

Brinton

Conservation Area Appraisal and Management Plan

Second Draft: March 2021

Note: The report has been written on the assumption of Brinton and Thornage being separated into two CAs.



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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3.2 Medieval Heyday



3.1 EARLY HISTORY

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

Navigation

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



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



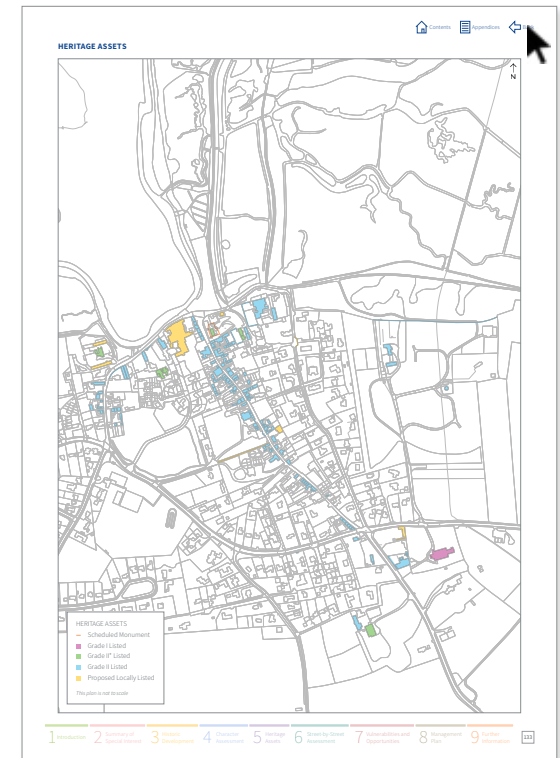
- Advertisements and other commercial signage may be subject to additional controls and/or require planning permission.
- Changing the use of a building (e.g. from residential to commercial) will require planning permission.

Plans



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

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

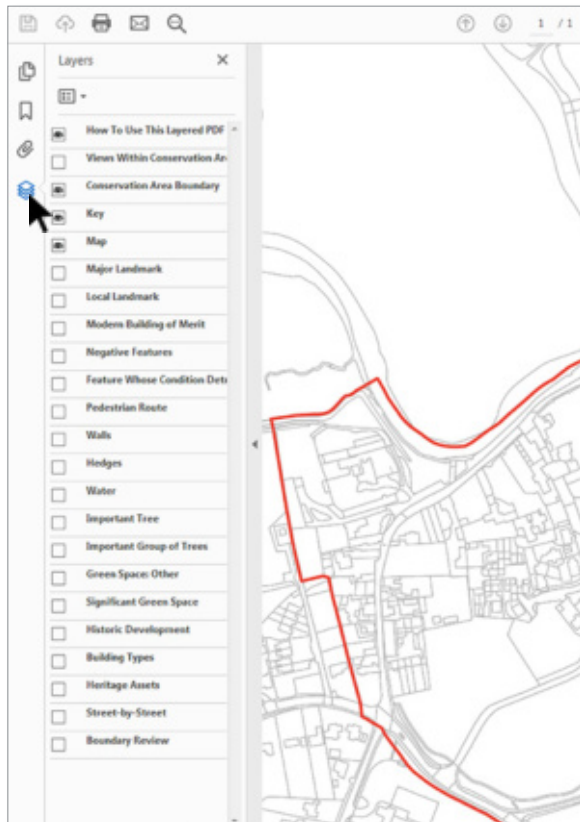


How to Use the Layered PDF in Appendix D


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

Opening the Layers Panel

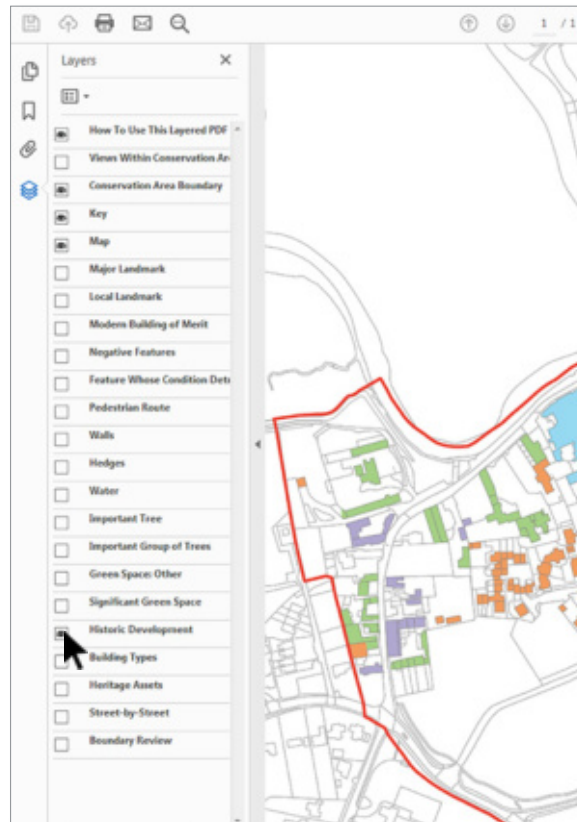
Click on the layers icon  to open the layers panel. This will bring up options for the different mapping elements that are available to view.



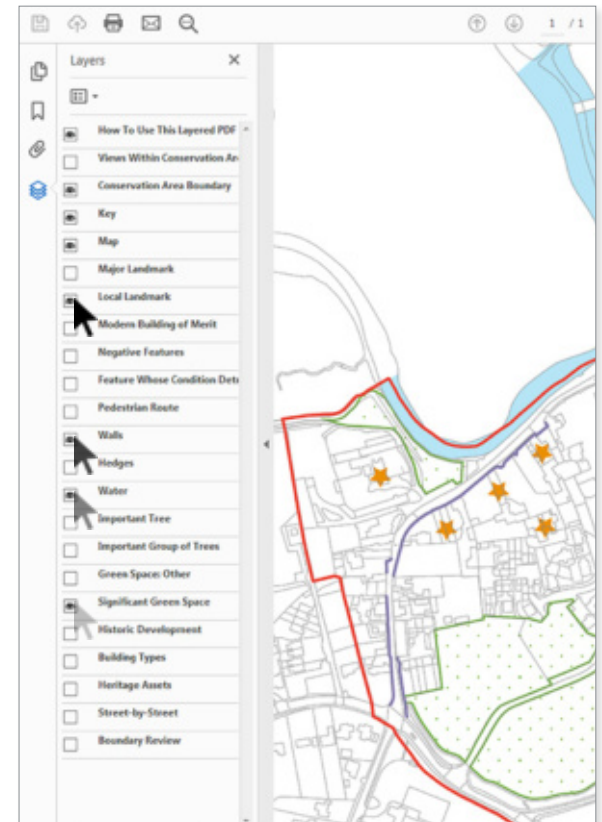
Viewing Different Layers

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

Switching on a layer to view that part of the map



Switching layers on and off as desired



Frequently Asked Questions

Conservation Areas

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

Understanding your Property

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

Making Changes

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



Section 1

Introduction

This section gives an overview of the Brinton 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 Brinton with Thornage Conservation Area](#)
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- [1.7 What Do These Terms Mean?](#)

1.1 BRINTON WITH THORNAGE CONSERVATION AREA

Brinton is currently a conservation area as part of the Brinton with Thornage Conservation Area, which was originally designated in 1975. It also covers the village of Thornton. As part of a review of the conservation areas in the Glaven Valley, it is proposed to separate the two villages into their own conservation areas. This appraisal has been prepared on this basis.

The buildings in Brinton are dispersed along several roads which snake out from the central triangular village green. There may have been a Saxon church here but the current church dates from the fourteenth century with nineteenth century alterations. Also by the Green, Brinton Hall took its current form in 1822 on the site of an earlier hall and is set in a fine parkland. There are a number of polite Georgian (or Georgian fronted) houses, and a large farm complex to the east. A tributary to the River Glaven passes through the northern reaches of the village from west to east.

1.2 WHAT IS A CONSERVATION AREA?

Definition of a Conservation Area

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

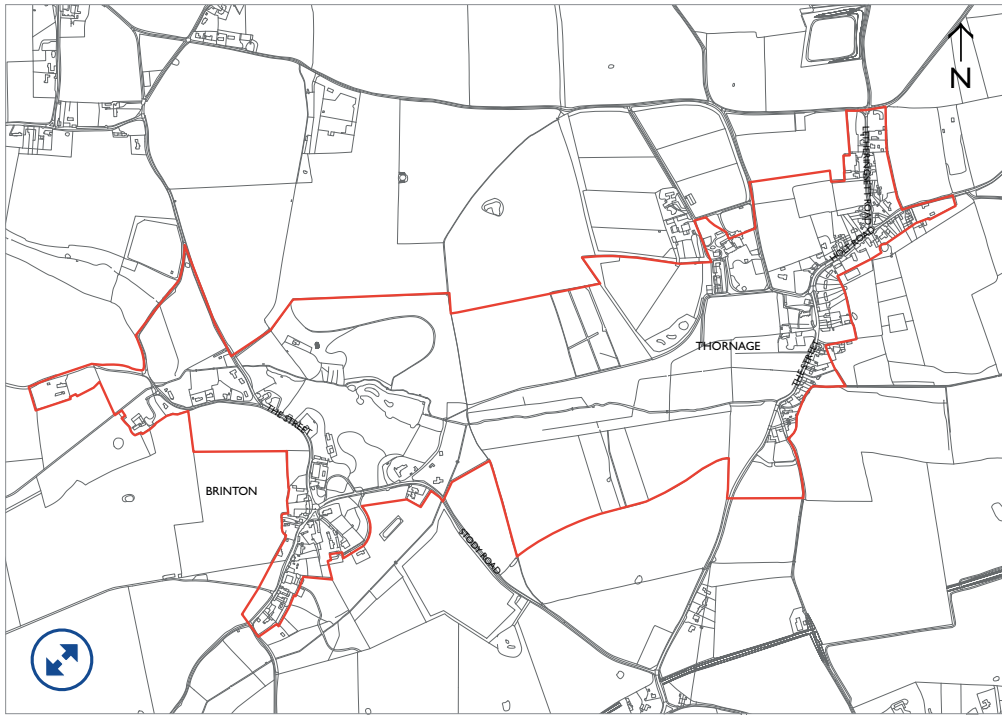
Designation of a conservation area recognises the unique quality of an area as a whole. It is the contribution of individual buildings and monuments as well as other features including (but not limited to) topography, materials, spatial relationships, thoroughfares, street furniture, open spaces and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

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

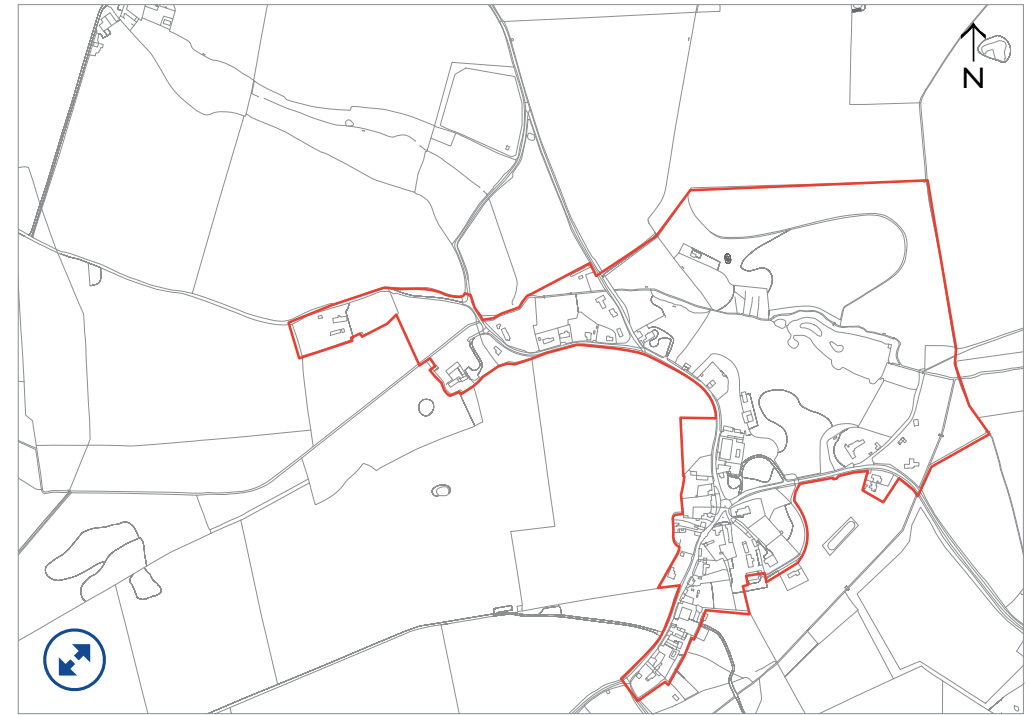
If the significant qualities of a conservation area are retained and inappropriate alterations prevented, the benefits will be enjoyed by owners, occupiers and visitors to the place, including the ability to experience interesting and important heritage structures and places. It is therefore in the public 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 Brinton Conservation Area and can be viewed here: https://www.north-norfolk.gov.uk/media/1268/north_norfolk_design_guide_adopted_2008_-web.pdf.



Existing Brinton with Thornage 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.



Proposed Brinton 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.

KEY

— Current Conservation Area Boundary

KEY

— Proposed Conservation Area Boundary



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.⁹² 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 Brinton Conservation Area;**
- **Recognise the designated and non-designated heritage assets which comprise the Conservation Area;**
- **Identify issues relating to condition and pressures for change;**
- **Identify opportunities for the enhancement of the Conservation Area;**
- **Provide guidance and recommendations for the positive management, preservation and enhancement of the Conservation Area; and**
- **Set out any proposals for changes to the Conservation Area boundary.**



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

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

Definition of a Heritage Asset

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

1.4 WHAT DOES DESIGNATION MEAN FOR ME?

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

- Planning permission will be required to totally or substantially demolish buildings or structures (including walls, gate piers and chimneys). This will also need a heritage statement (sometimes called a heritage impact assessment) as part of the application.
- The extent of permitted development (i.e. changes that are allowed without requiring consent from the local authority) may be restricted; for example, replacement windows, alterations to cladding or the installation of satellite dishes. Additional control may be sought through Article 4 Directions, which specifically remove permitted development rights.
- Trees with a diameter of 75mm or greater, measured at 1.5m from soil level, are protected. Any work proposed to these trees require permission from the local authority by means of a planning application. This allows the authority to determine whether a Tree Preservation Order (TPO) is necessary.

