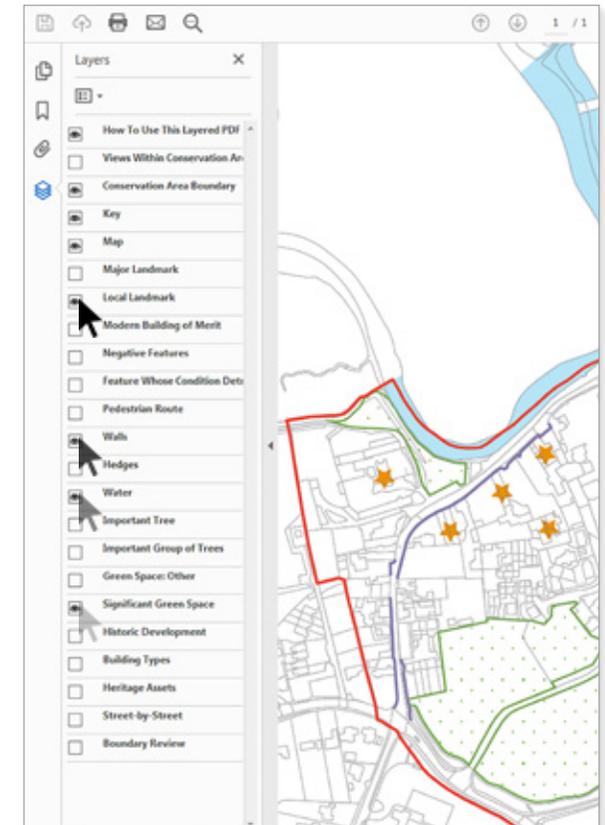
Viewing Different Layers

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

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- [1.1 Hempstead 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 HEMPSTEAD CONSERVATION AREA

The Hempstead Conservation Area was originally designated in 1975. The designation covers most of the village including the full length of The Street, with Pond Hills Road continuing southwards to Barn House and Brownwood, and Marlpit Road extending off to the east to Pine Farm. Mid-twentieth century houses on Chapel Lane are excluded from the Conservation Area.

The older part of Hempstead is linear, along The Street, with typical vernacular cottages in red brick and flint. Farms are located on the peripheries and with modern houses mainly on Chapel Lane leading westwards. A tributary of the river issues from Hempstead, leading east through the Hempstead Hall site. The part thatched church is fourteenth century in origin. The parish's mill stood outside of the village to the east on the main river but is now lost.

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

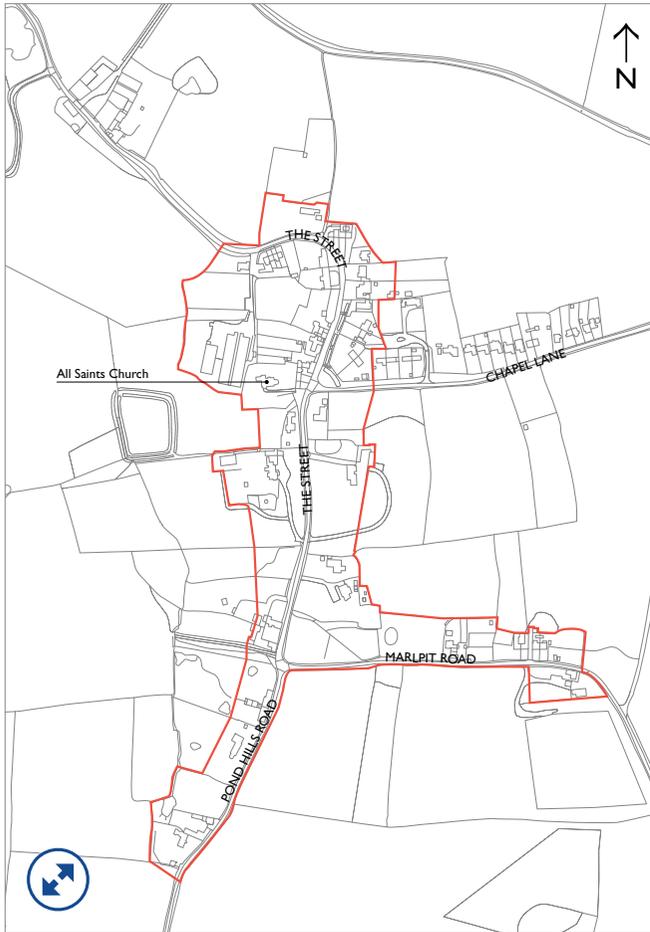
Designation of a conservation area recognises the unique quality of an area as a whole. It is the contribution of individual buildings and monuments as well as other features including (but not limited to) topography, materials, spatial relationships, thoroughfares, street furniture, open spaces and 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 unto 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 Hempstead Conservation Area and can be viewed here: https://www.north-norfolk.gov.uk/media/1268/north_norfolk_design_guide_adopted_2008_-web.pdf.



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

Conservation areas may be affected by direct physical change 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 the Hempstead 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.**

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).*

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.

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 Hempstead 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 Hempstead Conservation Area Appraisal and Management Plan was made available for public consultation across a six-week period 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.

Comments on the Conservation Areas were invited through NNDC’s website during 2020 and an email address provided to send comments.

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

Hempstead's special interest lies in its character as a small rural village which has retained much of its historic character. The village has remained small, with little development until the late twentieth century, though it still retains its sparsely developed layout today despite some newer buildings.

The village's earliest building is the fourteenth century All Saints Church (Grade II* Listed) which lies on the west side of the village. It has a diminutive design with an unusual thatched apse and was once closely associated with the early manor house, Lose Hall which stood just to the west from the thirteenth to early-nineteenth centuries. The remains of Lose Hall have archaeological interest as they demonstrate the construction of a small, early manor house. Several other historic houses in the Conservation Area date from the seventeenth or eighteenth centuries, such as the Grade II listed Brownwood which bears the date 1672 and White Horse Cottages.

The village is associated with Hempstead Hall, one of the manor houses for the locality, which is located to the west of the Conservation Area. Both manor houses and other land in Hempstead was owned by the Gurneys, a prominent Norfolk family of bankers, in the nineteenth and early-twentieth centuries before the estate was sold off and broken up in 1945. Also associated with the village is Hempstead Mill (also known as Holt Mill), to the north-west of the Conservation Area, built in the early nineteenth century by the Gurneys and is one of the few mill buildings to survive on the River Glaven.

The buildings within the Conservation Area have a consistent character, being small in scale, vernacular in their design and utilising a common palette of materials including red brick, cobbled flints and red or black glazed pantiles. Cottages are typically arranged in short terraces in the northern portion of

the Conservation Area, with larger detached houses or farmsteads in the southern half. Most are fairly plain in their design but there are some attractive decorative details which catch the eye, such as stepped gables to White Horse Cottages and patterns picked out in brick, such as a bell on the former school house.

The streetscape of the Conservation Area is very rural in character, with soft green verges at the sides of road, minimal road markings and signage, and plenty of mature trees and hedges creating a very green appearance. Along the southern end of The Street, on Marlpit Road and on Pond Hills Road the trees and hedges lining the roads are an important feature which create an enclosed and intimate feeling. The undeveloped fields between the more spread out buildings on these roads are also an important element to the Conservation Area, which integrates the rural, agricultural landscaping in-between the buildings of the village.

Section 3

Historic Development

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

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[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 Centuries](#)

3.1 INTRODUCTORY SUMMARY

Hempstead is first referenced in the Domesday Book of 1086. The settlement has long been small and rural with a church dating to the fourteenth century and a handful of farms dating to the seventeenth and eighteenth centuries. During the nineteenth century and first half of the twentieth century, under the Gurney family tenure, the estate was developed as a shooting estate and a number of buildings were erected, such as the mill (outside the Conservation Area). The latter half of the twentieth century saw the infilling of formerly sparsely developed land with modern residential buildings, many of which are bungalows.

3.2 EARLY HISTORY

Human settlement in the area dates from the Palaeolithic and Neolithic periods, with evidence of human activity illustrated by hand-axes and other flint hand tools as well as decorated pottery. Evidence of human life in the area during the Bronze Age is suggested by a copper alloy palstave. Two prehistoric sites have been identified but are difficult to date and a possible prehistoric burnt mound or hearth has been found suggesting prehistoric settlement.⁰⁴

The name Hempstead has been translated as ‘the homestead’ or, alternatively, ‘place where hemp is grown’ in Old English.⁰⁵ At the time of Domesday, there were around 18 households in Hempstead listed under two owners, King William and Bishop William (of Thetford).⁰⁶

From 1182 to 1183 Simon de Hempstede was lord of the manor; the family held the manor until 1239 when the de Causton family married into the de Hempstede family and became lords of the manor. The original manor is thought to have been called Nether Hall and it is speculated that this manor was located on the site of the present Hempstead Hall (to the west of the Conservation Area).⁰⁷ A second manor was also built, known as Lose Hall. Following archaeological excavation it is thought that Lose Hall Manor was situated to the west of the church, which would demonstrate the traditionally close relationship for an early manor house and church.⁰⁸

In 1292, William de Ormesby was lord of the original manor of Nether Hall. The manor passed to the Caleys of Oby, the de Harsikes of South Acre, the Dorwards, the Wingfields of Great Dunham and in 1536 to Thomas Jermyn.⁰⁹

3.3 MEDIEVAL

The mill today known as Hempstead Mill (located north-west of the Conservation Area on Hempstead Road and also known as Holt Mill) is not particularly old, dating from 1830; a medieval mill and Mill House existed elsewhere at ‘Smokers Hole’ built in the twelfth century when Simon de Hempstede had granted additional water rights to the monks of Binham Priory.¹⁰

All Saints Church dates to the fourteenth century. The Chancel was rebuilt in 1471-1475 (but demolished pre-1830) and the south porch added in c.1550.

Court Green is marked on early historic maps of Hempstead on the road to Baconsthorpe; it is thought that the Green could have been a meeting place in medieval or earlier times for some form of local government.¹¹



All Saints Church

3.4 SEVENTEENTH AND EIGHTEENTH CENTURIES

Regardless of whether the site of the former Nether Hall was a large farmhouse of seventeenth century origin, the first person known to have lived at the Hall was William King.

In 1638 both manors (Nether Hall and Lose Hall) passed to Robert Baynham of Edgefield. William Newman succeeded to Lord of the Manor in 1698 and his estate was surveyed by James Corbridge in 1726. The Newman family were lords of both Hempstead Manors; residing at Baconsthorpe Manor House and buried at Baconsthorpe Church, they were the first of such lords to live locally. They owned Hempstead Hall Farm and Red House Farm (built in the early eighteenth century). They did not own the other historic farm Green Farm (owned by the Woods and built in the

seventeenth century, located just to the north-west of the Conservation Area). The map accompanying the survey shows that Hempstead Hall Farm was then in the occupation of Richard Mickleburgh and included 'Mill Farm', the fields around the medieval Mill, later called 'Smokers Hole' (not to be confused with the later Mill Farm). Hempstead Hall itself is represented as an Elizabethan house of three storeys with a central entrance portico; the pitched roof featured three gable-roofed dormers and three tall chimney stacks. The house was fronted by a large front garden bounded by a walled enclosure and, adjacent, was a yard of ancillary buildings. Beyond the vicinity of the house and yard were a series of barns. Soon after the survey of 1726, Newman had to sell the estate, to Michael Russell, including the manors of Lose Hall and Nether Hall, plus Baconsthorpe Old Hall and Hempstead Hall.

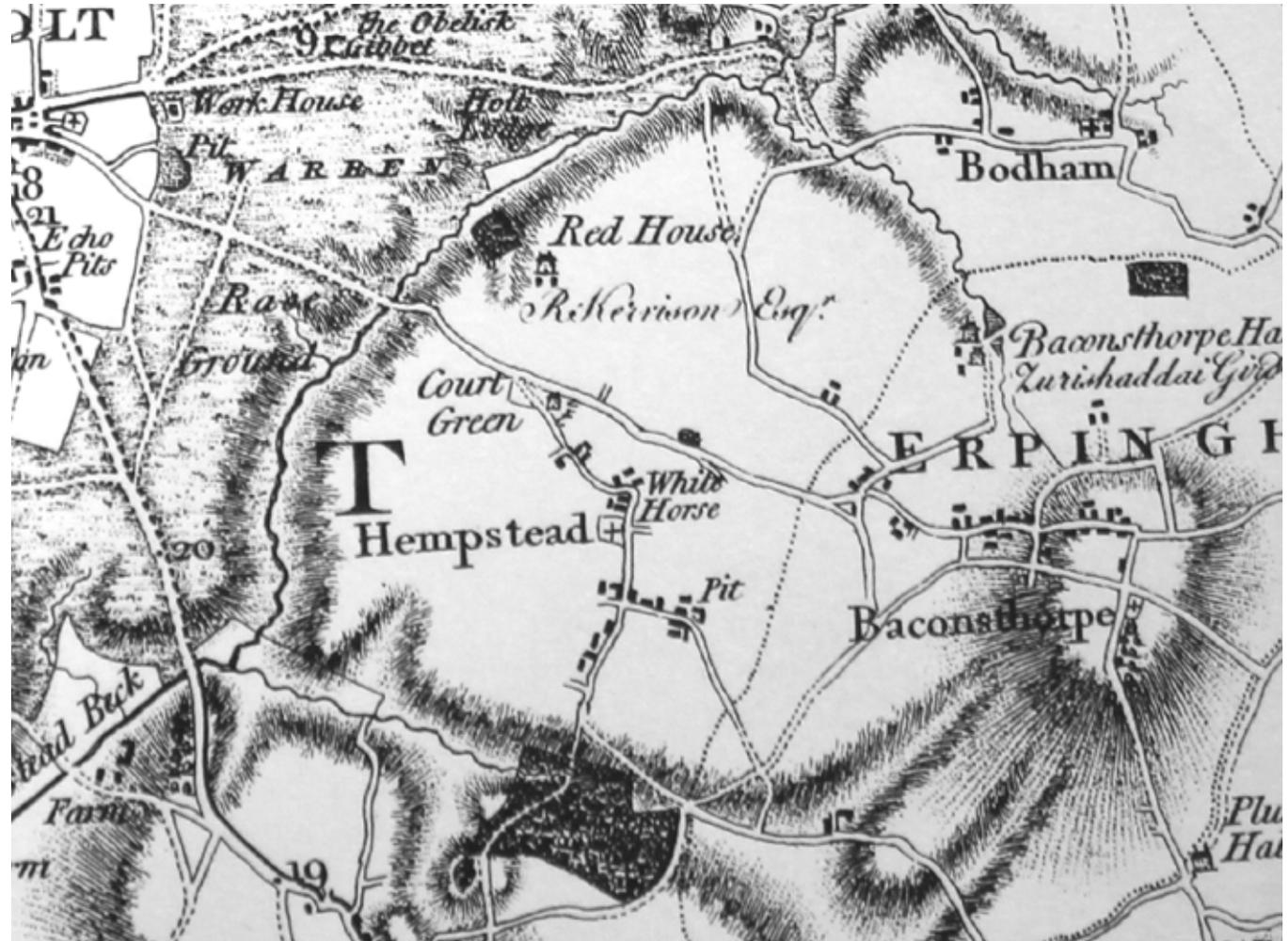


Hempstead Hall shown on Survey of the estate of William Newman in Hempstead and Holt, 1726, surveyed by James Corbridge (Norfolk Record Office: HET 87/1, 169x2)

Brownwood, a brick and flint house on Hempstead Pond Mills Road bears the date 1674 on its gable. In fact, a number of buildings in Hempstead, besides farm buildings, date to the seventeenth and eighteenth centuries including Church Cottages, The Forge and White Horse Cottages.

The western half of the church tower collapsed and was rebuilt in the mid-eighteenth century. The repairs were funded by selling two of the three bells.

One of the earliest maps of Norfolk by William Faden, dating to 1797, shows Hempstead as a relatively small settlement just off the Hempstead road from Holt to Baconsthorpe. The linear development clusters around a road called The Street. The map does not name or detail many buildings except the White Horse Public House, which closed in the 1960s.¹² The church is also indicated on the opposite site of The Street by a cross. A few farms are apparent by their traditional yard arrangement of outbuildings. Hempstead Hall, curiously, is not marked. The map shows Court Green and a building on it. The Red House is shown just to the north of the Hempstead Road outside of the present Conservation Area; its importance at this time is indicated by the representation of a house and annotations bearing the name 'Red House' and signifying it was the seat of R. Kerrison Esquire. To the north-west Baconsthorpe Hall was represented and annotated similarly, belonging to the Girdlestone family. Also noted on the map is a 'pit' noted on Marlpit Road, indicating the pit where marl (soil consisting of clay and lime which was used as a fertiliser) was dug.



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

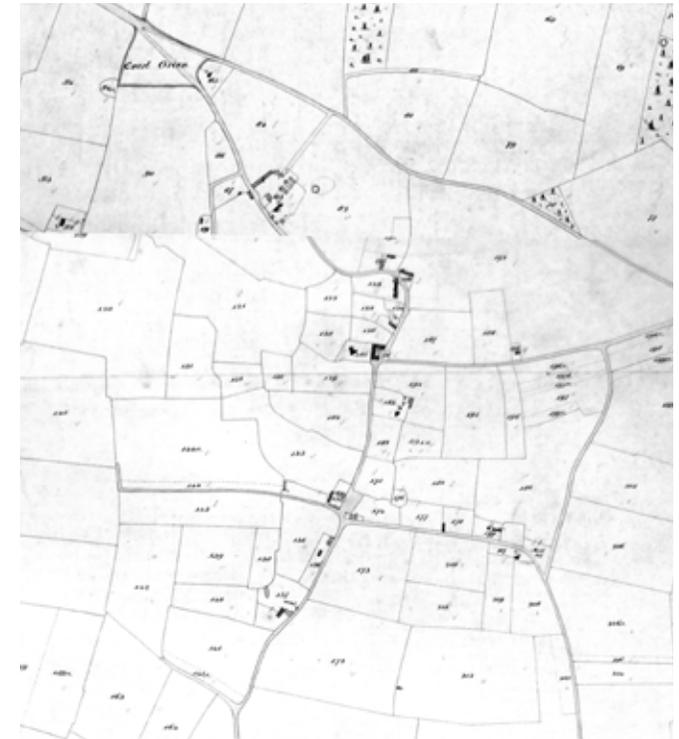
3.5 NINETEENTH CENTURY

Richard Joseph Gurney inherited Green Farm in 1773 and, following this, went on to buy further land at Hempstead probably for its Glaven Valley shooting. Towards the end of the eighteenth century, Richard Gurney purchased Hempstead Estate for this purpose. The estate included the Baconsthorpe Manor and Hempstead Hall Farm and Red House Farm, as well as lands in Hunworth and Plumstead. Soon after purchase, Gurney built a dam below the junction of two streams, to the north of Red House Farm, which was named Selbrigg Pond, and functioned both as mill pond for the mill further downstream and as a duck decoy for shooting. The duck decoy operator most likely lived in Selbrigg Cottage to the south of the pond.¹³ The Gurney family concentrated on building up the Hempstead Estate during their tenure. Gurney bought the Red House in 1807.

The watermill at Hempstead and the associated Mill House date to 1830. These were built by Richard John Gurney and the mill was known as Holt Mill as the mill was in the parish of Holt. The Glaven was dammed by the mill forming the large lake that remains above the mill today.¹⁴ Selbrigg Pond formed another mill pond further upstream.

The Tithe Map and apportionment gives a more detailed representation of the layout and landownership at Hempstead in 1841. Since Faden's map, the open fields and commons had been divided and allotted, under the inclosure acts of the early nineteenth century. The map details the arrangement of farm buildings at each farmstead, distinguishing between the materiality of the farmhouse and the array of outbuildings arranged around yards. Since the earlier map, Chapel Lane had been formed linking to Baconsthorpe to the east. By 1841, the speculated site of Lose Hall, which had been taken down or had fallen down, was indicated on the Tithe Map as 'Church Meadow'. The mill is shown, owned by Gurney, it was occupied by the miller Daniel Jex.

The major landowner was Richard Gurney who owned Hempstead Hall, Green Farm House and the Red House as well as extensive land and buildings within the parish. Other landowners included William Burcham, Dowager Lady Suffield and John Thruston Mostt. The latter had an estate at Bodham, Baconsthorpe, Hempstead, Sheringham and Beckham from the early nineteenth century. The map shows relatively few buildings in Hempstead village compared to the present day. There were clusters of buildings along the curved section of The Street near the church, then farmsteads at the junction to the south and sporadically located adjacent to roads branching off this.



Hempstead Tithe Map, 1841 (Norfolk Record Office: DN/TA 426)



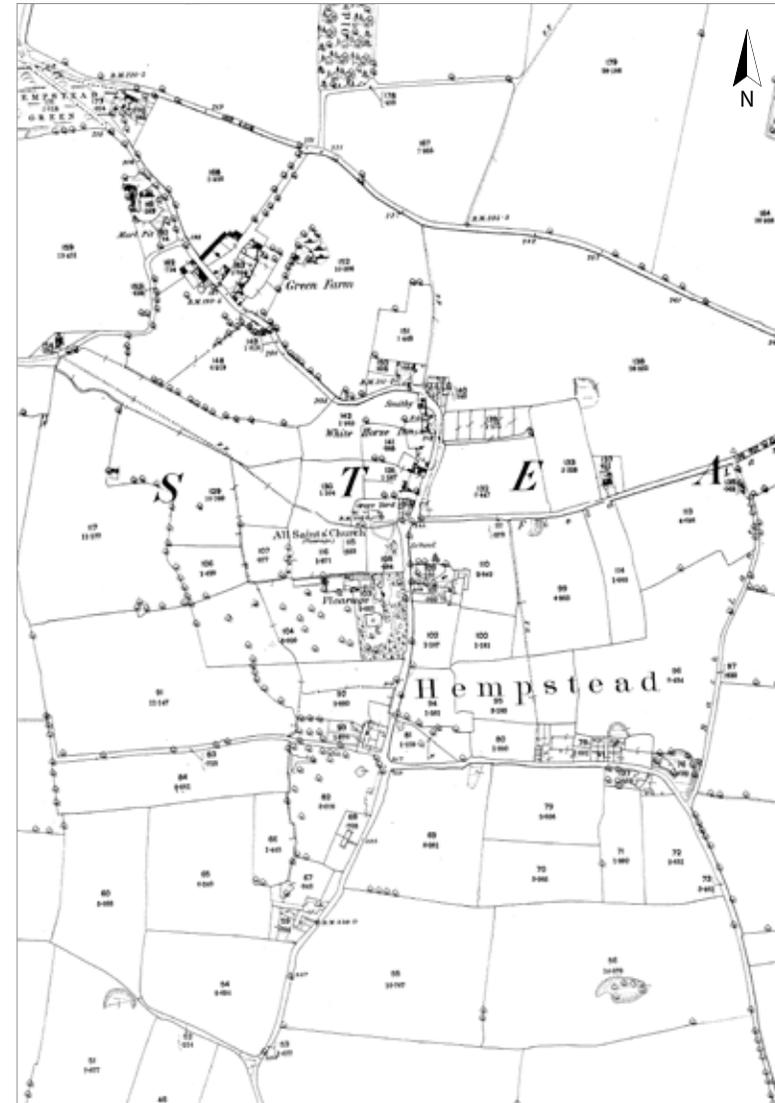
The 1881-1887 OS map of Hempstead shows greater detail of the built development in Hempstead, with a few more buildings having been constructed since 1841. The string of development along The Street had expanded to the north and south of the church, for example the former school house and the Vicarage and its landscaped grounds had been built to the south of All Saints. The White Horse Inn is indicated at the northern end of the village, as well as a smithy marked. Development in the form of semi-detached houses had sprung up on Marlpit Road to the east of The Street and along Pond Hills Road to the south. Their uniform design with gabled entrances suggests that these could have been estate cottages built for workers.

The Gurney’s rebuilt Hempstead Hall between 1877 and 1880, most likely on the same site as its seventeenth century predecessor, Nether Hall.¹⁵ The wing gable bears the date 1880 and the right gable tie cramp irons are inscribed with 1880.

The site of Lose Hall to the west of the church was excavated in 1976, revealing the original tiled floor just below ground level, most likely installed by the de Lose family in the fourteenth century.¹⁶ The building comprised of three rooms.