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

If you wish to carry out work within the Brinton 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 Brinton Conservation Area Appraisal and Management Plan is being made available for public consultation across a six-week period between XXXXXX and XXXXX 2020. This includes the publication of the draft document on North Norfolk District Council's website and a public consultation meeting held at XXXX on XXXX.

Other means of consultation carried out 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 Brinton Conservation Area in terms of its history, architecture and setting.

Brinton's special interest lies in its relatively unaltered historic character as a Georgianised village. It centres on the Green, where the church, Brinton Hall, the former public house, former reading room and former schoolhouse with its distinctive cupola and clock once created a lively communal hub. Further houses stretch in three directions from the centre with large houses at the ends of the village, namely, Brinton Old Hall, The Grange and Home Farm. The larger houses date entirely or partly from the seventeenth or eighteenth centuries. Contributing to the historic character of the village is the comparatively small number of modern buildings and the way these are dispersed through the village.

With archaeological evidence dating from the Palaeolithic period onwards, there appears to have been human activity in Brinton for thousands of years with evidence of settlement including a possible Roman villa. The oldest standing fabric is St Andrew's church, which incorporates medieval and possibly Anglo-Saxon material, and the remains of the medieval stone cross on the Green.

An agricultural village for much of its history, Brinton had several large farms but today has relatively few farm buildings as these have been demolished or converted. Home Farm and especially its large barn on the side of The Street, the farm buildings of Church Farm on the Green and, although hidden from view, the barns at Old Hall are all important links to the village's agricultural economy, past and present. Brinton also

has a notably high survival of historic outbuildings for all buildings, which contributes to the varied scale of buildings in the village.

Of great importance to the character of the Conservation Area is the Greek Revival Brinton Hall, which is visible from the Green, and its outbuildings, railings, walls and gate piers. The large, early nineteenth century landscaped park to the north of the Hall and the walled garden south of the church are important components of the landscape in the village.

The significance of Brinton's historic buildings are reflected in the relatively high number of national listings within such a small village: seven listed buildings, including the Hall and the church, are located round the Green whilst six others are spread through the village. With its large number of high-quality historic buildings, Brinton fully merits its recognition as a Conservation Area.

The buildings in Brinton are mostly vernacular although many were built or altered to be fashionable in the later eighteenth and early nineteenth centuries. The buildings are typically built of traditional North Norfolk materials of red brick, flint and red and black clay pantiles though there is a greater predominance of brick over flint than is seen in other villages in the area. The small number of modern buildings have generally been built of brick. The two buildings that form exceptions in their materials are Brinton Hall, which has

buff brick walls and a slate roof, and the church which includes knapped flints and ashlar stonework.

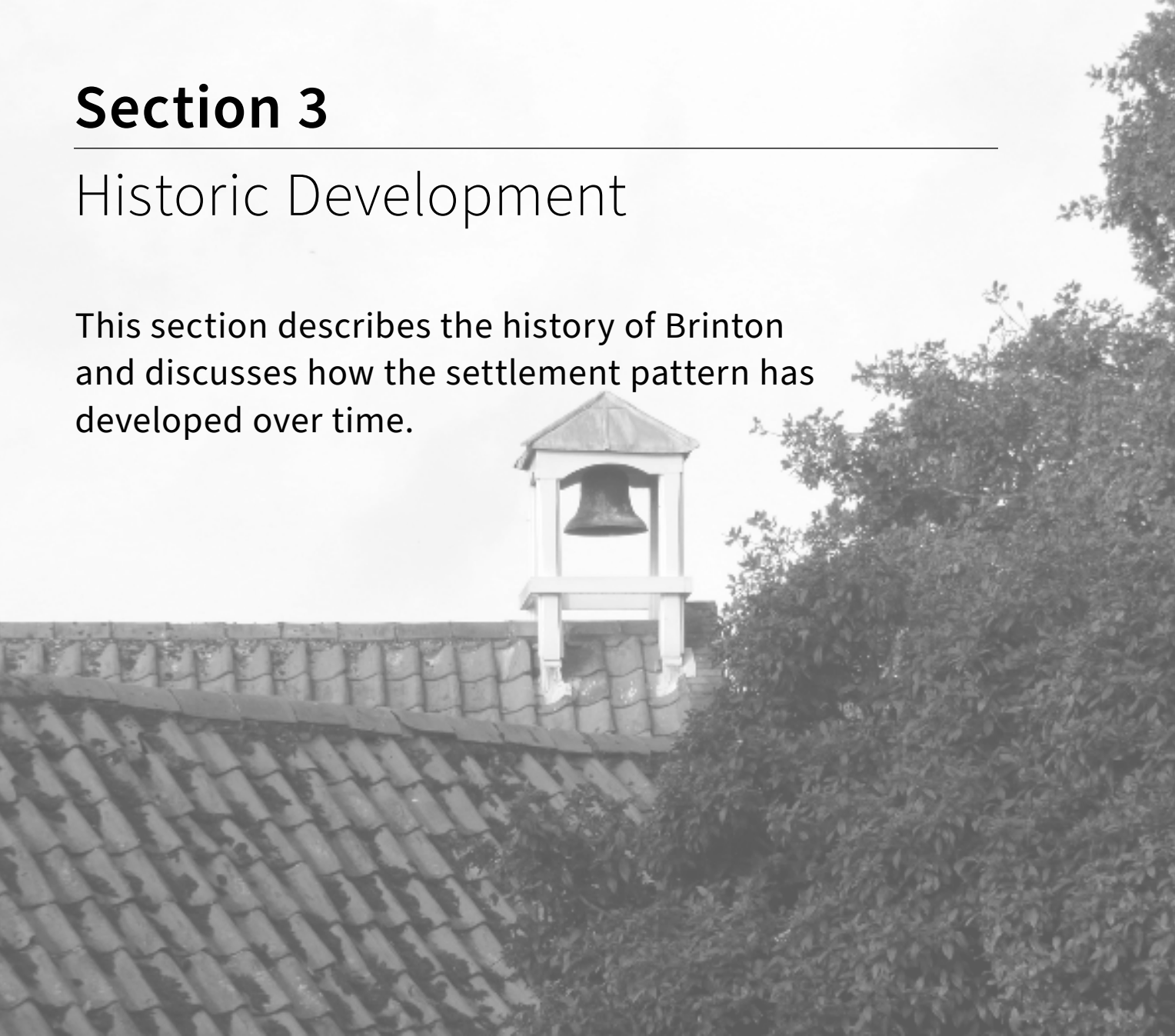
Brinton has a secluded character which derives partly from its valley location around the River Glaven and partly from the high number of mature trees and woodland blocks in and around the village. Areas of meadow are also important and reflect its riverside location. Hedges, together with brick and flint walls and, relating to Brinton Hall and the church, iron railings, are important boundary markers. The Green is the most important area of green open space although the agricultural fields that roll into the village also create a sense of openness in some areas. Reflecting its rural character, properties are generally set in private gardens.

The agricultural fields, meadow and woodland around the village are all important contributors to its setting. Important too are the villages of Thornage and Sharrington with which Brinton has historic manorial and current parish ties respectively. Brinton's location in the valley and high number of trees means it is mostly hidden in long distance views but there are views into the Conservation Area from the south.

Section 3

Historic Development

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



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3.1 INTRODUCTORY SUMMARY

The name Brinton derives from Old English meaning farm settlement connected with 'Bryni,' a personal name.⁰⁴ Brinton was first documented in the Domesday Book of 1086. From at least the twelfth century, the medieval footprint of the village was centred around the Village Green, the central locus where a large house, parish church and stone cross were located and routes along The Street and Stody Road met. St Andrew's church, includes a rare pre-Reformation statue of St Andrew, and the remains of the stone cross which are the oldest structures in Brinton and date from the medieval era. Brinton was a beiruite to the manor of Thornage.

The earliest secular dwellings to survive are from the sixteenth and seventeenth centuries and include cottages, farm buildings and larger houses such as Brinton Old Hall and parts of The Grange and Brinton Hall. Houses located along the Green are predominantly late-eighteenth century and early-nineteenth century. The Brereton family took over the Brinton Hall estate and in 1822 refaced and extended the hall in the fashionable Greek Revival style.

The possibility of bringing the railway to Brinton was discussed later in the nineteenth century but the topography made it unviable. The main change in the later part of the century was the erection of the new schoolhouse on Stody Road. The Grange was remodelled and smaller buildings disappeared from

the periphery of the village. In the second half of the twentieth century five modern houses and bungalows were added individually around the village. However, the relative lack of additions in the last 200 years has preserved the historic character of the Conservation Area.

3.2 EARLY HISTORY

Brinton has been subject to a number of archaeological surveys and artefacts have been found across the village. Evidence of human activity in Brinton dates back to the Palaeolithic period where two flint handaxes were found from metal detecting.⁰⁵ Neolithic activity has also been evidenced through finds of pot boilers and flints recovered east of The Old Coach House and several worked flints and a polished axe.⁰⁶ Brinton has little evidence from the Bronze Age but archaeological discoveries indicate Roman occupation including a concentration of building material which has been interpreted as a Roman villa and would therefore be the earliest built fabric in Brinton.⁰⁷ Roman finds include pottery and coins found east of the village and a puddingstone quern.⁰⁸ Evidence of late Anglo-Saxon occupation in the village was revealed at St Andrew's church in 1873 when Anglo-Saxon masonry was discovered whilst in the 1970s finds of late Anglo-Saxon pottery were discovered south of the church and north of Stody Road⁰⁹

3.3 MEDIEVAL

Brinton was first documented in the Domesday Book in 1086 as an outlier of Thornage located in the hundred of Holt.¹⁰ The entry for Thornage states there were 12.8 households, 100 sheep, 3 mills and 1 church with land belonging to Bishop William of Thetford, the tenant-in-chief who also owned land at nearby Hempstead and Thornage.¹¹ There is no evidence of mills in Brinton. Prior to the conquest, Brinton had been under the ownership of Bishop Almer of Elmham.¹²

Landscape archaeology and earthworks further contribute to the understanding of the medieval settlement in Brinton. A house, moat and group of enclosures surviving as earthworks were discovered south-west of the village along with three medieval coins.¹³ A number of medieval pottery fragments have been found throughout the village with a particular concentration discovered south of the church and on the site of Brinton Hall.

The earliest surviving standing fabric in Brinton dates from the medieval period. The remains of a stone cross stands on the Green, however, very little remains of the monument.¹⁴ It has been suggested that the cross would have been a preaching station for pilgrims as they travelled to the medieval shrine at Walsingham or Binham Priory north of the village.¹⁵ A larger stone cross survives in nearby Sharrington which has also been interpreted as a stop for pilgrims.

St Andrew's church is the earliest building in the village. Mostly cobble with knapped flint, galletting and ashlar stone dressings, it dates from the thirteenth and fourteenth centuries and is one of the smallest churches in the area.¹⁶ There is evidence of Anglo-Saxon masonry, Early English, Norman and Perpendicular work. A feature of special interest is the pre-Reformation statue of St Andrew which survives on the west elevation. The niche containing the statue had been plastered over and rediscovered in 1871 during restoration work.¹⁷ A fireplace can be seen at the base of the tower, it was originally used by pilgrims who would shelter in the church overnight but was still in use by 1894 to warm the church.¹⁸ Inside the church are carved bench ends dated 1544. Near the church, against the north elevation of Church Farmhouse, stands a brick archway of an uncertain date, which, it has been suggested, is of medieval origin from a previous building which stood on the site.



Pre-reformation statue of St Andrew



Church of St Andrew



Remains of Brinton cross



Possible medieval arch at Church Farmhouse



3.4 SIXTEENTH AND SEVENTEENTH CENTURIES

Brinton has always been an agricultural village and appropriately the earliest secular buildings dating from the sixteenth and seventeenth centuries are mostly farmhouses and farm buildings. The exception, The Coppice, is located on the Village Green and has a seventeenth century core. It is likely a small number of surrounding houses and cottages have some seventeenth century fabric.

Brinton Old Hall is situated north-west of the village a short distance south from the River Glaven. It is mostly obscured from the road by trees and is also set back from the road. The hall is modest in size and dates from the late-sixteenth or early-seventeenth century and is formed of five bays of cobble flint with red brick dressings and a red clay pantile roof. Features which suggest the wealth of its original owner include the diapering work on the bricks, and a fine internal door and staircase. The hall is surrounded by a seventeenth century flint and red brick barn and a small two storey seventeenth century cottage which had formerly been a granary.¹⁹

Although the most visible part is the c.1900 range, the older part of The Grange located on Stody Road dates from the late-seventeenth century. This range has a black glazed pantile roof and is constructed of cobble flints and red brick. The rear pile of Home Farmhouse, a house located along The Street at the southern tip of the Conservation Area, also dates from the seventeenth century but was refronted in the eighteenth century. The building of these large houses may reflect the changes in land holding patterns following the Reformation in the sixteenth century, which ended the holding of Thornage manor by the Bishops of Norwich.

In the seventeenth century, the Cooke family occupied a house on the present site of Brinton Hall. A date of '1660' can be seen on the south wall of the main house, although a 1721 date has been suggested as a more accurate date for this wall.²⁰ Edmond Cooke of Brinton was a successful property-owning tanner who died in 1669 and his memorial tablet can be seen in an aisle of Brinton church. The estate passed to Brereton family when Cooke's son Robert had a daughter, Cicely Cooke, who married John Brereton of Shotesham (1642-1734). The Hall has remained in the Brereton family since.



3.5 EIGHTEENTH CENTURY

Brinton underwent significant change in the eighteenth century. Many houses and buildings around the Green were built or refaced in red brick with large sash windows to create the impression of a fashionable village. A schoolhouse was built at the centre of the Green and a reading room to the west. These significant changes to the village have left it with a character unlike most Norfolk villages and it is possible that it was instigated by the Brereton family who by the late-eighteenth century had large landholdings in the parish. John Brereton (1753-1823) became patron of the estate in the late-eighteenth century and worked as a successful tradesman, draper, grocer, and tallow chandler who specialised in delivering Norfolk game and parcels to London.²¹ Brereton's eldest son William John (1787-1851) was responsible for the major works to the house and estate including the remodelling of the house.

The first known map of Brinton is William Faden's Map of Norfolk from 1797. Although Faden did not label landmarks in Brinton as he did with nearby parishes, the site of the church and hall on the Green can be distinguished from the nearby buildings. Faden did not distinguish between dwellings and other buildings and the locations are indicative. Settlement was centred around the Green as it is today but there were more buildings indicated to the east and north. Along Stody Road four buildings were illustrated on the north side

and four on the south side all to the east of Brinton Hall. Similarly there were buildings shown on the south side of the single track to the north of the village opposite where Rose Cottage now stands. To the north-west, a group of three buildings were shown which probably represent Hill Farmhouse together with a large barn and row of outbuildings. To the east, opposite the entrance to the track to Hill Farm was another building.

There are many eighteenth century buildings surviving in Brinton. These include the row of houses on the Green which were built in the eighteenth century with good quality red bricks and fashionable sash windows as well as a traditional Norfolk black tile roof. The houses do not retain their original appearance having had several larger sash windows inserted in the early nineteenth century. The house to the north, The Coppice, was built earlier in the eighteenth century but appears to have been refaced and refenestrated in the late nineteenth or twentieth century. Less altered is the Thatched House on the south side of the Village Green, which dates from the mid-eighteenth century and was originally a public house which closed in 1961.²²

Larger houses were also constructed or altered in a vernacular rendering of the fashionable Georgian style. These include Cedar House,²³ which is tucked into the edge of the parkland north of Brinton Hall and, formerly known as Brinton Cottage, may have been part of the

estate. Home Farm at the southern end of the village had a new front pile added in 1780 and its symmetrical front has a fine doorcase. A Norwich insurance plaque is fixed over the door which indicates that it was insured against fire in the eighteenth century.²⁴

The accuracy of the map is poor but Brinton Hall itself is indicated as a house facing onto the Green. It is likely that the earlier house faced the Green and that this earlier house was later subsumed into the larger Hall as the south range.



Eighteenth century houses on the Village Green including Church House, The Pages and The Coppice



Eighteenth century school building on the Village Green



Cedar House barns located at the edge of the garden



Home Farmhouse



Fire insurance plaque on Home Farmhouse



William Faden's 1797 Map of Norfolk Courtesy of Norfolk Record Office



3.6 NINETEENTH CENTURY

Brinton's buildings continued to be updated in the early nineteenth century; for example the churchyard wall of cobble flint and red brick was rebuilt in 1805.²⁵ The most notable upgrading was that to Brinton Hall. It was remodelled in the Greek Revival style by William John Brereton in 1822; a brick survives on the hall with this date. The house was enlarged, reorientated to face the parkland and the old front elevation of the hall was refronted with yellow gault bricks as the secondary elevation. On the new front elevation there was a Greek Revival porch with details of Greek Doric columns, antae, entablature and a part glazed door on the main entrance.²⁶ A series of outbuildings were erected to meet the needs of the family including an icehouse and a boathouse north of the estate. The parkland was relandscaped at the same time as the hall. Plantations were added and the River Glaven was dammed to create a lake. A ha-ha separated the parkland from the gardens.²⁷

The remodelled Brinton Hall was captured in its parkland on Andrew Bryant's map of 1826. This depicts a greater number of buildings in the village than Faden's map although this may have been because Bryant's map was more accurate, rather than because they had been newly built. Like Faden, Bryant did not distinguish between dwellings and other buildings. What is clear is that there were a greater number of buildings in the north of the village than there are now. Where Faden's map had shown one building opposite the entrance of the track to Hill Farm, Bryant showed four. He also showed another building immediately east of Hill Farm. At the far south end of the village, a building was shown beyond the road junction where currently there are no buildings. The number of buildings along Stody Road had decreased, probably cleared as part of the works to the Hall and park. A cluster of buildings are shown at the east end, comprising the Grange and buildings on the site where the former schoolhouse and Coach House now stand. To the north-east, along the track towards Thornage was another small group of buildings. The map also labels the footway to Thornage Hall through the Brinton estate and the track north-west of the village as Swans Croft Lane, which runs towards Sharrington.



South elevation of Brinton Hall



Brinton Hall park



Andrew Bryant's 1826 Map of Norfolk Courtesy of Norfolk Record Office



In 1836, Brinton Hall became the site of the country bank and a huge safe was installed within the house. The bank was operated by William and John Brereton but failed drastically and the bank acquired debts of £70,000. Despite a major court case in which all the brothers became involved as executors of the will, William John's son, John Brereton, took over the estate in 1838.²⁸

The first map to show Brinton in greater detail and accuracy is the tithe map from 1838 although the buildings north of the river, such as Hill Farm, were not included as they fell within the parish of Sharrington and were shown on its tithe map. The Brinton tithe map showed smaller parcels of land close to the centre and larger open fields at the peripheries of the village. The area of woodland surrounding Brinton Hall estate has also been depicted near to the lake, following the path of the River Glaven.

The tithe map distinguished between dwellings (shown in red) and other buildings (shown in grey). This confirms that as well as the Hall and cottages clustered at the centre of the village, there were three dwellings at the south end of The Street including one beyond the junction. At the east end of the village, there was a house corresponding with the old range of The Grange but the adjoining buildings were outbuildings. There was a cottage on the site of the former Schoolhouse and another located on the road in the plot now occupied by The Coach House. Three cottages were

located north-east of these. On The Street north of the village centre, Hall Cottage and Cedar House are shown together with Grange Cottage, Rose Cottage, Brook Cottage and a tiny cottage on the opposite side of the road. Brinton Old Hall and cottage are also shown. The Sharrington tithe map (not reproduced here) shows Hall Farm with two barns or ranges of outbuildings, a smaller house to the east flanked to the north and south by small outbuildings and, opposite the entrance to the track, two dwellings in one plot with associated outbuildings of different sizes.



Iron gates to Brinton Hall park



Brinton Tithe Map 1838 DN-TA-131 Courtesy of Norfolk Record Office



St Andrew’s church was altered in the last three decades of the century. Restoration work took place in 1871 which led to the revealing of the pre-Reformation statue of St Andrew on the west elevation.²⁹ Much of the stained glass in the church dates from the late-nineteenth and early-twentieth century and includes the story of St Andrew illustrated by Paul Quail donated by the Dowson family who lived at Thatched House.³⁰ The East window has a representation of the Epiphany and is dated 1895.

The first Ordnance Survey map of Brinton was published in 1886 and is the most accurate map of the village as even the trees are accurately depicted. There had been considerable change at the east end of the village with the demolition of the three cottages near the track to Thornage and the dwelling on the plot of The Coach House. The dwelling on the south side of the road had been demolished to make way for a purpose-built school that was erected in 1876. The dwelling at the southern end of the village had also disappeared, as had the tiny cottage opposite Rose Cottage at the north end of the village. In the wider landscape, a railway line had been built by the Eastern and Midland Railway south of Brinton. The company had looked at the possibility of the railway serving the village but it was deemed unfeasible.



OS map of Brinton 1886, 1:2,500



3.7 TWENTIETH AND TWENTY-FIRST CENTURY

There was relatively little change in Brinton between the late-nineteenth century and the early twentieth century as recorded on the 1907 OS map. At the north end of the village, a cottage was built east of Grange Cottage whilst in the village centre, Marestail Cottage is labelled as a post office. A building in the field north-east of the Brinton Old Hall complex had been demolished.

During the Second World War, two pillboxes were built in Brinton.³¹ Brinton also played a role in the Cold War when an underground monitoring post was constructed. The post opened in 1958 and closed in 1991 and is still intact.³²

Probably an early twentieth century house, The Villa is first depicted on the 1952 OS map as is Mayflower Cottage. Little else had changed in the village apart from the loss of some of the outbuildings opposite the entrance to the track to Hill Farm. However, by 1976, when the next OS map was published, several changes had occurred. The house east of Hill Farm had been demolished, as had all but one outbuilding opposite

the entrance to the track to Hill Farm. (This outbuilding has since been demolished.) Two new bungalows had been built west of Cedar House, Osotua and New Homestead. South of the church, Meadow Cottage had been constructed whilst The Rectory had been built south of the village centre on the west side of The Street.

A number of post Second World War interventions took place at St Andrews church. The alter underwent refurbishment in 1954. In 1957 the single bell, which dates from 1617, was rehung and the tower was reroofed. In 1965, the nave and transept roofs were repaired at a cost of nearly £5000.³³

The only substantial building to have been added in the village since 1976 is the range of stables in the grounds of Mayflower Cottage. The large barn at Hill Farm has been demolished. The former Schoolhouse was converted into residential accommodation in the mid-1980s and both The Villa and Grange Cottage have recently been extended.



The Villa, north-west of Brinton



Twentieth Century bungalow north-west of Brinton



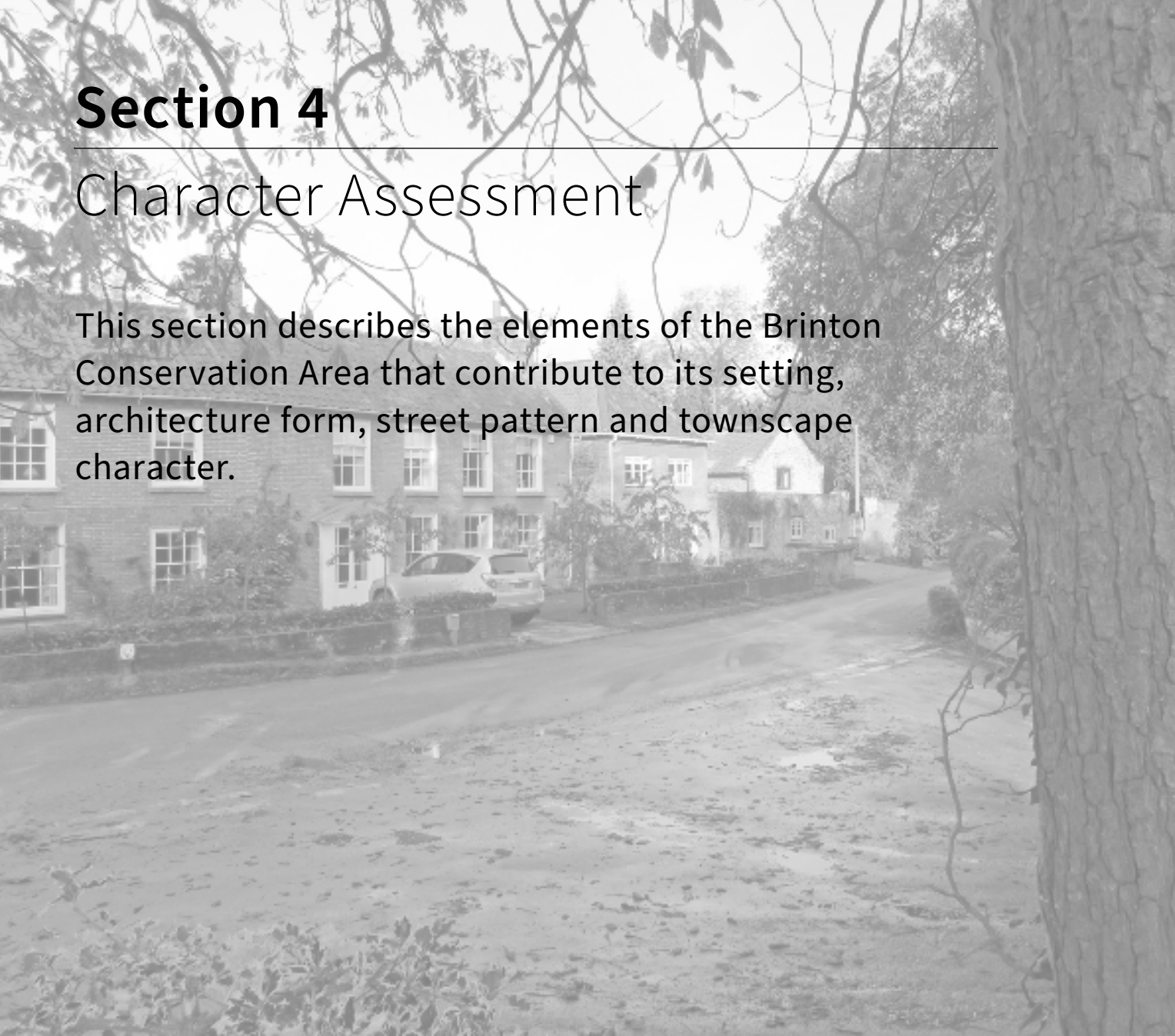
1952 OS Map of Brinton, 1:2,500



KEY

- Conservation Area Boundary
- Medieval
- Sixteenth and Seventeenth Centuries
- Eighteenth Century-1838
- 1839-1886
- 1886-1952
- Post-1952

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



Section 4

Character Assessment

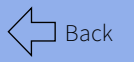
This section describes the elements of the Brinton Conservation Area that contribute to its setting, architecture form, street pattern and townscape character.



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4.1 LOCATION AND TOPOGRAPHY

Brinton is located approximately 3.2 miles south-west of Holt and 28 miles north-west of Norwich. The proposed Conservation Area in Brinton covers the north area of The Street which loops around to the north-west before re-joining The Street as it passes Cedar Hall towards the Green. The south section of The Street is included in the Conservation Area terminating at a set of crossroads north of Home Farmhouse. The boundary runs along Stody Road to the east of the Green and terminates immediately east of the Old Coach House.

The land within the village has very gentle undulations, with a slight fall from south to north. To the south of the village, the land continues to rise towards the ridge at Briningham.

Brinton is located near the North Norfolk Coast Area of Outstanding Natural Beauty (AONB). 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>.

Brinton Conservation Area does not include or lie adjacent to any Sites of Scientific Interest (SSSI). However, part of Swanton Novers Wood SSSI is 2.3 miles to the south-west. Holt Lowes SSSI is 2.9 miles to the north-west and Edgefield Little Wood SSSI is approximately 4.4 miles to the west.