Cottages on Marlpit Road, possible built as estate cottages

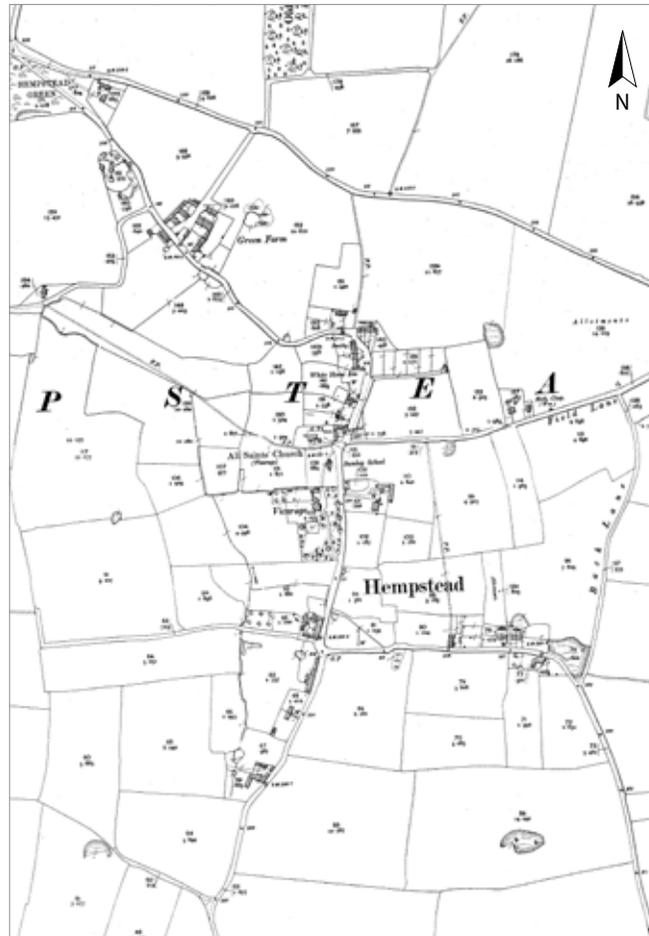


1881-1887 1: 2,500 OS map © “Crown Copyright and Landmark Information Group Ltd” (All rights reserved, 2020)

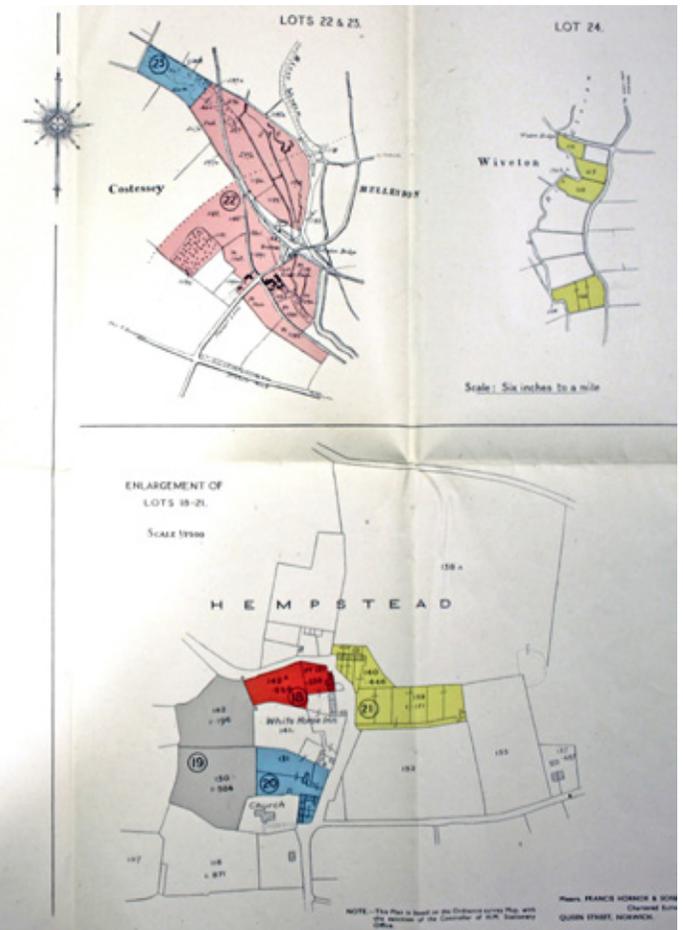
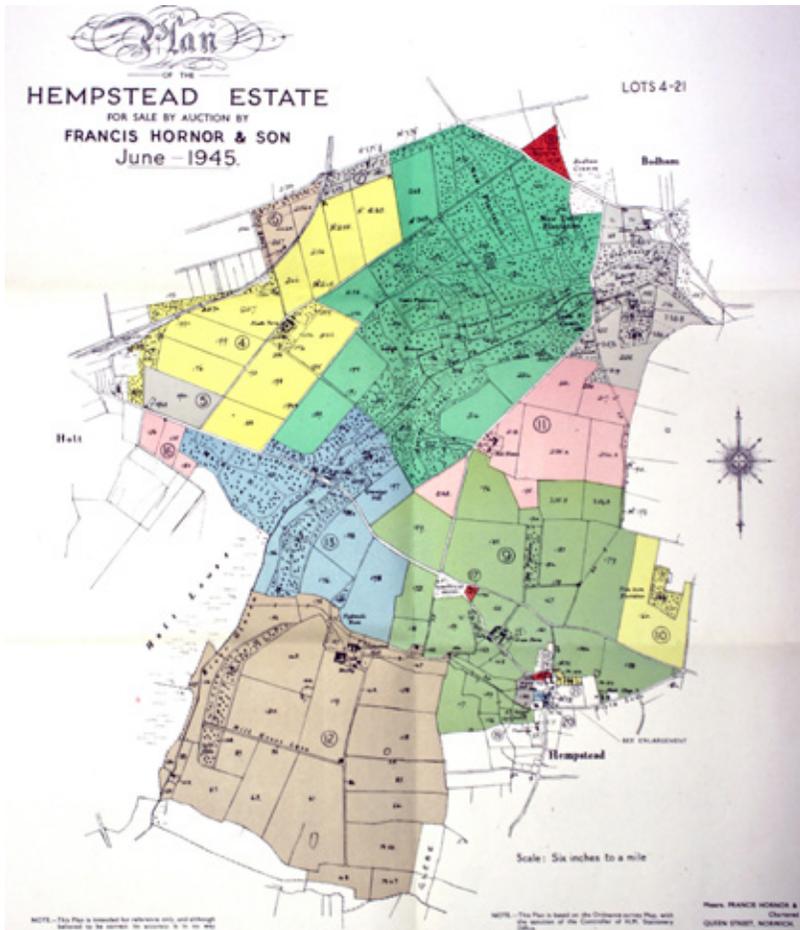
3.6 TWENTIETH AND TWENTY-FIRST CENTURIES

The early twentieth century OS map show that very little development had occurred in Hempstead at the end of the nineteenth century, although there had been some development to the north of Field Lane (now Chapel Lane) including a Methodist Chapel.

After a long tenure, the Gurney family sold the Hempstead Estate in 1945 a few months after the end of the Second World War . Since the nineteenth century, the number of farms in the Hempstead had increased: the Estate consisted of seven farms, four small holdings and 10 cottages across the parishes of Holt, Bodham, Baconsthorpe and Hempstead. The seven farms comprised Manor Farm, Pond Farm, Heath Farm, Green Farm, Red House Farm, Hall Farm and Lower Farm, Earlham. The plots were up for sale individually or as a whole; the Estate was bought as a whole by Mr George Knight who sold off the Bodham, Holt and Baconsthorpe Farms. He also sold Hempstead Hall Farm to Mr R. H. Mack. Following Knight's death in 1963, the woodland and other farms and cottages were sold to different buyers. Mr John Watson bought the freehold of the 400 acre woodland along the Glaven Valley in 1965 to the north of the Mill. The following coloured plans show the 24 lots auctioned in 1945.

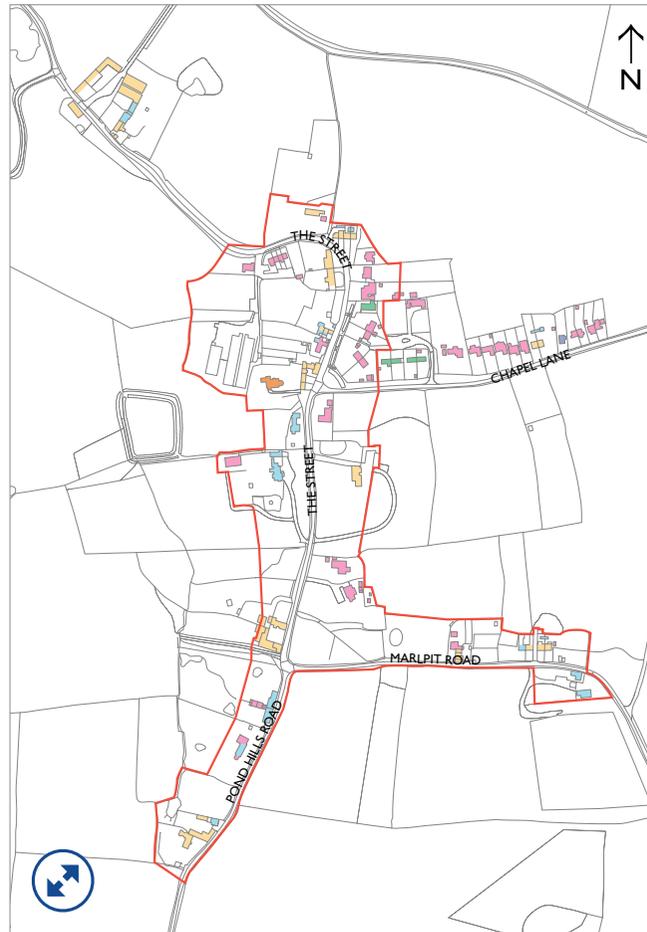


1905-1906 1: 2,500 OS map © "Crown Copyright and Landmark Information Group Ltd" (All rights reserved, 2020)



Lots 1-24, Hempstead Estate (BR276/1/0250)

There were few significant changes to Hempstead in the first part of the twentieth century. In the mid-twentieth century, semi-detached council houses were constructed along the north side of Chapel Lane (mostly outside the Conservation Area). The village hall was built during the first half of the twentieth century. The residential accommodation in Hempstead was significantly extended in the latter half of the twentieth century, largely through the construction of houses off The Street, such as Pinewood Cottages, or large bungalows also off The Street, such as Eastside, Glenmore and Westward. Similar modern development was built along the north side of Chapel Lane, which expanded Hempstead on its east side. The White Horse Inn closed in the late-twentieth century and is now a house called Wayside. The smithy also closed and was converted to a house, with its former use living on in the buildings name: The Forge.



KEY

- Conservation Area Boundary
- 14th Century Church
- 1600-1841
- 1841-1881/87
- 1881/87-1905
- 1905-1950
- 1950-Present

This plan indicates the age of the existing built fabric of the main buildings and structures in Hempstead. 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.
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Section 4

Character Assessment

This section describes the elements of the Hempstead 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 Hempstead Conservation Area boundary covers the buildings along The Street, stretching east along the north side of Marlpit Road and southwards on the west side of Pond Hills Road. Former council houses on the north side of Chapel Lane are excluded from the boundary and Green Farm also lies outside the boundary to the north of the village. Hempstead Hall is located to the west of the Conservation Area, while Hempstead Mill (also known as Holt Mill) is located to the north-west on the road to Holt. The village is located 2 miles south-east of Holt and about 20 miles north-west of Norwich.

The land within the village is roughly level, with a slight fall from east to west. To the west and south-west of the village the land continues to slope down gradually until it drops dramatically when it reaches the valley of the River Glaven and one of its tributaries which issues from Pond Hills.

Hempstead is located south of 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 and 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.¹⁷ 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>.