Slight dip in the land along the north area of The Street



View along Stody Road showing the level topography of the road



KEY

- Norfolk Coast Area of Outstanding Natural Beauty
- North Norfolk Coast Site of Special Scientific Interest
- Special Scientific Interest
- A Holt Lowes
- B Edgefield Little Wood
- C Swanton Novers Wood

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 Brinton, the natural landscape setting is a vital 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

The Glaven Valley area around Brinton consists of gentle hills, typically used for arable farming. At Brinton there are fields flanking all sides of the village. However, in the north of the village, the parkland of Brinton Hall includes areas of woodland including Stew Pond Plantation and the Pond Plantation, both of which run alongside the River Glaven. To the north-west of the village, farms are set sporadically amongst open fields accessed along narrow tracks lined with trees such as Swans Croft Lane and a separate track that branches north towards Valley Farm. To the east of the village, Stody Road meets the B1110 on the line of a former railway where a small stretch of dismantled tracks survives.

Brinton is located close to many small villages that are also part of the Glaven Valley. Many of the villages historically depended on the river for milling. However out of the original sixteen that lined the river, only five survive and most of these have been converted for residential use. The village of Thornage is located to the north-east, Stody to the east, Briningham to the south and Gunthorpe to the west. The closest is Sharrington, which is situated north of the village, and now forms part of the same parish, such is their proximity.



Tributary of the River Glaven north-west of Brinton



Agricultural field with trees north-west of Brinton



Large open aspect agricultural located north of Brinton and south of Sharrington along The Street



Track enclosed by trees



4.2.2 Views Into And Within Conservation Area

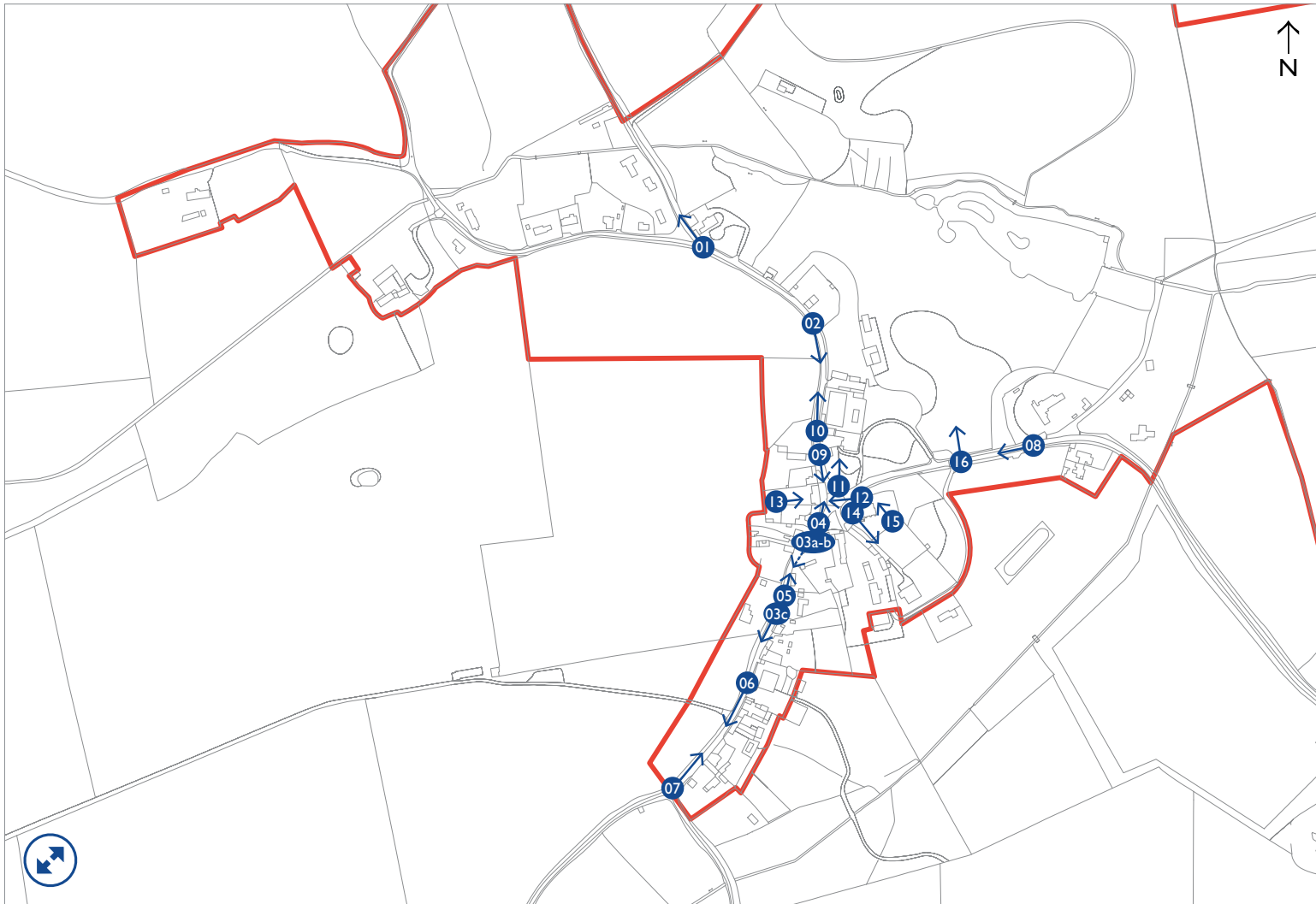
Views in and around Brinton fall into a number of different categories. There are long distance views towards the Conservation Area (Views 17-20). The village's valley location and abundance of mature trees means that little of the buildings in Brinton can be seen apart from the church from the ridge at Brinington (View 20). Nearer the village, the buildings at the south-west end of the village can be seen forming an attractive cluster in the landscape.

Within the Conservation Area, there are many views along The Street, Stody Road and smaller tracks branching off the two main roads. View 1 in the north of the village typifies the predominance of trees with the cluster of outbuildings by Cedar House forming an attractive focal point at the junction. Many of the key views are those across the Green or along The Street to the north and south of the Green (Views 2-5, 9-14). The varied building lines and massing create interest in the dynamic views along the street whilst trees frame buildings at certain points. Many of the houses and farm buildings in Brinton are positioned at the edge of

roads, following the contours and creating attractive lines of sight. On the south stretch of The Street, views along the road show a variety of historic houses giving way to farm buildings, which reflect the importance of agriculture historically to the village. Along Stody Road and the north area of The Street, roads are lined with hedges and mature trees which creates a rural and semi-enclosed feel, channelling dynamic views along the road.

Where Stody Road and The Street meet at the Green the open space facilitates a range of attractive views. There are glimpsed views of the high-status and landmark historic assets such as Brinton Hall and the Church of St Andrew. The group of late-eighteenth century red brick houses contribute to attractive views from the north, east and south that typify the unusually polite Georgian character of Brinton compared with other nearby village centres. Contrasting with this are the views into Church Farm, which again reflect the historic importance of agriculture and its ties with the church. Furthermore, the clock and bell cupola provide an unusual but attractive feature (Views 4, 9, 12 and 13).

Landmark and key views in the village focus on important features of the village which help contribute to character. The Church of St Andrew is the major landmark building in the village as a place of worship located centrally in the Village Green. Whilst mostly enclosed by mature trees, clear views of the south and east elevation can be appreciated from the churchyard where a wooden bench has been positioned to encourage viewing (View 15) whilst the tower can be glimpsed from the north part of The Street (View 2). Brinton Hall is situated north of the Village Green and can be glimpsed through a tree and hedge boundary (View 11). Brinton Hall sits within a large area of parkland which can be glimpsed through the trees north of Stody Road (View 16).



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 at junction north of the village showing the farm buildings at Cedar Hall



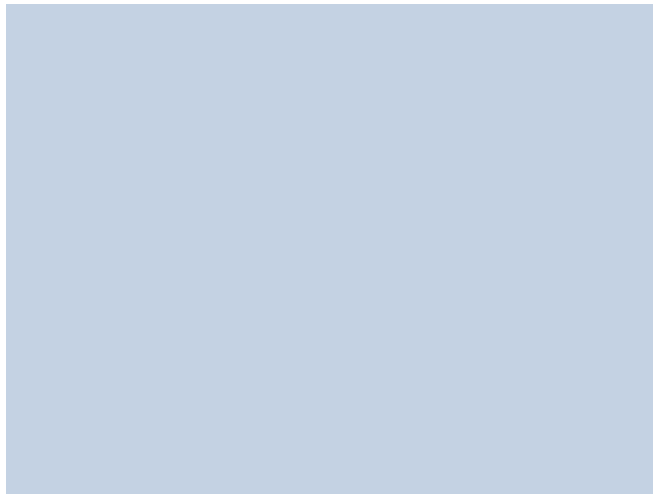
View 02

View looking south along The Street (north) with Hall outbuildings and the church tower beyond framed by the trees



View 03a

View looking south along The Street



View 03b

View looking south along The Street





View 03c

View looking south along The Street



View 04

View looking towards Brinton Hall in the Village Green



View 05

View looking north along The Street towards the Green



View 06

View looking south towards Home Farmhouse and barns





View 07

View looking into the Conservation Area from the south



View 08

Dynamic view looking west of Stody Road showing road enclosed by trees



View 09

Dynamic view south towards The Street



View 10

View along The Street (north) looking north towards Hall Cottage



View 11

Glimpsed view of the side elevation of Brinton Hall



View 12

View looking west towards the Village Green from Stody Road



View 13

View south to the Village Green



View 14

View into Church Farm from the Green



View 15

East elevation of St Andrew's church



View 16

View looking north from Stody Road towards Brinton Hall Park





Long Distance Views Plan © Google Earth. This plan is not to scale

View 17

View of Brinton from the south-west



View 18

Dynamic view towards Brinton



View 19

View towards Brinton from the south



View 20

View of Brinton Church





4.3 TOWNSCAPE, SPATIAL ANALYSIS AND GREENERY

4.3.1 Street And Plot Patterns

The defining feature of Brinton’s layout is the meeting of its three curving main streets at The Green in the village centre. The Street forks in the north of the Conservation Area near Cedar House and there is a junction just outside the Conservation Area at Home Farm to the south. The roads meeting the main road of The Street are single tracks. Being a small village, Brinton does not feature the lokes or alleys of the larger villages and towns in North Norfolk. A track called Swan Croft Lane provides access to Hill Farmhouse.

The layout of Brinton is also partly defined by the course of the River Glaven which runs along the north boundary of the Conservation Area through Stew Pond Plantation and Pond Plantation. The river branches to the north-east of The Grange and flows along two different paths, to the north and the south-west of the village. In the area north-east of Cedar House, sluices channel water into a large lake and along small tributaries.

The cluster of houses immediately west of the Green sit in small, narrow plots. Otherwise, the farm buildings, small and medium sized houses along The Street typically have generous rear gardens and are set on the edge of the road or within small front gardens which closely follow the contours of the road.

There are some exceptions, notably Brinton Hall, which sits facing away from the street towards its garden and parkland. The Grange, The Old School House and The Coach House and their outbuildings are set back from the road in large private gardens accessed from sweeping driveways. The houses and outbuildings at Old Hall and Hill Farmhouse are set far back from the road in large private gardens and can only be accessed by tracks branching off The Street. More recently built properties, such as The Rectory and the bungalow Osotua, are set further back from the road, The Rectory on slightly higher ground.

4.3.2 Boundary Treatments

The property boundaries in Brinton are generally clearly defined and a variety of boundary treatments are used. Roads and open spaces such as fields and gardens within the Conservation Area are lined with hedges and mature trees. In the north area of the village, these natural boundaries are particularly thick, which creates a semi-enclosed rural feel and gives the houses greater privacy as many can only be glimpsed from the road. East of the village, mature trees and hedges line large areas of Stody Road creating an enclosed feel which contrasts with the open aspect of the Green.

Cobble flint and red brick walls bound large sections of The Street, following the curved contours of the road. Smaller walls typically front small and medium sized houses whilst Brinton Hall has a tall and grand wall with gate piers flanking the east side of the house.

A lower stretch of wall and railings runs around the south side of Brinton Hall accommodating glimpses of the front elevation of the house. Tall gate piers also mark the former entrance to the yard associated with the Hall on the opposite side of The Street. A series of small stretches of wall run along the south-east area of The Street consistent with the small to medium sized houses that stand behind. Short stretches of wall also front the three medium to large houses on the east end of Stody Road. The walls breaks from the natural boundaries and signify the presence of private property and importance of these larger houses. Reflecting its high status, the Church of St Andrew is enclosed by a boundary wall of cobble flint and red brick, as well as stretch of metal estate fence and natural boundaries.

A large area of historic metal estate fencing survives north of Stody Road around the land of Brinton Hall, a smaller stretch can be seen to the south. This style of fence is an appropriate boundary treatment as it denotes the presence of a high-status building.

Areas of timber board fence usually occur in short stretches fronting modern houses but are also used in front of some historic buildings. These appear jarring in the Conservation Area, especially where not softened by vegetation.



Cobble flint and red brick wall enclosing the churchyard with mature trees and shrubs beyond



New wall at The Grange north of Stody Road



A short stretch of timber fence on the west boundary to Brinton Hall



Small hedge and walling fronting the late-eighteenth century houses west of the Green



Historic iron gate at Brinton Hall



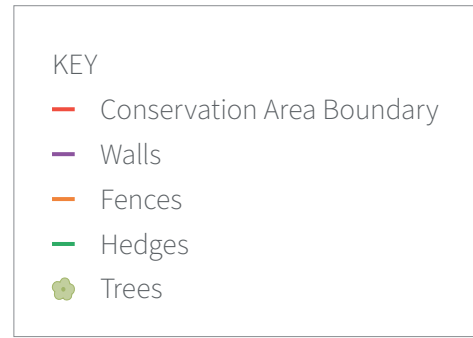
Metal railing to the churchyard



Bridge railing separating public right of way from tributary of the River Glaven



Hedge and mature trees lining The Street



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

4.3.3 Public Realm

There are limited formal public realm features in Brinton, consistent with its character as a rural village. The main area of public realm is the Green, which is a simple triangle of grass that contains the village sign, a bench and public noticeboards. It is unedged and the only limited amount of paving is near the noticeboards.