Closer to Hempstead is the Holt Lowes SSSI, an area of dry sandy heathland on slopes along the valley of the River Glaven. The area is rich in flora and fauna, some of which is only found in this location in East Anglia, such as Wood Horsetail and the Keeled Skimmer dragonfly.¹⁸



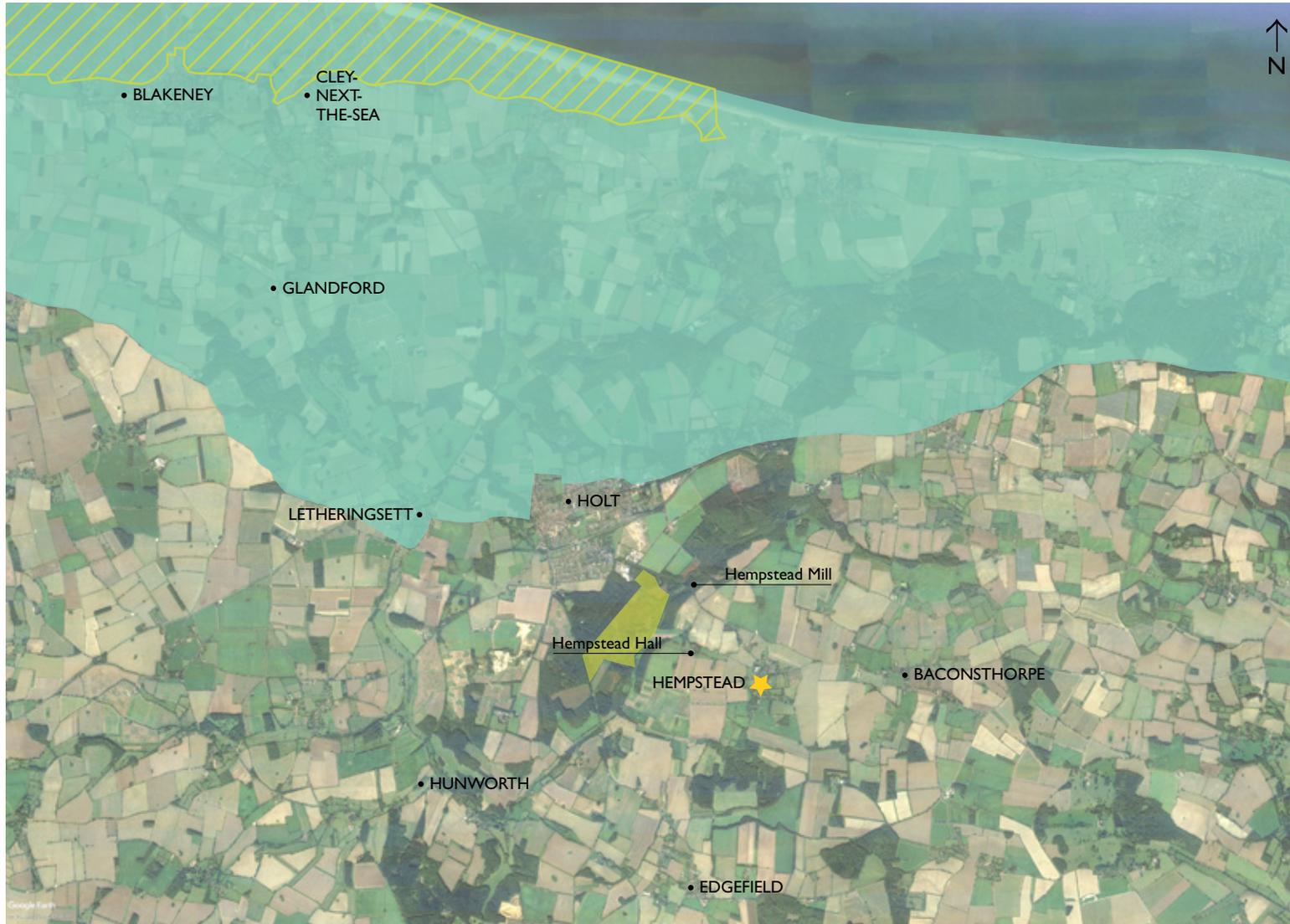
Green Farm to the north of the Conservation Area



Hempstead Hall to the west of the Conservation Area



Hempstead Mill (also known as Holt Mill) to the north-west of the Conservation Area



KEY

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

Surrounding Hempstead on all sides are large fields used for arable farming. These are set on gently rolling hills, with fields closer to the village being smaller than those further away. Small copses of trees are located near to the village, with larger woods located to the south at Pond Hills and to the west at Holt Country Park and Edgefield Wood. The heathland of Holt Lowes is also located on the banks of the River Glaven to the west. The river valley is denoted by a sharp drop in the land.

The river is an important part of the wider landscape, issuing from Baconsthorpe and flowing first south-west then turning north at Hunworth, reaching the sea between Wiveton and Cley-next-the-Sea. The river once had 16 mills on it and, though not within the Conservation Area boundary, Hempstead Mill (also known as Holt Mill) is one of only five which survive today.



Agricultural land to the west of Hempstead, looking towards Holt Country Park and Edgefield Woods (right) and with the dip in the land indicating the river valley



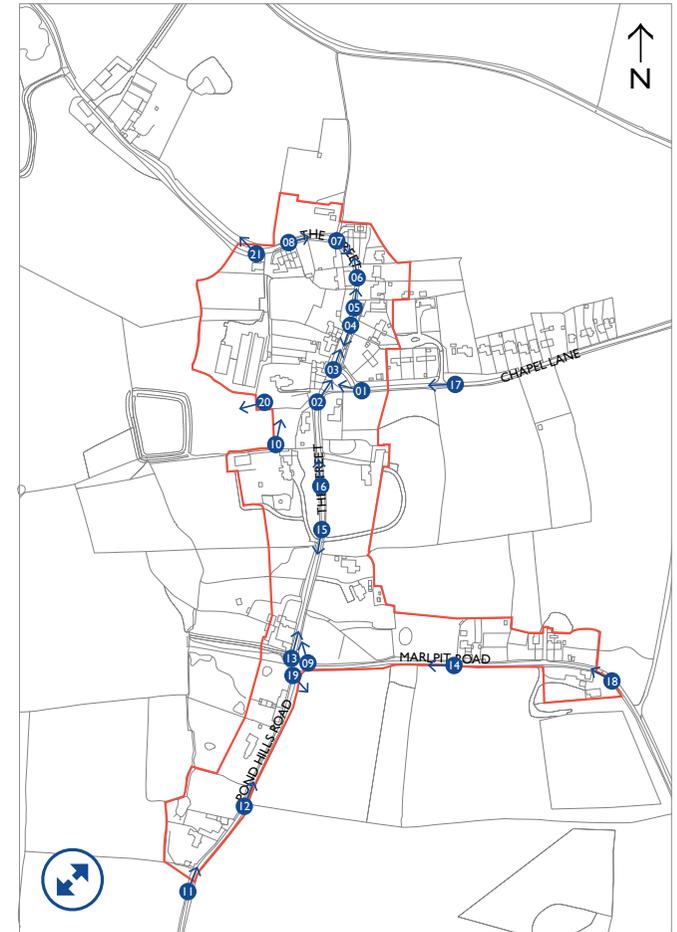
4.2.2 Views

Views in Hempstead fall into four different types. The first are views of buildings gained when looking up or down The Street channelled by the road or views opening up at key areas or junctions (junction between The Street/Marlpit Road/Pond Hills Road, junction between The Street/Chapel Road, and where The Street turns west at the northern end of the village (Views 01-09). These take in mainly historic buildings, as well as a few modern ones, and demonstrate the local vernacular building styles and materials.

Buildings in the southern half of the Conservation Area are more sporadically located, with long stretches of tree and hedge lined roads between them. This is the second type of view, with the greenery channelling the views up and down The Street, Pond Hills Road and Marlpit Road (Views 11-18). Sometimes these incorporate glimpses of buildings on the edges of the road, while at other times the buildings set hard up to the road's edge are prominent features lignin the view or marking the entrance to the Conservation Area (Views 11 and 18).

Copses of trees and trees lining roads or property boundaries make the village itself feel quite self-contained, with few views out into the landscape or into the village from the surrounding land. However, there are few opportunities between trees and hedge cover to see out of the Conservation Area to the surrounding landscape: towards Green Farm to the north, south-east from the junction between The Street/Marlpit Road/Pond Hills Road and west from the churchyard (Views 19-21).

Lastly, close range views of the church can be gained from the churchyard and playing field to the south (View-10).



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

View 01

View north-west of the green at the junction of The Street/Chapel Lane, one of the few wider open spaces in the village, taking in some of its typical historic cottages.



View 02

View north of the open green space at the junction of The Street/Chapel Lane depicting typical features of the Conservation Area: historic cottages of red brick, red tile and flint, grass verges and mature trees.



View 03

View looking north along The Street with gable ends of buildings set on the road on the left hand side and grass verges and mature trees framing the view on the right hand side.



View 04

View looking north along The Street with historic buildings framing the view on the right hand side and mature trees and grass verges to the left.



View 05

View looking north on The Street, with historic buildings lining the view on the left and White Horse Cottages forming a focal point at the north end of the road.



View 06

View looking north-west taking in The Forge and White Horse Cottages set on the curve of The Street westwards.



View 07

View looking south-east around the bend in The Street, taking in both new and old properties, grass verges and mature trees in the centre of the village.



View 08

View looking east towards the stepped gable end of White Horse Cottages and around the curve at the northern end of The Street. Greenery lining the road is also evident in this view.



View 09

View looking north-west at the junction of The Street/Marlpit Road/Pond Hills Road of the collection of buildings making up the former Church Farm.



View 10

View north of the church, graveyard and the rear of Church Cottages.



View 11

View from the southern edge of the Conservation Area, with Barn House, a barn converted into a house, a prominent building lining the road.



View 12

View looking north along Pond Hills Road, which shows a further section of rural road within the Conservation Area lined with trees and hedges.



View 13

View looking north with buildings of Church Farm lining the view on the left and hedges and mature trees drawing the eye through the view either side of the road.



View 14

View west along Marlpit Road, lined with trees and hedges which draw the eye, plus a glimpse of Old Church Barn on Pond Hills Road through the vegetation.



View 15

View south along The Street, demonstrating the long stretches of road between buildings in the southern half of the Conservation Area which are lined with hedges and trees, drawing the eye along the road.



View 16

View northwards on The Street with trees, hedges and the boundary wall to Hempstead Lodge framing and channelling the view.



View 17

View west along Chapel Lane with Church Cottages as a focal point at the entrance to the view, with the grass banks and vegetation drawing the eye towards the buildings.



View 18

View of the converted barn at Pine Farm, marking the entrance to the Conservation Area along a curve of Marlpit Road, together with a typical tree and hedge lined road.



View 19

One of the few views that is possible of the fields surrounding the Conservation Area from within the boundary.



View 20

View west looking out over gently rolling agricultural land.



View 21

View north-west looking out of the Conservation Area to agricultural land and the buildings of Green Farm.



4.3 TOWNSCAPE, SPATIAL ANALYSIS AND GREENERY

4.3.1 Street and Plot Patterns

Hempstead has one main road, The Street, where the majority of development is concentrated. This has a distinct curve at the north end where it turns north-west towards Holt. Branching off to the right are Chapel Lane and Marlpit Road, while The Street continues southwards as Pond Hills Road.

Many of the houses within the Conservation Area are small cottages set in short terraces or semi-detached. Garden plots around these houses are generally small, wrapping around the buildings at the front and back, though there are a few at the north end of The Street, on the west side, which have gable ends of buildings set hard up to the edge of the road. On the right hand side of The Street the front gardens of the modern properties form wide grass verges leading down to the road, while elsewhere in the vicinity front gardens are enclosed by hedges or walls.

On the stretch of The Street between Chapel Lane and Marlpit Road there are several larger detached houses which have large garden plots surrounding the house. Former farmsteads are located on the peripheries of the village and are typically laid out with a farmhouse and outbuildings or barns in a rough courtyard layout.

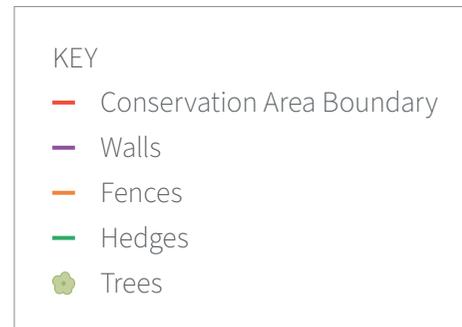
4.3.2 Boundary Treatments

There are a mixture of boundary treatments used in Hempstead. Flint and red brick walls are used in short sections to denote property boundaries of either side of an entrance gate to larger houses. These are typically mid-height and built of flint cobbles with red brick cappings. Some have decorative metal gates within the walls.