Road surfaces in the village are tarmac with no pavements and minimal markings other than junction lines. Grass verges mostly line roads although there are instances where buildings are positioned on the edges of roads. Open fields flank stretches of road such as the fields west of The Street, whereas a steep grassy verge fronts The Rectory and Chandlers Cottage north-west of The Street. There is one island of grass on the village Green which is flanked by The Street as it cuts through the Green from the north to the south-west.

There are no formal parking areas in the village and vehicles are often kept on private driveways. Many of the private driveways in the village are combined with attractive green front gardens. Driveways and paths to houses are almost all gravel, which retains the soft, unmanicured character of the area. Cars do get parked on the Green, which intrude on the character and views of the area. Where possible, parking on the Green should be kept to a minimum.

Streets signs are limited in the village. There are a number of modern fingerposts in different parts of the Conservation Area, which contribute to Brinton's rural and traditional character. Roads signs are sensitive and speed warning signs typically smaller than the standard size. Many of the residential properties are named rather than numbered in the Conservation Area, which contributes to the character of the village, however, in some cases, more traditional signs would be of benefit to character.

A noticeboard in a timber frame is present on the wall of a house at the centre of the Green, an appropriate communal and open space. There are two further noticeboards in the porch of the church, a traditional space for displaying village notices. Timber benches are located in the churchyard and on a grass island at the centre of the Green. There is a wall post box and red phone box on the east side of The Street, the positioning of these features together is a typical arrangement in village settings.

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 timber telegraph poles throughout the village which are somewhat visually intrusive, though not too prolific.



Noticeboard attached to house in central place on the Green



Two church noticeboards in the porch to the church



Modern fingerpost sign in a traditional style



Fingerpost located north-west of the Brinton



Red phone box on the east side of The Street



Wall post box on the east side of The Street near to the phone box



Chalk board for information on church services on the Village Green



Bench in the churchyard



4.3.4 Open Spaces And Greens

The Green in Brinton forms the heart of the village where the north and south stretches of The Street and Stody Road meet. With the Hall and church surrounding the Green, together with pretty cottages and farm buildings, the Green epitomises the ideal of an English country village achieved in the Norfolk vernacular. The array of public realm features and the clock and bell tower further reinforce the communal character. Mature trees line the east side of the area creating a semi-enclosed feel that contrasts with the south-east and central sections of The Green which have more of an open aspect.

Another important public green space is the churchyard surrounding St Andrew’s Church, located adjacent to the Green. This open green space contains numerous gravestones and tombs as well as a bench for reflection. A cobble flint and red brick boundary wall encloses the churchyard; however, natural boundaries of mature trees and hedges dominate the perimeter of the churchyard giving the space an enclosed, private and reflective feel.

Brinton incorporates numerous areas of private green space. The most substantial of these is the fine mature parkland of Brinton Hall, some of which can be glimpsed from the surrounding roads. There is also the associated walled garden that is located south-east of the church and accessed via an attractive historic metal gate on Stody Road. Meadow with mature trees flanks the river between the two parts of The Street in the north of the Conservation Area.

Surrounding the Conservation Area are agricultural fields whilst a large expanse of meadow to the east separates Brinton from Thornage. A large field to the south-west of The Street brings the countryside into the village. At each entrance point into the village the scene of open fields changes into a scattering of buildings set within private gardens (south entrance via The Street and east entrance via Stody Road) or semi-enclosed by trees bordering the road (north entrance via The Street). The character of the landscape north and east of the village is semi-enclosed and there are typically more areas of woodland and clusters of mature trees which also contribute to the enclosed feel.



View of the Village Green from the north



Churchyard enclosed by mature trees and hedge



Parkland glimpsed from Stody Road



4.3.5 Trees And Vegetation

Brinton is characterised by mature trees and woodland to a considerable extent, which makes it unusual amongst North Norfolk villages. The creation of the parkland at Brinton Hall, with its substantial plantations and specimen trees is a significant contributor to this character. The fine cedar trees, that now give Cedar House its name, are a link with the parkland that surrounds it. The mature trees in the churchyard may well have been planted partly to help provide screening for Brinton Hall.

Generally many stretches of road within Brinton are lined with mature trees and hedgerow that create a semi-enclosed feel. The northern part of the Conservation Area has a less tamed character than the polite village centre and the trees in the meadow around the river and along the track to Hill Farmhouse contribute to this. Much of the housing in the rest of the village also has many mature trees surrounding it, particularly separating it from the landscape beyond. Consequently Brinton almost disappears in views from the surrounding area as the impression is overwhelmingly of trees. It should be noted that trees within the Conservation Area are protected, and notice is required for works to trees that have a trunk diameter of more than 75mm.

The appearance of private gardens within the Conservation Area vary in size and contribute positively to the countryside feel of the village. Many of the smaller houses and cottages in the village display traditional front gardens which contain small areas of grass, with features including flowers, trellises, picket fences and low garden walls. Brinton Hall has a much more formal appearance with a range of large trees fronting the south perimeter with a larger lawn. Medium-sized houses such as the houses east of Stody Road also have larger gardens however planting and boundary walls largely screen the gardens from street view and provide a private feel.

Hedgerows are a common feature throughout the village as boundary markers between fields and around private properties. Most of the hedges in the village are of native species and medium height allowing for privacy without detracting from attractive views of historic properties. A small number of properties of the village have non-native coniferous hedge boundaries, which detract from the character of the village.



Mature trees lining The Street on the north entrance to Brinton



Large trees located in Brinton Hall park



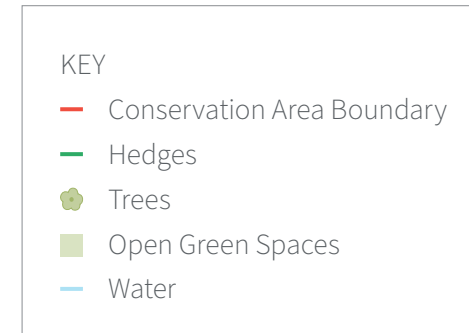
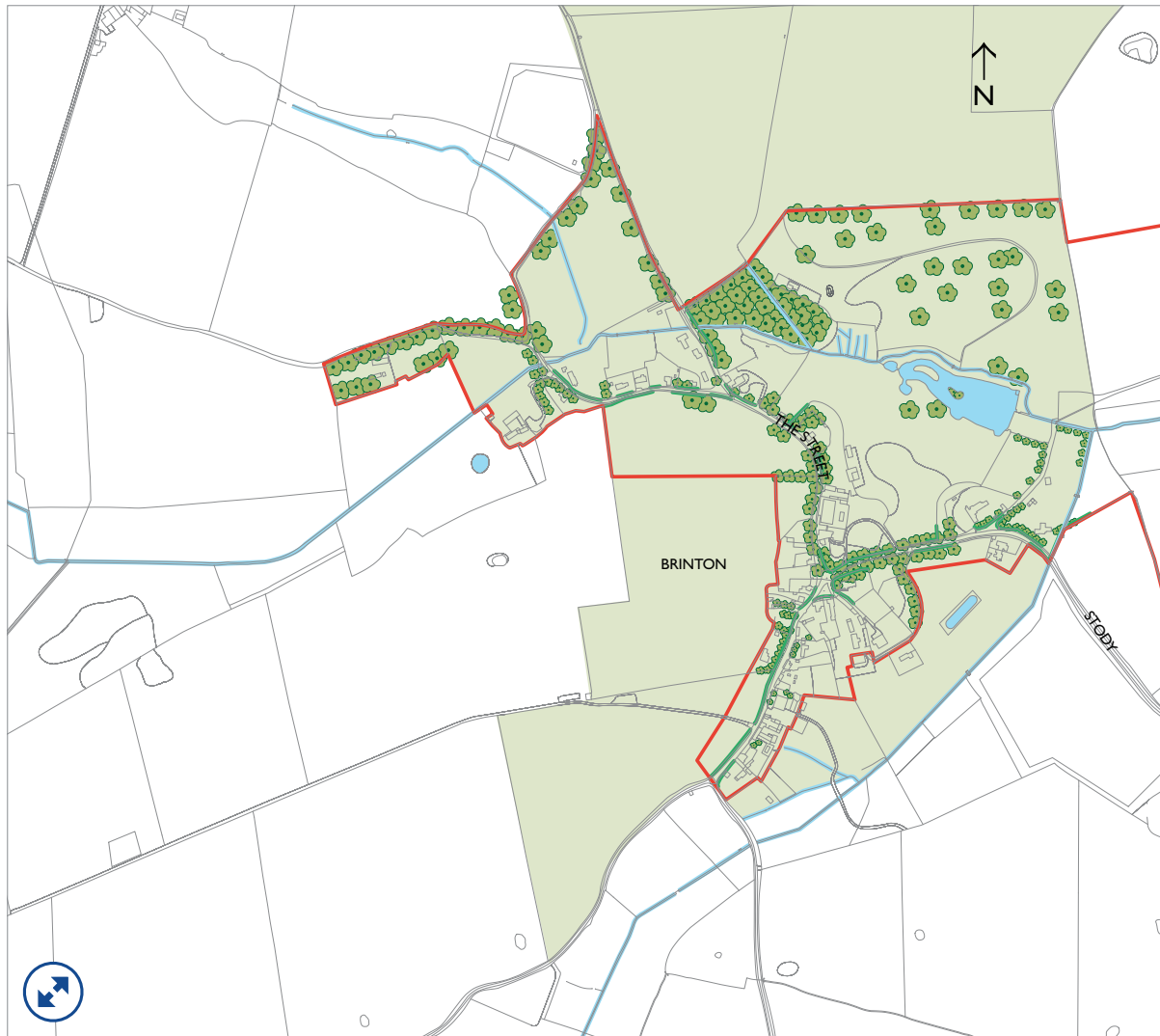
Trees lining the road near the tributary north-west of Brinton



Large tree located on the north side of Stody Road



Small cottage style gardens on the Green



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

4.4 ARCHITECTURE

4.4.1 Materials

Within Brinton, building materials are typical of the North Norfolk vernacular comprising predominantly red bricks, cobble flints, and red and black glazed pantiles. Buff bricks front the principal façade of Brinton Hall whilst the building is roofed with slate. As non-local materials, the bricks and slates reflect the high-status of the building. Yellow bricks are also combined with red bricks on the Old School House building which creates attractive polychrome work typical of late-nineteenth century buildings. Moulded red bricks are commonly

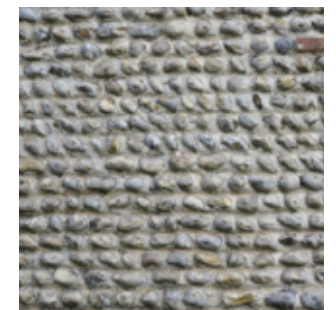
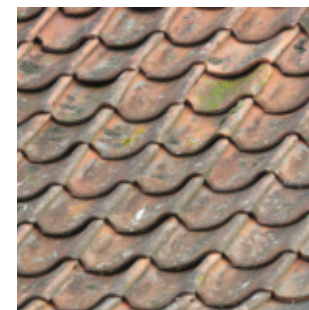
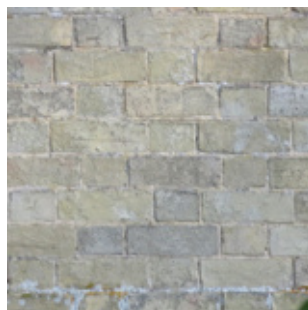
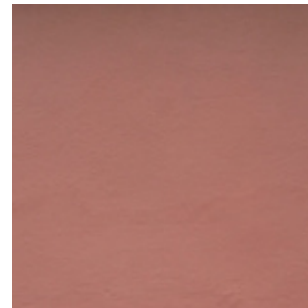
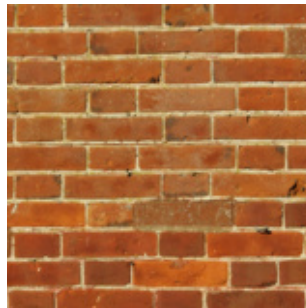
used for chimneys and chimney pots are mostly of red terracotta.

Cobble flints are the main walling materials for buildings on the outer stretches of the village and for outbuildings, farm buildings and boundary walls throughout the Conservation Area. Typically red brick quoins feature around windows and doorways. Houses in and near the village centre are generally built entirely of brick, which is sometimes painted. The most notable example is the row of late-eighteenth century red brick houses which flank the west side of the Green. Modern buildings in

the village are generally of brick. There are a very few instances of rendered houses in the village, finished in yellow or red, and parts of Brinton Hall have a light painted render coating which matches the pale bricks.

Whilst flint is an abundant material found throughout the village, the presence of knapped flints and galletting in flint on St Andrews church highlights its importance in the village as a sacred building. Window tracery and quoins on the building are in stone, which is not a local material, showing the status of the building. The tiles laid on the floor of the porch are from the nineteenth century.