The boundary to the churchyard is partly demarcated by a wall but to the south and west a traditional metal fence is used. There is also a metal kissing gate to access the graveyard from the east. The main gates to the church are timber and have the memorial inscription 'Henry Mack C.W. 1958-2008'. These walls and fences are concentrated in the northern half of the Conservation Area. Formal mid-height hedges are also sometimes used to denote property boundaries.

The most common boundary treatment in the Area is a thick hedge with mature trees behind. These are more common in the southern half of the Conservation Area where buildings are more spaced out and boundaries often mark the edges of fields between houses. These rows of trees and hedges are important for framing views and creating an enclosed feel along lanes.

There are a small number of close boarded fences, chain link fences and tubular metal handrails in the village which are not as appropriate in character for the Conservation Area.



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.



Wall, fences and kissing gate to the graveyard



Timber gate to the churchyard



Metal gate and railings to the graveyard



Flint cobble wall



Formal hedge to a property boundary



Flint and brick flank walls to a gate



Flint and brick wall with metal gates to Hempstead Lodge



Decorative metal pedestrian gates in a brick and flint wall to Hempstead Lodge



Hedges and trees on the edge of Pond Hills Road



Hedges lining Marlpit Road

4.3.3 Public Realm

There are limited formal public realm features in Hempstead, consistent with its character as a rural village. Road surfaces are tarmac with no pavements. Grass verges are either side of road, in most cases relatively narrow, though at the north end of The Street the gardens of Glenmore, Westward Ho and the village hall lead down to the road creating wide verges. Driveways and paths to houses are almost all gravel which retains the soft, unmanicured character of the area.

There are limited road markings, restricted to white lines at the two main junctions. Road signage is also minimal, with smaller sized signage wherever possible, such as small speed limit signs. Road name signs are in a traditional style, with a black and white sign between two black upright posts. These features help to retain the rural character of the village.

Two finger post signs are located at the Marlpit Road/ The Street junction, one a modern metal sign for road directions, though in a relatively traditional design, and one timber sign for walks. These are both appropriate traditional forms though their positioning next to one another is slightly cluttered. An attractive decorative metal sign, painted blue and white, is located next to the village hall with an inscription reading 'Hempstead Coronation 1937'.

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

A cluster of public realm features are located on the east side of The Street, where there is a pop of colour from the bright red traditional telephone box and post box. A bus shelter is in timber and of a modest size. Its design and materials are, appropriate to the character of the area, though the woodwork is in need of decorative attention and most of the glazing panels to windows on the front have been lost. Two traditional style benches with iron uprights and timber slats are located on The Street complement the character of the Conservation Area. Lastly in this group is a basic sign board displaying a map for local walks, which is an appropriate modest design in a timber frame.



Informal gravel driveway



Limited road markings at the junction of Marlpit Road, The Street and Pond Hills Road



Traditional style road sign



Finger post signs



Post box, telephone box, wooden telegraph pole and sign board on The Street



Wooden bus shelter and traditional style bench



Coronation sign next to the village hall

4.3.4 Open spaces and greens

Most of the roads within the Conservation Area have a fairly enclosed feeling because of the flanking hedges and trees. However, the space opens up at the junction between The Street and Chapel Lane, where there is an informal ‘green’ consisting of an area of grass, used for informal parking. Coupled with the widening of the road, the front gardens of Church Cottages and the driveways opening up into the churchyard and playing field, this provides a focal area in the village.

Another area which feels more open is at the top end of The Street where it curves westwards. The open front gardens in front of Westward Ho and Glenmore, the gardens to The Forge and Wayside, and the set back of White Horse Cottages and their front gardens gives a greater sense of openness than other parts of the village.

The graveyard around the church also provides a pleasant green space. Adjacent to this is the playing fields which combines with the graveyard to form an attractive open green space.

Beyond the village boundaries the immediate surrounding landscape is all open fields which contribute to is remote rural feel.



Open green space at the junction with The Street and Chapel Lane

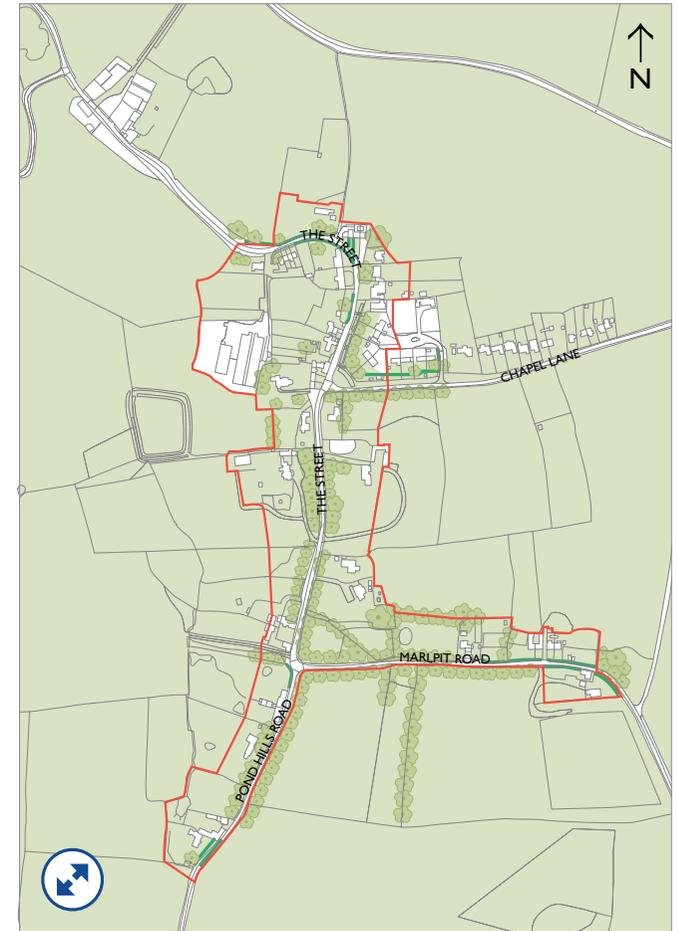
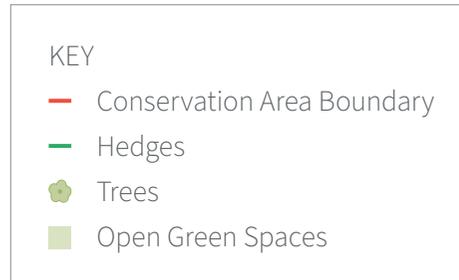


The graveyard with playing fields beyond

4.3.5 Trees and Vegetation

Trees and vegetation play an important part in defining the character of Hempstead, which feels very green. As mentioned above, it forms strong boundaries along roads, creating a sense of enclosure. Well planted gardens throughout the Conservation Area also contribute to the country cottage feel and mature trees in front and rear gardens provide a green setting and background for the buildings. Grass verges are present throughout the Conservation Area.

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



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



Wide grass verges on The Street



Planting to front gardens of White Horse Cottages



4.4 ARCHITECTURE

4.4.1 Materials

The building materials used in Hempstead are typical of North Norfolk, comprising predominantly flint, red brick and red pantiles. There are a small number of houses which are rendered and painted in pale colours, as well as a small number of examples of black glazed pantiles. The flints on most buildings are cobbles, though there are some knapped flints in a decorative band on No.3 The Street. Flint is typically used as the main wall material, with red brick to quoins, around windows and doors, as cornices and as string courses. Brick is also used for chimneys. On Brownwood brick is used decoratively on the gable end to form a diamond and heart pattern and to spell out the date 1674. There are a few other examples of decorative details added in brick, such as a bell shape on the former school.

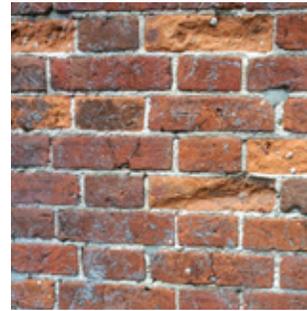
Modern houses in the Conservation Area are typically red brick, though Pinewood Cottages use the traditional flint and brick combination. Some timber cladding is found on Old Church Barn where former large barn doors have been converted into windows.

The church also uses this combination of red brick and cobbled flint, with a mix of red and black glazed pantiles. Window frames are in stone, which is unusual for the village and not a local material, showing the status of the building. The church also unusually has a thatched roof to the apse at the east end.

The village hall is also another anomaly in terms of materials. It is an early-twentieth century pre-fabricated structure, built in timber with timber board cladding painted green with details in white. The village hall is thought to have been manufactured by Boulton & Paul of Norwich, erected in 1926 and has recently come into the ownership of the Hempstead Village Hall Trust (May 2020), having previously been leased.

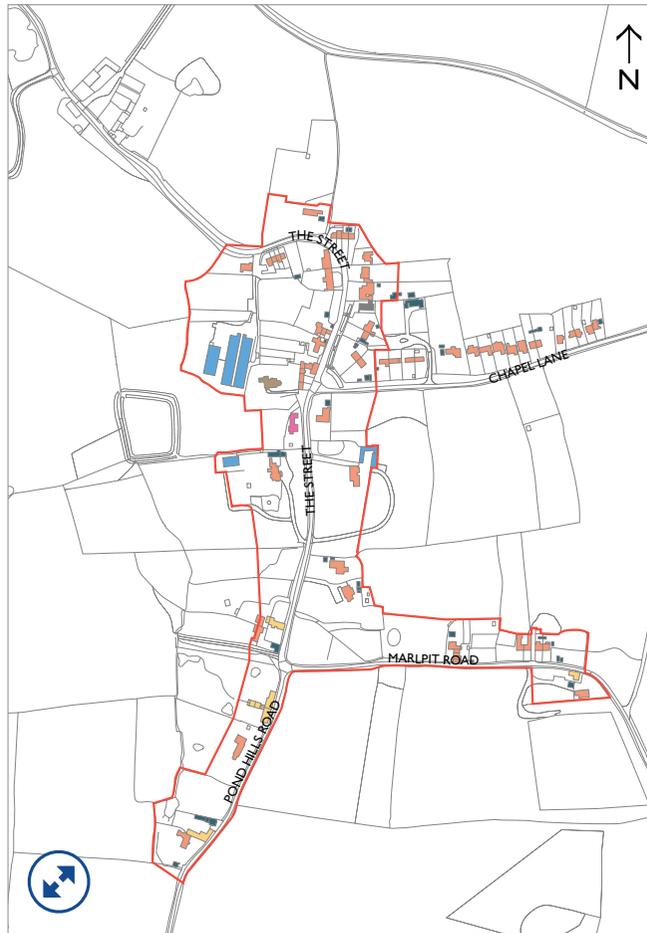
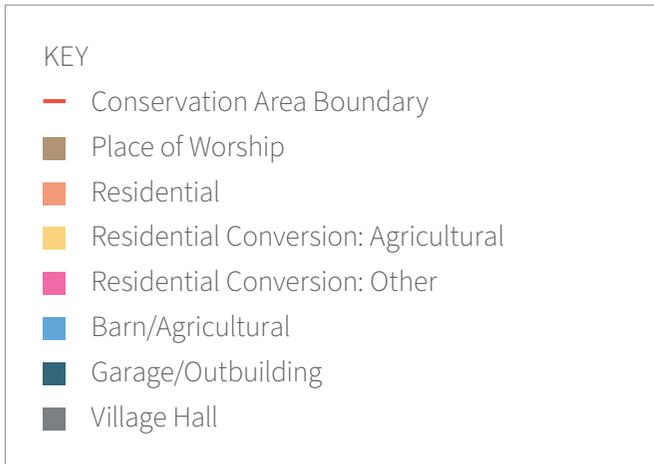
Windows are traditionally painted timber, in casement form. There are a few examples of inappropriate uPVC windows (see section 7.2 for more details). Doors are also typically painted timber.

Materials Palette



4.4.2 Building Types and Design

Most of the buildings within the Conservation Area are residential and were built for this purpose. These take the form of small cottages, farmhouses or of larger detached houses. There are some modern houses which are typically bungalows. There are a few examples of farm buildings which have been converted into residential use. The former village school has also been converted into a house. Many residential properties have some form of garage or outbuilding. The church and village hall are unique uses in the village. There are a few modern agricultural barns on the west side of the village.



Plan showing types of buildings in Hempstead 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.

Cottages

Most of the historic houses in the village are small cottages located at the northern end of The Street. They are mainly laid out in short terraces facing the road, though Nos. 1-3 Lodge Cottages is end on to the road. They are typically modest in size and design, with two short storeys or with the first floor set into the attic with dormer windows. They often have single storey side ranges. Most are cobbled flint with red brick dressings, though Rose Cottage unusually has a fully red brick frontage and Church Cottages are rendered and painted white or cream. All have red pantile roofs except for No.2 Church Cottages which has black glazed pantiles.

Windows are typically timber casements painted white, though there are a small number with grey or dark blue frames and some examples of replacement uPVC. Doors are timber, mainly painted though a few stained, and some are set in modern porches added in a traditional style.

White Horse Cottages have a more unusual design, featuring crow-stepped gables over the dormer windows and to the end gables. Two large brick chimneys also combine with the long roof range and gabled dormers to create a prominent and interesting roofline, giving this set of buildings a local landmark character in this part of the village where there is the distinctive curve in the road.



White Horse Cottages



Rose Cottage



Lodge Cottages



Wayside



The Forge



Church Cottages

Detached Houses

Two larger detached houses are located opposite one another on The Street: Hempstead Lodge and the Old Vicarage. Because they are grander buildings they are set back within their grounds behind trees and are not easily visible from the road, particularly the Old Vicarage. Hempstead Lodge is a large, two storey house with a symmetrical Georgian frontage. A smaller one and a half storey range is located on the northern end. The walls are constructed of red bricks and roof tiles are red with some tiles having scalloped edges. The windows are painted timber casements. The building is said to have a much earlier core, potentially one of the oldest buildings in the village.¹⁹



Hempstead Lodge



Garwood

One other detached house, Garwood, is located at the northern end of the Conservation Area. This is a two storey house, displaying all the typical traditional materials of the locality, including painted timber casement windows.

Converted Agricultural Buildings

Two large barns have been converted into houses: one at Pine Farm on Marlpit Road and Old Church Barn/The Great Barn on Pond Hills Road. Old Church Barn/The Great Barn is the larger of the two, capable of having been converted into two houses. The main two storey barn has a single storey extension to the north. The building is all in flint cobbles with red brick dressings and red pantiles. Original narrow windows slots are visible on all sides of the main barn and the location of the two large barn doors is evident on the east side where there are recesses now filled in with windows and timber cladding. The windows and cladding are all dark brown uPVC, which feels somewhat over domesticated for this vernacular building.

The smaller barn on Marlpit Road is single storey, also of flint, brick and pantiles on a large pitched roof. It also features slit windows and an infilled large barn door. The smaller windows are dark brown uPVC, while the window infilling the barn door is dark stained timber.

Other smaller farm outbuildings have been converted to residential use on Pond Hills Road at Brownwood and at Church Farm on The Street. Those at Church Farm are long, low outbuildings converted into a single storey dwelling, while the one at Brownwood is slightly larger, with dormer windows added to form an attic storey. Both are of flint and red brick, with pantile roofs, and also both have uPVC windows and plastic guttering.



Old Church Barn/The Great Barn



Converted Barn at Pine Farm on Marlpit Road



Converted agricultural building at Church Farm



Barn House, a converted agricultural building at Brownwood

Converted School

To the south of the church is the former village school built in the mid-nineteenth century. It has since been converted into residential use. The building is single storey, with a long, linear plan. It uses the traditional cobbled flint with red brick dressings, including a dentil cornice and a bell pattern on one of the east gables, and red pantile roof, with two tall brick chimneys. The windows are painted timber casements and the one door visible from the playing field was also painted timber, shaped with a pointed arch to the top.



The Old School Room

Modern Houses

Modern houses are located at the top end of The Street on the east side, on the south side of the western stretch of The Street, at the junction of The Street and Chapel Lane, on the north side of Chapel Lane and at the southern end of The Street near the junction with Marlpit Road. Despite there being quite a large cluster of modern buildings at the north end of The Street and Chapel Lane, these are not over dominant in the streetscape and do not impinge on the historic character of the village. This is because most are set back from the road and hidden behind trees, particularly those on Chapel Lane. Some are bungalows and therefore modest in scale, as well as also being set back from the road. Others are traditional in their design, such as Pinewood Cottages, so blend in well to the setting.

Pinewood Cottages is two storeys, using the traditional palette of materials. They are set in a short terrace behind small front gardens bound by a brick wall. The windows are timber casements, though a few examples

have been replaced with uPVC, and the doors are also painted timber. Yew Tree House is also traditional in design, set on the west side of The Street, in one and a half storeys with a single storey front range mimicking smaller outbuildings adjacent to other historic cottages. Red brick, flint and pantiles are used, though the windows and doors are uPVC.

In contrast the bungalows tend to have a modern appearance with few references to traditional detailing. They have brick walls with tile roofs and usually uPVC windows.

The council houses on Chapel Lane are typical of the mid-twentieth century design of this type of house. They are demonstrative of council houses constructed on the peripheries of many North Norfolk villages in the period. They are two storeys, semi-detached, with red brick walls and tile roofs, with few decorative details. Their original windows and doors have mostly been lost to uPVC.



Pinewood Cottages



Modern bungalows on The Street



Council houses on Chapel Lane

Church

All Saints Church is set back from the main road behind Church Cottages and as such is not prominent in the streetscape. It is modest in appearance, with a short tower and small nave. The walls are a patchwork of red brick and cobbled flint, with little decoration other than the stone surrounds to the windows and doors, as well as small stone crosses on the porch and at the east end of the nave. Most of the windows have plain leaded glass, though there is stained glass to the east window, and there are brick ventilation panels in the tower windows. The round apse at the east end, with its thatched roof, is an unusual and distinctive feature. Despite its modest appearance and location, as one of the key communal buildings within the village, it is a landmark within the Conservation Area.



All Saints Church

Village Hall

The village hall is located towards the northern end of The Street. It is single storey and modest in size. The green timber boarded walls contrast with white painted timber details, which include fascia boards to the end gable and to a porch on the west end. There are timber framed casement windows to the side elevations and a modern stained timber door within the porch. The outer opening of the porch features a pleasant moulded detail to the top. The hall's sign is quite distinctive, with elaborate lettering carved into boards, painted grey on a red background.



The Village Hall

Modern Barns

To the west of the village are four large modern barns, three grouped behind the church and one behind the Old Vicarage. These are large in scale, with corrugated metal walls and roofs and very utilitarian in style.



Roof of a modern barn seen from the churchyard



Modern barn behind the Old Vicarage

Windows and Doors Palette





KEY

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

Landmark Buildings plan © North Norfolk District Council.
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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 Hempsted 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 Grade II* listed church of All Saints, and the Grade II listed Brownwood.

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 the Heritage Assets Plan on page 52 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.²⁰ 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.

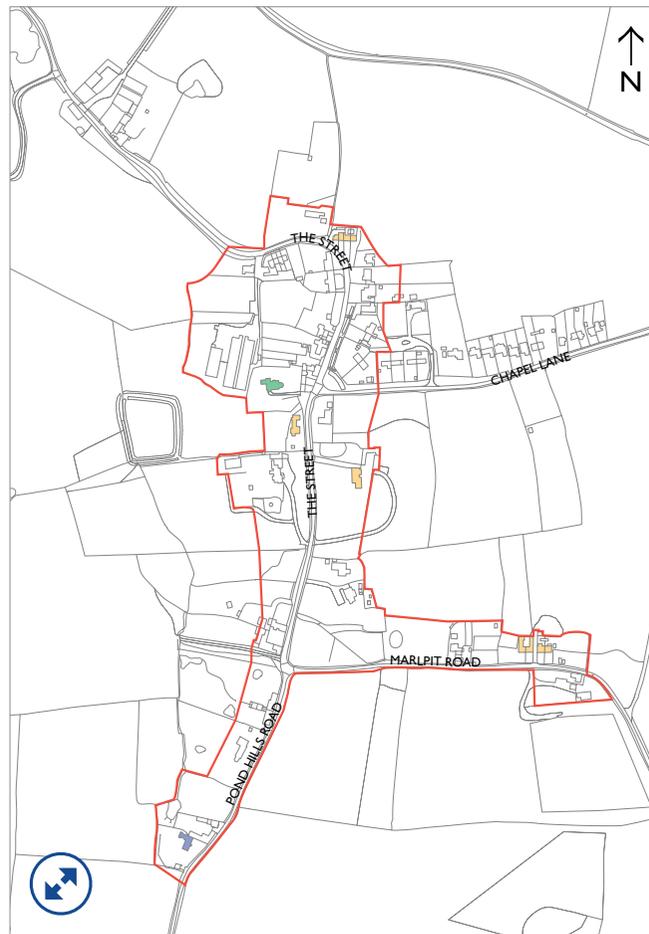
Historic England gives advice regarding the assessment criteria for Locally Listed Buildings in *Local Heritage Listing* (2016). Locally Listed Buildings usually have qualities such as being a landmark building, being designed by a named architect, being associated with an historic event or being associated 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 Hempstead have been examined against these criteria and those which are proposed in this Appraisal for inclusion on the Local List are identified in the Street-by-Street Assessment at [Section 6](#) and in the audit of heritage assets in [Appendix C](#).

5.4 HERITAGE ASSETS PLAN

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



KEY

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

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.

5.5 ARCHAEOLOGY SUMMARY

The details in this section have been summarised from the Parish Summary on the Norfolk Heritage Environment Record.²¹

Hempstead lies just east of Holt and is recorded in the Domesday Book as being an outlier of the large manor of Holt. Documentary evidence suggests the name derives from Old English and translates as ‘place where hemp is grown’.

The earliest archaeological find recorded in the parish is a Palaeolithic flint handaxe (NHER 6509), followed by several Neolithic handaxes (NHER 6510, 6512, 14717 and 6553). A Neolithic adze (NHER 6511) has also been recorded as has a fragment of decorated Neolithic pottery (NHER 12882). A Bronze Age looped copper alloy palstave (NHER 6513) has been found within the parish along with the identification of two prehistoric sites: a burnt mound or hearth (NHER 12968) was seen in the side of a drainage ditch, with further archaeological features recorded at an excavation at Loose Hall (NHER 6074).

A limited amount of evidence for Roman activity has been found within the parish, with several coins and an axehead listed on the HER (NHER 6554, 31376 & 24045). An annular brooch dating possibly to the Roman/Early Saxon period has been recorded, as well as a Middle Saxon strap end with stamped decoration (NHER 31376). All Saint’s Church also dates to the late Saxon/Norman period (NHER 6574).

The excavations carried out at Loose Hall revealed the remains of a medieval building, with three rooms identified, two of which had tiled floors (NHER 6074). Some of the tiles featured heraldic decorations in relief. The building was also enclosed by a moat. Nether Hall (NHER 13445), another medieval hall, is thought to have stood on the site of the later Hempstead Hall.

Hempstead Hall (NHER 13445) and Green Farm House (NHER 22727) both date to the 17th century. There is evidence for a post-medieval watermill next to the ruined mill house (NHER 6526), and the site of a post-medieval windmill can be seen on the 1st edition Ordnance Survey map of 1836, and the site of post-medieval hydraulic rams have also been recorded in the vicinity (NHER 6524). The Red House (NHER 43065) has a plaque commemorating Samuel Fowles, the head keeper of the Hempstead Estate who died in 1909. Scatters of post-medieval pottery and some imported vessels have also been recorded throughout the village (NHER 21153).