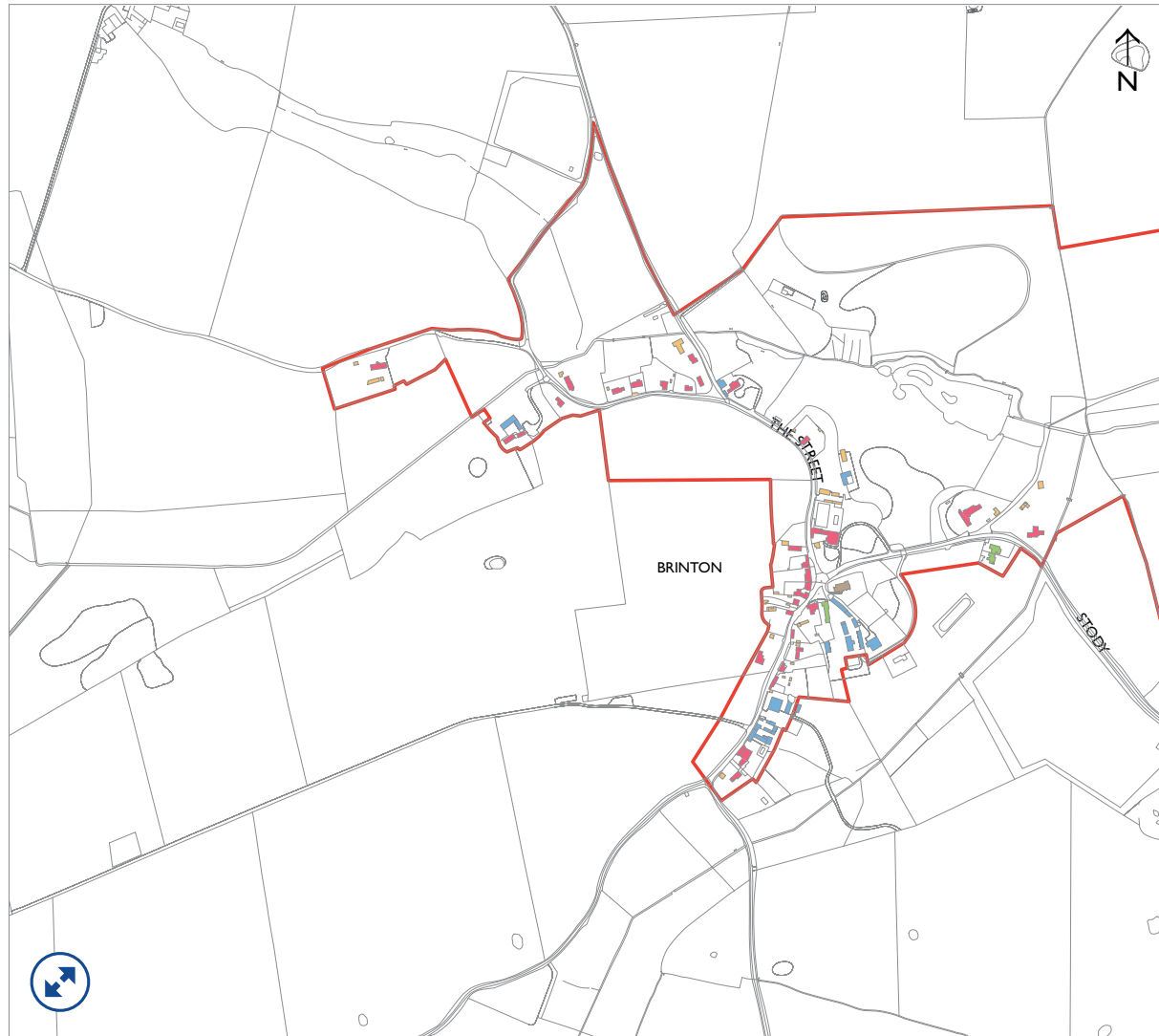
Materials Palette



4.4.2 Building Types and Design

Most of the buildings within the Conservation Area are residential and were built for this purpose. Houses take the form of small cottages, medium sized houses, farmhouses, and large detached houses. The small number of modern houses take the form of bungalows and medium sized houses. There are some conversions within the village, mostly of farm buildings, but a converted schoolhouse is situated south of Stody Road. Many of the houses within the village have garages and small outbuildings whilst larger historic houses like Brinton Hall have a range of outbuildings. The church has a unique function in the village as a place of worship.

Many of the historic houses and cottages are regular if not symmetrical in the appearance of their main elevation. Another feature common to many of the historic buildings is the use of brick detailing at the eaves.



KEY	
—	Conservation Area Boundary
■	Place of Worship
■	Residential
■	Residential Conversion: Other
■	Barn/Agricultural
■	Garage/Outbuilding

Plan showing types of buildings in the Brinton 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.

Examples of brick detailing at eaves level





Cottages and Small Houses

Most historic cottages in Brinton are located at the north end of The Street and around the Green, although there are a couple of examples on the loop off The Street located north of the Conservation Area. Cottages in Brinton are constructed with a variety of materials including red brick, cobble flints and some have rendered fronts. Cottages are typically formed of one and a half or two storeys and are either set in a small front garden or positioned at the edge of The Street.

Hall Cottage is one of the most prominent cottages in the village located on The Street along the north entrance to the Green. Whilst the rear of the cottage consists of cobble flints and red bricks, the front elevation is symmetrical and has been fronted with red bricks and sash windows giving it a polite appearance.

Swift Cottage and The Drift located south of the Green on The Street are two semi-detached brick cottages (The Drift has a rendered coating) and are painted pale colours. Stone Wall Cottage and Rowan Cottage are located further south of The Street and are positioned at the edge of the road following the curved contour of road contributing to an attractive view. Stone Wall Cottage has particularly attractive sash windows and Gothick style glazing bars on the front door. Cottages line the loop road of The Street in the north of the village and are mostly cobble flints dressed with red brick with the exception of The Grange Cottage, a brick cottage painted white. Cottages in this area tend to have larger gardens and more vegetation screening them from the sides of the road. Brook Cottage located east of the loop road has one of the tributaries of the River Glaven running north of the property which is crossed by a picturesque (modern) bridge that can be seen from the road.



Cottage located north of The Street



Stone Wall Cottage located on The Street



Cobble flint and red brick cottage lining The Street



Swift Cottage and The Drift



Medium sized houses

Medium sized houses in Brinton take a variety of forms and materials. They are typically two storeys but vary in bays. A row of late-eighteenth century houses lines the west side of the Green and form an attractive curve with repeated architectural features such as sash windows and doorways. The names of the houses from north to south are The Coppice, Pages and The Church House and all are listed at grade II. Each house is set within a small cottage style front garden with clear boundary treatments of cobble and red brick walling or short hedge. Thatched House located south of the Green is also from the late-eighteenth century. The bricks of its eaves detailing are inscribed with initials.



Red brick cottages lining the Green



Medium sized houses located south of The Street

The Villa is located north of the village and is a tall three bay house of two-storeys, built of red brick with a brick cornice and apron mouldings. The Coach House is another medium sized house located at the east entry to Brinton along the south side of Stody Road and is a mostly modern red brick house with a single cobble flint gable fronting the house.



Thatched House on the Green



Farmhouses

In Brinton, farmhouses are typically located at the periphery of the village within settings close by to fields and separated from other buildings. They often sit within or near to a complex of farm buildings. Home Farmhouse is located on the south tip of the Conservation Area and is a late-eighteenth century farmhouse formed of five bays and two storeys in red brick. There are modern and historic agricultural buildings located east of the building. Hill Farmhouse has been redeveloped and is no longer a working farm; the outbuildings have also been converted.



Home Farmhouse

Church Farmhouse lies within the complex of farm buildings adjacent to the church and is thus at the heart of the village. A cupola with bell and blue clock face can be seen on the apex of Church Farmhouse which is a character-defining feature of the Green. It is not the original farmhouse, however (see Converted Schoolrooms).



Large Houses

Brinton Hall is the largest house in the Conservation Area located in a principal position north of the Green within surrounding parkland. The house is a grade II listed early-nineteenth century in Greek Revival style with two storeys and five bays. It is typical of houses of its type and style from the early nineteenth century but was an adaptation of an existing house that probably faced the Green.

Predating Brinton Hall is Brinton Old Hall located in the north area of the village. It is a late sixteenth century house of cobble flint with brick dressings with a seventeenth century barn and small cottage attached around a courtyard. Reflecting its age, Old Hall has diaperwork to its gables but is otherwise quite a plain building with relatively small windows.

The Grange is another large house in the village situated on the north side of Stody Road. It dates from the late-eighteenth century but has a circa 1900 front with of small, coursed flints with red brick quoins and dressings, boarded gables and barge boards surmounted with finials. Its windows with large lower panes and small paned upper sashes are distinctive of the turn of the twentieth century. A boundary wall and hedge front The Grange but the row of gables on the front elevation can be seen from Stody Road.

Cedar House is a tall three-bay, double pile house of two storeys located in the north of the Conservation Area adjacent to Brinton Hall's parkland. Originally called Brinton Cottage, it may have been the dower house or an associated dwelling for the Hall. The house is late-eighteenth century with rendered and colour washed walls and an ornate door case containing a fanlight.



Side elevation of Brinton Hall



View of the west elevation of Brinton Hall



Gabled window on The Grange

Converted Buildings: Schoolrooms

To the south of Stody Road is a former village school built in c.1876 and now converted to residential use. The building is two storeys with a long plan parallel to the street. It is constructed of red bricks with details of herringbone brick patterns and bands of yellow brick creating polychrome brickwork, with a date stone on the east elevation. Dormer windows and a skylight have been added to the roof of the building and uPVC windows have been used in parts of the building. The former bellcote of the school can be glimpsed in the rear garden.

Church Farmhouse is located south of the Village Green and is another converted school dating from the late-eighteenth century. The building has a long plan and is of two storeys. The building is built of red bricks and has an arched porch on the north elevation which is sunken into the ground. In the north gable, there is a blue clockface and bell in a cupola which signifies the function of the building despite its residential use.



Converted school room located in the Village Green.



Bell in cupola and clockface on north elevation of converted schoolroom in the Green



The Old Schoolhouse on Stody Road



Inscribed date stone on The Old Schoolhouse on Stody Road



Bellcote formerly on The Old Schoolhouse on Stody Road



Converted Buildings: Agricultural

The Stable Yard is located west of The Street and Brinton Hall and is a long and tall building of cobble flint and red brick walls with red brick quoins. The building served an equestrian function before its conversion to residential use.³⁴



North elevation of the Stable Yard

Farm buildings and outbuildings

Brinton is unusual in that many of its historic farm buildings and outbuildings have not been converted. The barn to Home Farmhouse south of the village is an impressive red brick barn from the eighteenth century with a large catslide roof and timber doors. Honeycomb brick vents are features of farm buildings in Brinton, examples of which are on Home Farmhouse barn and the barn south of The Grange. Two eighteenth/nineteenth century outbuildings are located at Cedar House and are positioned at the edge of the road. The buildings have decorative red brick shapes in the walls. Church Farm barns located south of the Village Green consists of a long complex of barns and cart shelters made of red brick, flint and weatherboarding.

A number of smaller buildings exist across the village which include stable ranges, storage houses and possibly small workshops. They have largely retained original timber doors.



Home Farm Barn on The Street



Church Farm barn located south of the Village Green



Stable range located to the rear of Thatched House



Small outhouse located north-west of Brinton



St Andrew's Church

The only place of worship in the village and a landmark building, St Andrew's Church has courses of rubble and knapped flints in the walls and flint galletting in areas on the north and west elevations of the building, reflecting to its high status. There are also stone surrounds on the windows, doors and large ashlar stone quoins on the corners of the building and on the stepped buttresses. A mix of stained glass and plain leaded light windows illuminate the building with exceptional examples of stained glass on the north elevation. The church is grade I listed and has fabric from the fourteenth century with nineteenth century alteration and additions.



Front door to church located in porch on the south elevation



View of east and south elevation of the church from the churchyard

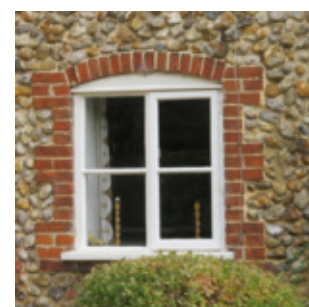
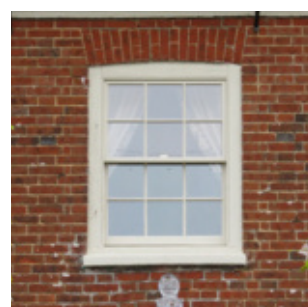
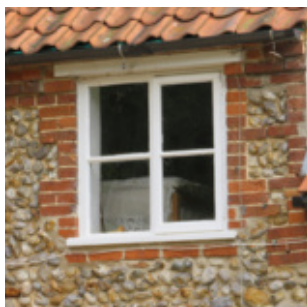
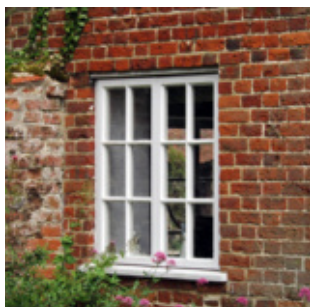
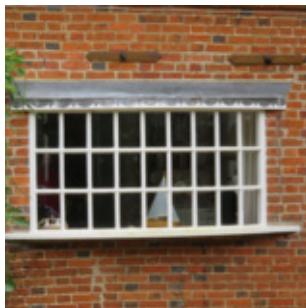
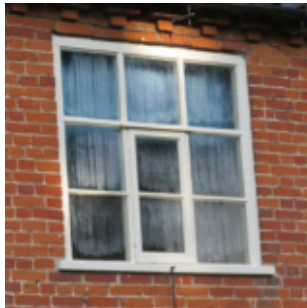


Detailed view of the church tower



Stone statue in niche on the west elevation

Doors and Windows Palette



**KEY**

- Conservation Area Boundary
- ★ Major Landmark
- ★ Minor Landmark

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

Section 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 Brinton 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 13 listed buildings in the in Brinton. the highest grade is the medieval church at Grade I. Other buildings are all Grade II listed and include houses, cottages and barns, mainly from the seventeenth to eighteenth centuries.

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

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

5.3 LOCALLY LISTED BUILDINGS

A Locally Listed Building is one that has been identified as having a degree of significance meriting consideration in planning decisions, but which are not formally designated.³⁵ 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.