Section 6

Street-by-Street Assessment

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

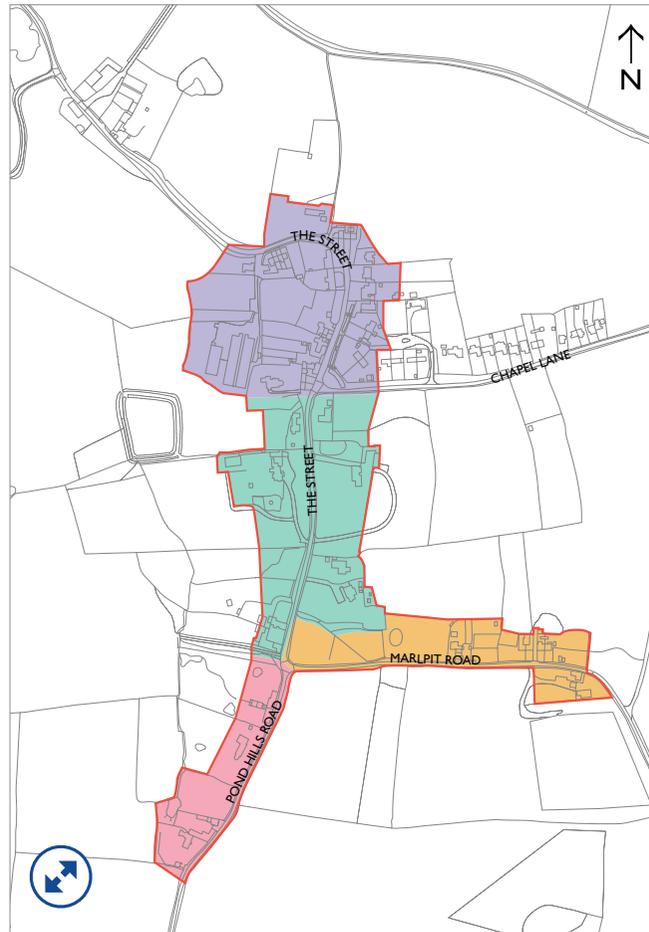
Contents

- [1 The Street \(North\)](#)
- [2 The Street \(South\)](#)
- [3 Pond Hills Road](#)
- [4 Marlpit Lane](#)

6 Street-by-Street Assessment

Each of Hempstead’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 Assts in [Appendix C](#) for further details.



KEY

- Conservation Area Boundary
- The Street (North)
- The Street (South)
- Pond Hills Road
- Marlpit Lane

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

1. THE STREET (NORTH)

The village is entered from the north via a curved, winding road lined with houses mainly in a vernacular cottage architectural style. Flint cottages feature, both new and old, and all are set back from the road bounded by walled front gardens. Trees and hedges line parts of the road. Church of All Saints is set back from the junction of the road, with the old school rooms and open fields to the east.



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Defining Features

- Flint and red brick houses, mainly in a vernacular cottage style.
- Houses arranged in short terraces.
- Curving road with wider spaces at the point the road turns west and at the junction with Chapel Lane, the latter creating a small green.
- Focal point of White Horse Cottages where the road turns west.
- Variety of buildings either hard up against the street or set back behind low boundary walls.
- Mature trees and hedges line street
- Grass verges give space between the road and houses.
- All Saints Church set back behind Church Cottages.
- Church and old school rooms indicate village centre
- Green open spaces at junction of The Street, Chapel Lane and around the church.

Key Issues

- Some examples of uPVC windows and conservatories.
- Bus shelter in poor decorative condition.
- Large modern agricultural barns behind churchyard, though they are relatively well screened by trees and planting.
- Example of poor repointing to one of the White Horse Cottages where the mortar spreads excessively over the flints, meaning the pointing is more prominent than the stonework.

1. THE STREET (NORTH) (CONT.)

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.
- Redecorate the bus shelter.
- Retain and enhance planting to screen large modern barns.
- Remove inappropriate pointing and repoint with thinner joints.

Listed Buildings

Grade II*

- Church of All Saints

Proposed Locally Listed Buildings

- White Horse Cottages

2. THE STREET (SOUTH)

Clusters of small cottages built to edge of road at junction, has heart-of-village feel. Further along The Street, to the south, the houses are larger, set back from the road and within substantial plots of land. Mature trees overhang the road creating a ‘tunnel’ effect and hedges line both sides of the road, with a substantial flint wall bounding Hempstead Lodge.



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Defining Features

- Mature trees and hedges lining the road and creating an enclosed feeling.
- Sparsely located detached houses set back from the road in larger plots.
- Flint and brick wall with decorative metal gates lining the boundary of Hempstead Lodge
- Church Farm located beside the road at the junction of The Street and Marlpit Road

Key Issues

- Some examples of uPVC windows.
- Untidy yards visible from the road at the south end of 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.
- Tidyard area.

Listed Buildings

None

Proposed Locally Listed Buildings

- The Old School Rooms
- Hempstead Lodge

3. POND HILLS ROAD

Pond Hills Road is a sparsely populated, with a country lane feel, lined with high mature hedgerows. Houses are few, but built along the roads edge, from flint with red brick dressings.



Defining Features

- Tall, mature trees and hedges lining the roads, giving an enclosed country lane feel.
- A few glimpsed views through to open fields.
- Farmhouses and converted agricultural buildings on the west side of the road.
- Old Church Barn/The Great Barn a prominent converted barn set adjacent to the road.

Key Issues

- Some examples of uPVC windows.

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.

Listed Buildings

Grade II

- Brownwood

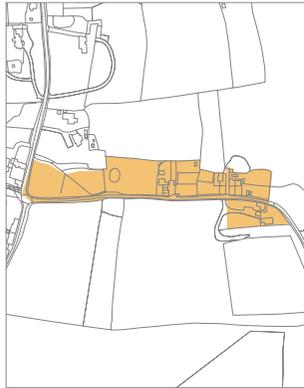
Proposed Locally Listed Buildings

None

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4. MARLPIT LANE

Mature trees and hedgerows line the road giving an enclosed rural feel. Small array of cottages, some flint, set back from the road with front gardens and hedge boundaries.



Defining Features

- Low built/ single storey cottages
- Enclosed tree and hedge lined road
- Rural feel
- Natural and attractive front gardens
- Winding road – enclosed views

Key Issues

- Some examples of uPVC windows and conservatories
- Cracked render or paintwork to Marlpit Cottages and Pond Farm.
- Prominent solar panels on No. 45 and Tinkers Cottages.
- Visible satellite dishes.

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. Repair or replace render using lime based render.
- Repaint untidy paintwork.
- Locate satellite dishes and solar panels where they are not visible from the road.

Listed Buildings

None

Proposed Locally Listed Buildings

- 43, 44, 45 and Tinker's Cottage

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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 Pressures From Development](#)

[7.4 Rural Character and Suburbanisation](#)

[7.5 Second Home Owners, Holiday Cottages and Tourism](#)

[7.6 Dark Skies and Light Pollution](#)

[7.7 Agricultural Uses](#)

[7.8 Climate Change](#)

7.1 CONDITION

Generally, the condition of the Hempstead 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:

- Two buildings have cracked render or paintwork in poor condition which makes them look untidy. The render may be cement render, in which case moisture could be becoming trapped behind the render causing issues with the condition of the built fabric behind.
- Poor quality repointing has taken place to one of the White Horse Cottages, with thick mortar joints obscuring most of the flintwork, which damages the aesthetic of the house individually and the unity of the terrace. It would benefit from repointing with slimmer joints, giving visual prominence to the flints rather than the mortar.
- The timberwork of the bus shelter is in poor decorative condition and three of the four the glazed panels to the front are missing.



Cracked render and dirty paintwork



Poor pointing which obscures the flintwork on the wall



Bus shelter in poor decorative condition

7.2 NEGATIVE FEATURES

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

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

Inappropriate uPVC Windows and Conservatories



Other modern accretions to buildings which negatively affect their appearance and that of the Conservation Area as a whole include:

- uPVC downpipes and ventilation pipes, particularly when these are in a light colour instead of black;
- Modern garage doors inserted into historic buildings;
- Satellites dishes; and
- Solar panels, of which there are particularly prominent examples on Marlpit Lane.

Each case will be assessed on an individual basis.



Inappropriate and cluttered uPVC downpipes/ventilation pipes in a light colour



Modern garage doors inserted into historic fabric



Prominent solar panels disrupt the visual appearance of the historic building

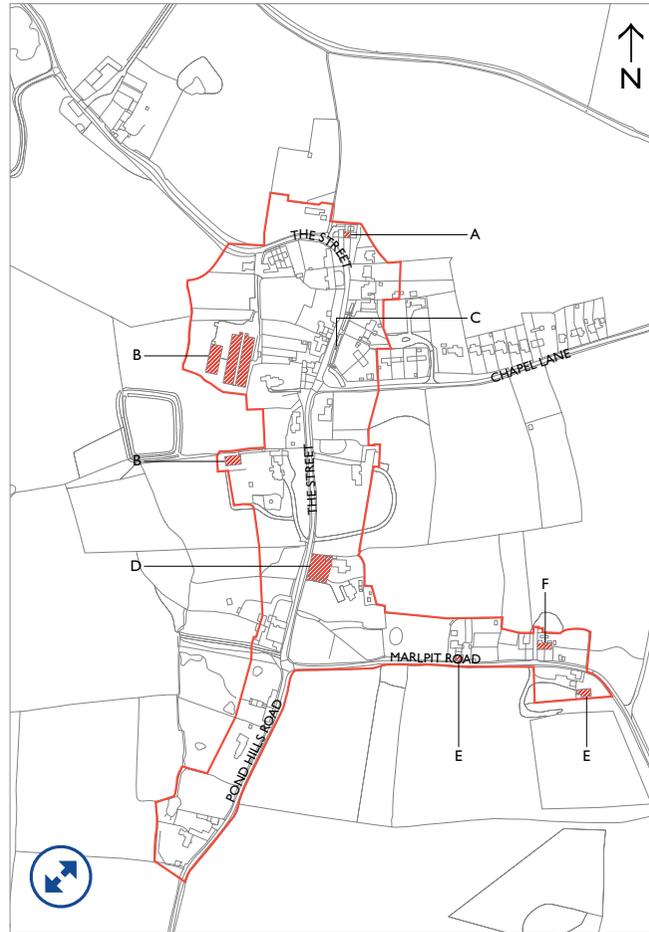
Modern wheelie bins are also an eye sore which can be difficult to find places to store where they are not visible because of their large size. They are particularly prominent outside Pinewood Cottages and White Horse Cottages.

Tubular metal railings to steps on the east side of The Street are basic in design and incongruous in their utilitarian material. Replacement with a timber alternative is likely to be more appropriate visually.

At the south end of The Street and untidy yard, with gas canisters, crates and other items all visible from the road, is unattractive within the streetscape.

KEY

- Conservation Area Boundary
- ▨ Negative Feature
- A Poor repointing
- B Large scale modern agricultural barns
- C Bus shelter in poor condition
- D Untidy front yard
- E Render or paintwork in poor condition
- F Dominant solar panels



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.



Storage for wheelie bins can be difficult



Utilitarian tubular railings



Untidy yard

7.3 PRESSURES FROM DEVELOPMENT

As pressure for housing increases there is a risk of the spreading the settlement edges of Hempstead into the landscape of the Glaven Valley. There are also large gaps between houses in Hempstead, particularly in the southern half of the Conservation Area, and the intertwining of the green fields between buildings is one of the special characteristics of the village.

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

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

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

7.4 RURAL CHARACTER AND SUBURBANISATION

Hempstead's rural character is one of the things that make it so special. With a gradual growth in houses on the edges of settlements, the desire of owners to improve their properties and the conversion of once functional agricultural buildings into residential use, there is a risk of suburbanisation or over restoration of buildings and public realm or surfacing treatments. Elements such as hard surfacing, for example kerbs, bricks or concrete as opposed to gravel, formal gates, loss of grass verges, conifer hedging, high or hard fences and larger parking areas could erode the informal, rural feel of the area. 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 very minimal and this should remain the case.

7.5 SECOND HOME OWNERS, HOLIDAY COTTAGES AND TOURISM

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

The popularity of the North Norfolk coast and the inland villages and landscape with tourists will create demand for new facilities and infrastructure. There could be pressure for an increase in size and number of camp and caravan sites, which would cause visual harm to the setting of historic buildings and landscape.

7.6 DARK SKIES AND LIGHT POLLUTION

North Norfolk is one of the best places in the country to view the sky at night. There are no streetlights in Hempstead, which retains this characteristic of its atmosphere and setting. There is a potential risk from increasing use of bright external lighting which could

reduce the ability to see the night sky and impact on the tranquillity and rural feel of the area. Avoiding excessive external lighting would help to preserve the special character of Hempstead at night.

7.7 AGRICULTURAL USES

Agriculture is a key industry in the local area. However, modern agricultural barns, usually made of corrugated metal or concrete blocks, are often located on the edges of villages and their scale and appearance can have a negative visual impact on the historic character of the place. At Hempstead there are four large barns to the west of the village. One can be clearly seen from the surrounding fields, while the three others are relatively well screened by planting. However, the roof of one is visible directly adjacent to the churchyard, meaning historic graves are seen in context with an unattractive modern roof and a large silo beyond. Increased planting would help to alleviate this situation.