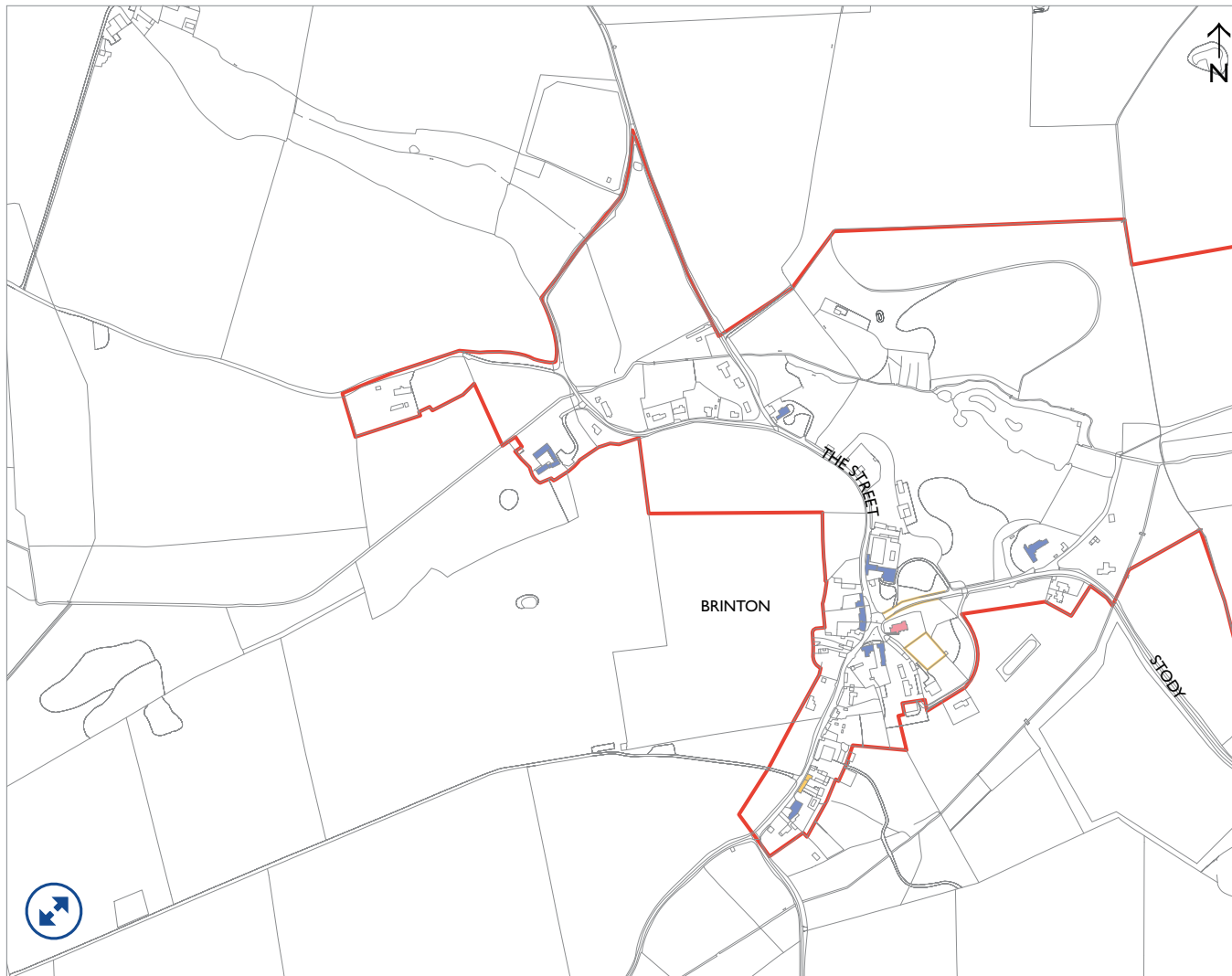


The designation does not affect a property’s permitted development rights. However, when planning applications for changes outside of these permitted rights are submitted to NNDC this designation will be a material consideration in the planning process, to ensure that the special interest of the buildings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

Buildings within Brinton 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 I
 - Grade II*
 - Grade II
 - Proposed Local Listing

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.³⁶

The parish of Brinton is located between Gunthorpe to the west and Thornage to the east. Its name comes from the Old English for ‘*enclosure of Bryni’s people*’, and it is mentioned in the Domesday Book as an outlier of Thornage.

The earliest evidence for human activity in the area comes in the form of two Palaeolithic flint handaxes (NHER 34848 and 37709). There have also been concentrations of burnt flints found, though these could not be dated (NHER 33561, 33562). Several Neolithic worked flints and a polished flint axe (NHER 11337) are the only finds from this period, with no evidence either for later Bronze Age activity. Brinton does have a few Iron Age pottery fragments and a harness fitting (NHER 32044, 33563).

Brinton does have evidence of a Roman settlement, with a dense scatter of building materials (NHER 32786) marking the site of a probable building, possibly a villa. Further finds associated with the Roman period include pottery fragments (NHER 32044, 32834, 33563, 33798), coins (NHER 32905, 37214) and brooches (NHER 33036) as well as part of a pudding stone quern (NHER 32842).

There have also been a number of pottery fragments dating to the Anglo-Saxon period found within Brinton (NHER 3196, 32834, 33560, 33798). Metal detecting has also recovered a gold ornament (NHER 32044), a box mount (NHER 25803), a brooch (NHER 32903) and coins (NHER 33036).

The medieval period is represented by the remains of two stone crosses (NHER 3174, 12315), which were possible preaching stations for pilgrims on their way to Binham and Walsingham Priors. St. Andrew’s Church in Brinton also dates to the medieval period but is thought to have its origins in the Saxon period. A deserted medieval village (NHER 29585) represented by a series of banks, enclosures and ditches is also recorded within the parish.

A number of post-medieval buildings survive in Brinton including Brinton Hall and Park (NHER 33726) dating to 1822 and Sharrington Hall (NHER 3175) a sixteenth/seventeenth century building that is possibly on the site of a former moated manor.

The parish also has two surviving World War Two pill boxes (NHER 18035, 18572) and the site of a crash landing of a German bomber in 1941 (NHER 15116).



Section 6

Street-by-Street Assessment

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

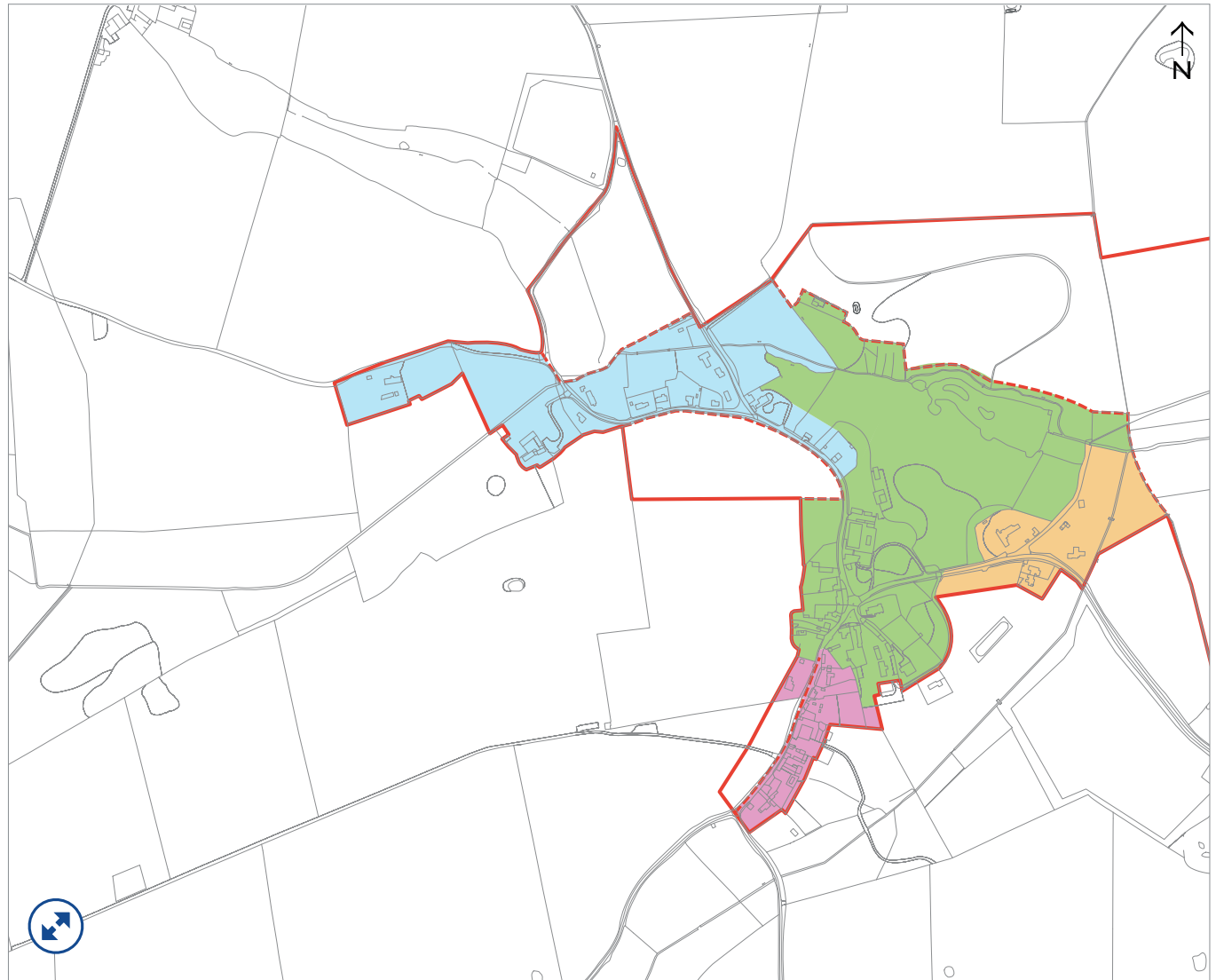
Contents

- [1 The Green](#)
- [2 The Street \(South of The Green\)](#)
- [3 The Street \(North of The Green\)](#)
- [4 Study Road](#)

6 Street-by-Street Assessment

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

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



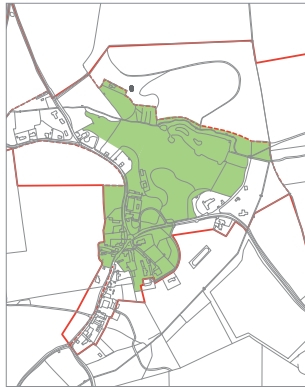
KEY

- Conservation Area Boundary
- - - Proposed New Conservation Area
- The Green
- The Street (North of The Green)
- The Street (South of The Green)
- Stody Road

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 GREEN

Centre of the village with a green flanked by the church, Brinton Hall, a fine row of houses and farm buildings.



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Defining Features

- Triangular area of grass with the village sign.
- Glimpsed view of Brinton Hall set back from the road.
- Tower of St Andrew's church.
- Brick-fronted cottages and houses with white-painted, timber sash windows.
- Bellcote and blue clock face.
- Materials palette of red and black clay pantiles, red brick and buff brick, cobble flints and knapped flints (church).
- Mature trees border the west and east ends of the churchyard creating a semi-enclosed feel.
- Low brick walls and iron railings to the edges of gardens and the churchyard.
- View into Church Farmyard with a range of traditional farm buildings.
- Sound of bees buzzing in the churchyard and on the east portion of Stody Road relating to the set of hives located east of churchyard.

Key Issues

- Vehicles parked on the Green.
- Broken village sign.
- Vegetation growth on historic walling.
- Cementitious repairs to historic built fabric.
- Corroding unpainted railings.
- Missing railings that have been replaced with an informal post and wire fence.
- Patch repairs to the road surface.
- Aerials and satellite dishes clutter the rooflines and upper parts of historic buildings in the area.
- Bins left at the front of properties and are visible from the road.
- Ivy growth especially in the churchyard.
- Corrugated metal sheds at the north end of the Street behind Brinton Hall and the timber board fencing are a less attractive part of the Conservation Area.



1. THE GREEN (CONT'D)

Recommendations and Opportunities for Enhancement

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

- Cars should be kept on private driveways and hidden from view where possible.
- The village sign should be reinstated using traditional materials and style at an appropriate scale.
- Carefully remove vegetation growth from historic walls and carry out any repairs/repointing using lime mortar.
- The boundary wall and railings of the churchyard would benefit from repair and regular maintenance.
- Replace the post and wire fence with iron railings to match the historic ones and repair the historic railings to Brinton Hall.
- Use traditional materials, such as lime plaster. Non-traditional materials, such as cement render, should be avoided on historic buildings due to their lack of breathability and poor aesthetic appearance.
- Bins should be placed behind properties and hidden from view.
- Aerials and satellites dishes should be removed or hidden from street view where possible.

Listed Buildings

Grade I

- Church of St Andrew

Grade II

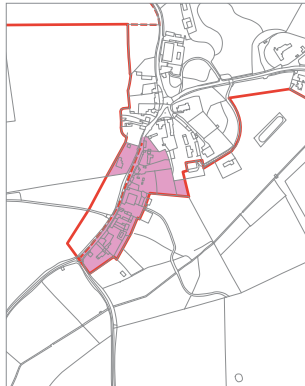
- Church Farmhouse
- Thatched House
- Church House
- Pages
- The Coppice
- Brinton Hall

Proposed Locally Listed Buildings

- Brinton Hall Walled Garden (east of St Andrew's Church)

2. THE STREET (SOUTH OF THE GREEN)

With houses and farm buildings lining The Street, the sense of space expands and contracts repeatedly with buildings alternatively set on and back from the road. Trees, banks and open fields contribute at the southern end.



Defining Features

- Houses and cottages of a variety of designs and scales, all using traditional materials.
- Street line defined by buildings, brick walls or hedges.
- Materials palette of cobble flints, red brick, painted brick, red clay pantiles, black clay pantiles, painted render and corrugated metal sheeting (agricultural buildings).
- Curving street creating changing views.
- Traditional post box and a red telephone box grouped together.
- Steep grass verges on the west side of The Street.
- Striking five-bay symmetrical eighteenth-century house featuring dentilled cornice and sash windows at the south end of The Street with formal front garden including pleached trees.
- Home Farm with farm buildings of various sizes with fields surrounding it.
- Mature trees especially towards southern end.

Key Issues

- Presence of uPVC windows on some historic houses.
- Vegetation growth to walls.
- Poor repointing and failed repointing to historic walls.
- Bins left at the front of properties and are visible from the road.
- Electricity pylons.
- Aerials and satellite dishes clutter the rooflines and upper parts of historic buildings in the area. Trailing cables and lights also detract.
- Letterbox fixed to an iron gate.
- Presence of coniferous trees in private land west of The Street erode the informal and rural feel to the village.
- Large corrugated metal farm buildings on the east side of The Street are incongruous to character of area but are reasonably hidden except when looking directly into the farmyard and from immediately north of Home Farm.



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2. THE STREET (SOUTH OF THE GREEN) (CONT'D)

Recommendations and Opportunities for Enhancement

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

- Planting should be considered to screen the corrugated metal barns.
- When uPVC windows are at the end of their lives and require replacement, this should be done with painted timber.
- Bins should be placed behind properties and hidden from view.
- Alternative ways of receiving reception such as underground cables should be considered and aerials and satellites dishes should be hidden from street view where possible.
- Native deciduous tree species should be planted to retain the traditional setting of the village.