Agricultural buildings such as these are permitted development if a farm is more than five hectares, meaning control of their construction and design is difficult. They are also essential for the continued agricultural use of the land. Nonetheless, it would be beneficial if, in the future, unused structures are removed and new buildings are erected using materials and a colour palette that minimises their visual impact. New barns could be located where they are less visually intrusive to minimise their impact on the character of the Conservation Area.



Roof of a modern barn and a silo visible from the churchyard



Modern agricultural barn seen on the edges of the Conservation Area from the surrounding fields

7.8 CLIMATE CHANGE

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

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

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

Damage may also occur to below ground archaeology that has the potential to enhance understanding of the village's history and development, such as to the site of Loose Hall just to the west of the Conservation Area boundary. This may be as the result of flooding or drying out of the ground.



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 Hempstead 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 Hempstead 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 Hempstead Conservation Area.

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

8.3 RECOMMENDATIONS

8.3.1 Repairs, Materials and Techniques

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

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

Recommendations

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

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

8.3.2 Retention of Existing features and Details

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

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

Recommendations

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



8.3.3 Alterations, Extensions and Demolition

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

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

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

What is a Heritage Impact Assessment?

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

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

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

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

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

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

Recommendations

- The heritage impact of proposed alterations, extensions and demolition will be assessed prior to approval of works.
- Proposed changes should preserve or enhance the character of the Conservation Area. This means that the changes should be respectful of the typical architectural and visual character of the Conservation Area.

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

8.3.4 New Development

New development may take the form of replacement buildings or construction on undeveloped plots. Any new development should respect the character of the Conservation Area and should not adversely erode the rural setting between and surrounding existing buildings. New development should not compete with or overshadow existing buildings, particularly where the existing buildings are historic so that these 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, timber weatherboarding, render, stone, slate and other traditional materials, though thoughtful and sensitive design with modern materials may be acceptable.
- The design of new development should be of a high quality that will be valued now and in the future. There is no presumption in favour of either traditional or contemporary design.
- The quality of construction should be high.
- Historic plot or field boundaries should be preserved when new development occurs.
- New development should have wheelie bin space/storage included. For existing buildings screening with planting, fences or walls would help to reduce their impact where it is feasible.

8.3.5 Streetscape, Public Realm and Green Landscape

The streetscapes within the Conservation Area are vulnerable to incremental change that cumulatively affects its rural character. When considering change to individual 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.

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

Hempstead 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. Grass verges, hedges, trees, fields and the small green at the junction of The Street and Chapel Lane are all important elements of the character of the Conservation Area which should be preserved.

Recommendations

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



8.3.6 Setting and Views

The setting of Hempstead contributes to its special interest. The physical setting encompasses in wide open agricultural land, with trees and planting forming a boundary to the village, giving it a self-contained feeling and meaning it is not readily visible from the surrounding landscape. Development outside this green boundary would benefit from screening with planting to maintain this appearance.

The ability to appreciate heritage assets individually or collectively 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.

Recommendations

- The setting of the Conservation Area will be protected from inappropriate development.
- New development on the edges of the Conservation area, if deemed appropriate, will be screened with planting to preserve views from the surrounding Glaven Valley landscape.
- Key views within and into the Conservation Area will be preserved.
- Excessive use of external lighting will be avoided.

8.3.7 Boundary Review

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

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

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

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

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 Hempstead 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 [http://www.heritage.norfolk.gov.uk/record-details?TNF251-Parish-Summary-Hempstead-\(North-Norfolk\)-\(Parish-Summary\)](http://www.heritage.norfolk.gov.uk/record-details?TNF251-Parish-Summary-Hempstead-(North-Norfolk)-(Parish-Summary))
- 05 [http://www.heritage.norfolk.gov.uk/record-details?TNF251-Parish-Summary-Hempstead-\(North-Norfolk\)-\(Parish-Summary\)](http://www.heritage.norfolk.gov.uk/record-details?TNF251-Parish-Summary-Hempstead-(North-Norfolk)-(Parish-Summary))
- 06 <https://opendomesday.org/place/TG1037/hempstead/>
- 07 Carver, *Hempstead: A Norfolk Village*, p. 3.
- 08 Carver, *Hempstead: A Norfolk Village*, p. 3.
- 09 Carver, *Hempstead: A Norfolk Village*, p. 3.
- 10 Cozens-Hardy, 'The Glaven Valley', p. 493.
- 11 Cozens-Hardy, 'The Glaven Valley', p. 492.
- 12 <http://www.norfolkpubs.co.uk/norfolk/hempstead/hemhwh.htm>
- 13 Carver, *Hempstead: A Norfolk Village*, p. 8.
- 14 <http://www.norfolk Mills.co.uk/Watermills/hempstead.html>
- 15 Carver, *Hempstead: A Norfolk Village*, p. 12.
- 16 Carver, *Hempstead: A Norfolk Village*, p. 3.
- 17 North Norfolk SSSI Citation, accessed: <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1001342.pdf>
- 18 Holt Lowes SSSI Citation, accessed: <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1002710.pdf>
- 19 Local resident during site survey, pers. comm.
- 20 See Historic England *Local Heritage Listing* (2016) for more details
- 21 Norfolk Heritage Explorer, *Parish Summary: Hempstead (North Norfolk)* <http://www.heritage.norfolk.gov.uk/record-details?TNF251> [accessed 13th January 2020].
- 22 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 426 Hempstead Tithe Map

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

Estate Surveys

HNR 26/4 *Hempstead Estate Map Book*, (no date: nineteenth century)

BR276/1/0250 *Sale particular, Hempstead Estate*

HNR 246/4 *Map book of the Hempstead Estate, property of J.H. Gurney*

HNR 9/4 Plan of Hempstead (no date)

HET 81/1 169X2 *Survey of the estate of William Newman in Hempstead and Holt, 1726*, surveyed by James Corbridge

HET 87/2 *Map of Hempstead Hall Farm near Holt, occupied by Richard Mickeburgh, 1726*, surveyed by William Corbridge

HET 9, 128X2 *Holt, Hempstead, Kelling and Bodham Estate, 1852*

MF/RO 389/17 *Microfilm of a map of the estate of John Thruston Mostt Esq., in Bodham, Baconsthorpe, Hempstead, Sheringham and Beckham, 1807*

NORFOLK HERITAGE CENTRE

Maps

C 9111.4261 Faden Map of Norfolk, 1797

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

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Hempstead postcards (no photographs of Hempstead by Holt)

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Historic England, The National Heritage List for England, <https://historicengland.org.uk/listing/the-list/map-search?clearresults=True>

Open Domesday, 'Hempstead', <https://opendomesday.org/place/TG1037/hempstead/>

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Norfolk Mills, 'Hempstead Mill: River Glaven', <http://www.norfolk Mills.co.uk/Watermills/hempstead.html>

Norfolk Pubs, White Horse: Hempstead', <http://www.norfolkpubs.co.uk/norfolkh/hempstead/hemhwh.htm>

North Norfolk SSSI Citation, <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1001342.pdf>

Holt Lowes SSSI Citation, <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1002710.pdf>

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 harm²² (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.



THE STREET (NORTH)

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



THE STREET (SOUTH)

| | |
|-------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Address / Building Name | Church of All Saints |
| Street-by-Street Area | The Street (South) |
| Status | Grade II* |
| List Entry Link | (or N/A for locally listed) https://historicengland.org.uk/listing/the-list/list-entry/1049211 |
| Brief History | Built in the 14th century with later 18th century roof and alterations. The west tower rebuild is dated 1744. |
| Brief Description | Coursed flint and brick with black glazed pantile roof. North-west tower and vestry, nave (formerly south aisle) with apse, and south porch. Medieval east half of tower is of flint, the later rebuilt to the west is red brick. Unusual thatched apse, built 1925 in pebble flint with brick dressings. |



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



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



POND HILLS ROAD

| | |
|-------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Address / Building Name | Brownwood |
| Street-by-Street Area | Ponds Hills Road |
| Status | Grade II |
| List Entry Link | https://historicengland.org.uk/listing/the-list/list-entry/1049213 |
| Brief History | House dated to 1674, as shown on gable. |
| Brief Description | Flint with brick dressings, pantile roof, gable parapets. Single range with 4 bays. 19th century cross windows and a 20th century rear extension. House is attached to farm buildings that have been converted to dwellings. |

**MARLPIT ROAD**

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



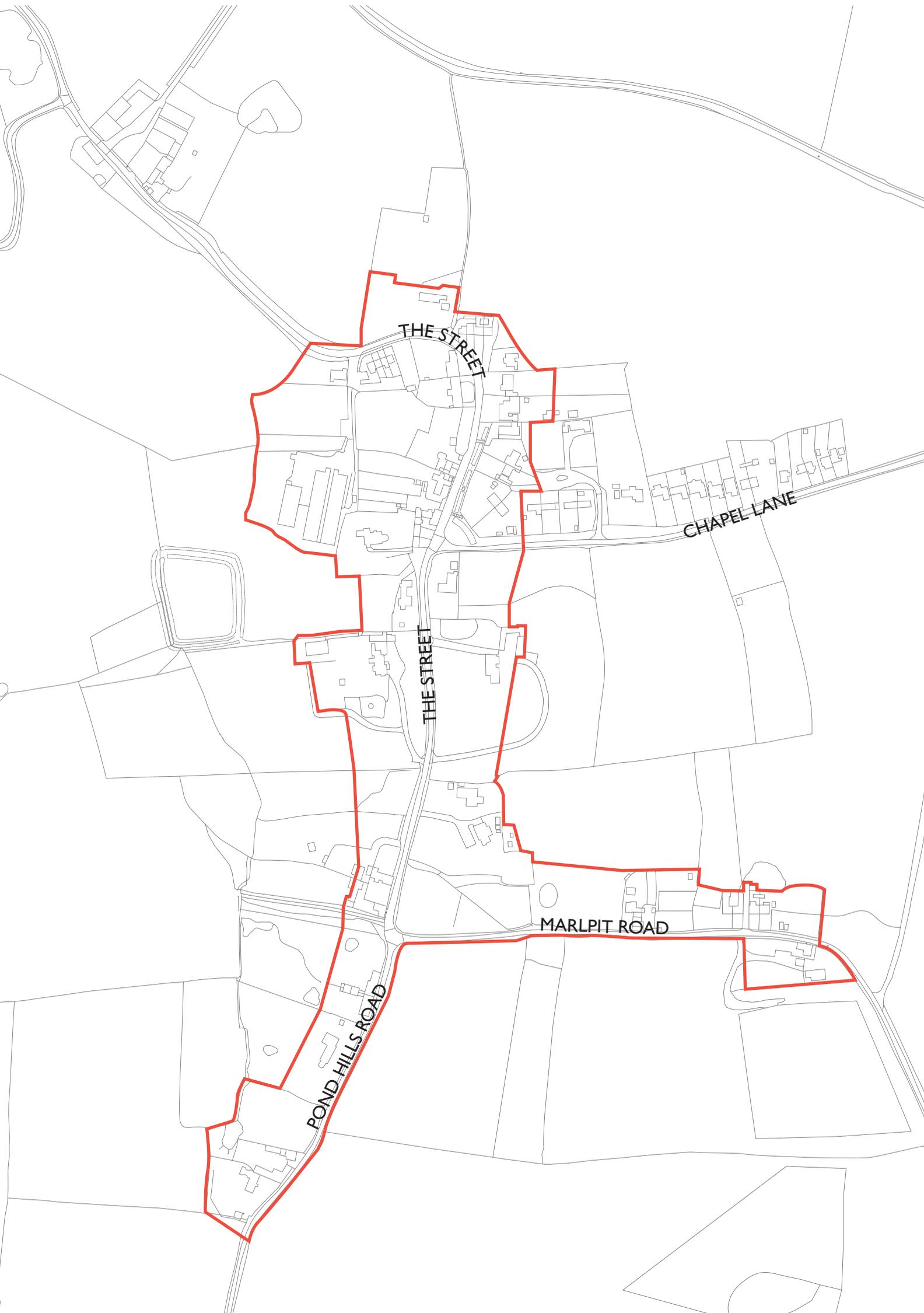
Appendix D

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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