Listed Buildings

Grade II

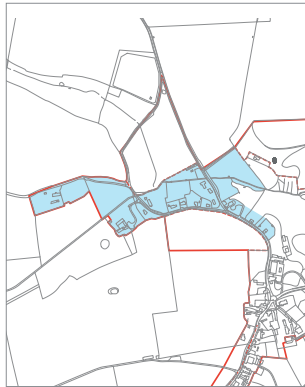
- Home Farmhouse

Proposed Locally Listed Buildings

- Home Farm barn

3. THE STREET (NORTH OF THE GREEN)

Dwellings and farm buildings mostly located on one side of the street giving a sparsely populated character within the surrounding countryside of meadow and agricultural land.



Defining Features

- Open, rural character with relatively few buildings.
- Open fields, meadow and woodland.
- Large cedar trees and two outbuildings at Cedar House are prominent at the junction.
- Buildings are a mixture of historic and modern.
- Materials palette of cobble flints, red brick, red and black clay pantiles, and painted plaster.
- Houses are mostly medium or large sized.
- Tributary of the River Glaven runs west to east through the garden of Brook Cottage.
- Smaller road which branches west from The Street is lined with tall hedgerows creating a semi-enclosed feel.

Key Issues

- Cementitious repairs to historic walls.
- Erosion of bricks in the boundary wall of Cedar House near the junction.
- Large expanses of timber board fencing.
- Large open driveway.
- Leylandii hedge.
- Presence of uPVC on some historic houses.
- Bins left at the front of properties and are visible from the road.
- Television aerials and satellite dishes clutter the rooflines and upper parts of historic buildings in the area.
- Trailing cables fixed to buildings.
- Suburban character of some houses and gardens at the north entrance to the village along the west side of The Street.

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3. THE STREET (NORTH OF THE GREEN) (CONT'D)

Recommendations and Opportunities for Enhancement

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

- Use traditional materials such as lime plaster. Non-traditional material such as cement render should be avoided on historic buildings due to its lack of breathability and poor aesthetic appearance.
- Replace board fencing with hedges or appropriate brick walling when the opportunity arises.
- Native deciduous tree species should be planted to retain traditional character of the village.
- When uPVC windows/doors are at the end of their lives and require replacement, this should be done with painted timber.
- Bins should be placed behind properties and hidden from view.

- Alternative ways of receiving reception such as underground cables should be considered and aerials and satellites dishes should be hidden from street view where possible.
- Consider planting to screen modern features and uses of traditional materials if carrying out alterations.
- Bricks would benefit from conservation and repair to ensure the heritage asset is preserved.

Listed Buildings

Grade II

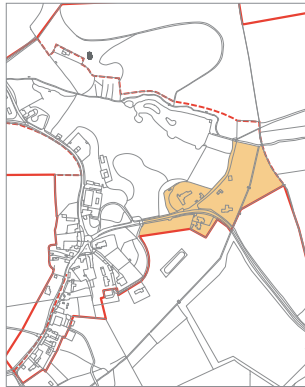
- Old Hall
- Barn to Old Hall
- Old Hall Cottage
- Cedar House

Proposed Locally Listed Buildings

N/A

4. STUDY ROAD

East edge of the village with former school house and two substantial dwellings in large gardens.



Defining Features

- Materials palette includes cobble flints, red brick, yellow brick dressings, stone, red clay pantiles.
- Converted schoolhouse dating from 1876 on south side of Study Road with attractive herringbone brickwork and polychrome stripes, stone bellcote can be glimpsed along driveway.
- Mock timber-framed blue and white painted gables of The Grange, a late-seventeenth century house with early twentieth century alterations, forms view along Study Road from the west.
- Modern cobble flint and red brick boundary walls blend sensitively with materials palette of the area.
- Mature trees lining Study Road in area east of church and Brinton Hall create an overhead canopy and semi-enclosed feel.

Key Issues

- Broken estate style fencing on the south side of Study Road.
- Concrete plinth of cobble stone boundary wall south of Study Road is unattractive and broken in parts.
- Unattractive and partially broken opening into the ground on north side of Study Road on grassy verge.
- Grounds of the former Schoolhouse have a suburban character.
- Presence of uPVC on some historic houses.
- Bins left at the front of properties and are visible from the road.
- Telegraph poles, aerials and satellite dishes clutter the rooflines and upper parts of historic buildings in the area.

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4. STODY ROAD (CONT'D)

Recommendations and Opportunities for Enhancement

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

- Broken fencing would benefit from repair and regular maintenance.
- Cobble flint wall south of Stody Road would benefit from repairs and potential removal of concrete plinth to retain traditional feel.
- Planting and repairs should be considered regarding the opening into the ground north of Stody Road.
- Softer driveway materials such as gravel should be considered to retain rural feel.
- When uPVC windows/doors are at the end of their lives and require replacement, this should be done with painted timber.

- Bins should be placed behind properties and hidden from view.
- Alternative ways of receiving reception such as underground cables should be considered and aerials and satellites dishes should be hidden from street view where possible.

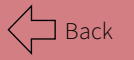
Listed Buildings

Grade II

- The Grange

Proposed Locally Listed Buildings

- Brinton Hall and churchyard estate fence



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.

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7.1 CONDITION

Generally, the condition of the Conservation Area is good with well-maintained buildings, gardens and boundaries. It is important for buildings and structures individually and for the conservation area as a whole for built fabric to be maintained to a high standard. This maintains their aesthetic qualities, the integrity of the built fabric and prevents loss of historic fabric. There are very few examples of structures in poor condition. There are a number of boundary walls that are in poor condition from a combination of poor cementitious repairs, lost pointing, missing flints and eroded brickwork. Examples include the boundary wall to the church, Hall Cottage, Rowan Cottage and Cedar House. The railings to Brinton Hall are in poor condition as are the ones near the church and along the Stody Road. All would benefit from repair and regular maintenance including painting to prevent corrosion. There are also examples of joinery to windows and dormers that require repainting.



Broken and corroding railings



Cementitious repointing to brickwork



Cementitious pointing to a flint wall



Eroding brickwork



Cementitious repointing, missing flints and damaged bricks to a historic boundary wall



Excessive repointing to flint wall

Brinton has a large number of trees and woodland areas. It is important that these are managed to ensure the trees remain healthy and to remove deadwood and ivy that could suffocate the trees. There are areas where the trees currently are in need of management. It should be noted that notice is required for works to trees that have a trunk diameter of more than 75mm.



Vegetation growth on a historic wall and loss of flints



Window joinery that requires repainting



Trees in need of management

7.2 NEGATIVE FEATURES, MATERIALS AND TECHNIQUES

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 of the 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. 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 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. uPVC conservatories are also likely to be inappropriate, particularly where they are visible from the public highway.

The rendering of buildings which were traditionally exposed brick is not appropriate as this also traps moisture and reduces the breathability of buildings. Traditional lime mortar should be used for renders to historic buildings if they are deemed appropriate. The painting of brickwork is not normally good conservation practice, as plastic paints also reduce breathability. Breathable traditional paints are therefore preferable to modern plastic paints.



Inappropriate cementitious repairs to chimney and roof



Inappropriate uPVC door and window



Inappropriate uPVC window

The cumulative impact of changes can result in a severe loss of historic character, which reduces the visual interest of individual buildings and the Conservation Area as a whole. Other modern accretions to buildings which negatively affect their appearance and that of the Conservation Area as a whole include:

- uPVC rainwater goods (gutters and downpipes) and ventilation pipes
- satellite dishes and television aerials
- solar panels
- wall/gate mounted letterboxes
- modern garage doors.



Satellite dishes fixed to a historic building



Accumulation of cables, light and security alarm

Wheelie bins are necessary for the collection of rubbish and will be left out on a weekly basis. However, bins should be stored off the street and ideally out of sight for the rest of the week to avoid intruding on the character of the Conservation Area.

The replacement of historic walls or railings with poorer substitutes or tall board fences detracts from the Conservation Area. Leylandii hedging is non-native,

grows rapidly and detracts from the character of the Conservation Area.



Example of a tall board fence



Board fencing has been used to replace a historic wall



Temporary boundary marking on the track at the north end of the Conservation Area



Post and wire replacement fence



Poor quality post and barbed wire fence in poor condition



Leylandii hedge

The main road through Brinton has areas where it is breaking up at the edge of the road and where it has been patch filled for laying of services or repairs. This creates an untidy appearance. Similarly verges get worn to mud where cars try to pass on relatively narrow roads.



Patched road surface

The electricity cables and pylons, especially the large transistor pylon are prominent on The Street and the Conservation Area would benefit from these cables being put underground if the opportunity arose.



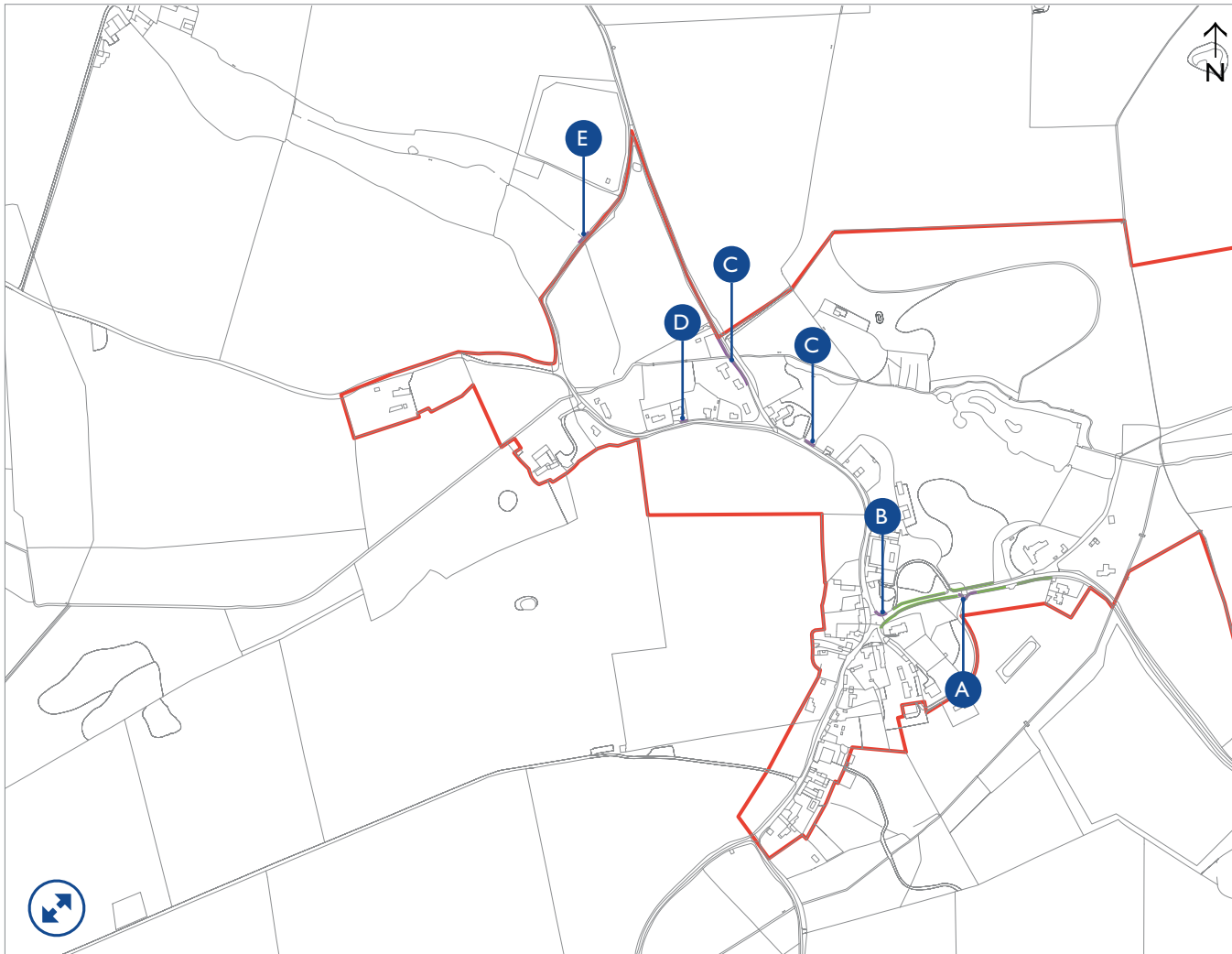
Poor road surface on The Street



Verge erosion



Pylon on The Street



KEY

- Conservation Area Boundary
- Negative feature
- Fences/railings in poor condition and requiring replacement if modern or repair where historic.

A Cobbled bank
 B Collapsing post and wire fence
 C Tall board fence
 D Leylandii hedge
 E Temporary fence

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



7.3 PRESSURES FROM DEVELOPMENT

As pressure for housing increases there is a risk of the spreading of the settlement edges of Brinton into the landscape of the Glaven Valley. The dwellings in Brinton mostly sit in large gardens and these green open spaces are an important part of the character of the Conservation Area which should not be eroded by excess development.

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 Brinton and there are no existing examples of this in the village. New individual houses should remain relatively small in massing and footprint in order to reduce or eliminate their impact in the surrounding Conservation Area and 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 do 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

Brinton’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, coniferous 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 generally quite minimal and this should remain the case.



Cobbled bank



Out of scale new gate piers and wall with letterbox



7.5 SECOND HOME OWNERS AND HOLIDAY COTTAGES

Brinton’s location in North Norfolk means that it could be a popular choice for second home owners and for investors creating holiday cottages, though 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 could 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 also no streetlights in Brinton, 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 Brinton 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 has a negative visual impact on the historic character of the place. At Brinton there are two large barns located on the south part of The Street at Home Farm. These have a dark finish and are set back from the street with historic buildings, including a very large barn nearby. They are visible from immediately north and when looking into the yard from the gate but otherwise have limited visibility and are not deemed to be an issue.

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



7.8 RIVER LOCATION AND CLIMATE CHANGE

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

In Brinton, the location of the river so close to buildings could mean potential increased incidences of flooding. More intense rainfall alternating with periods of drought has implications for the river, the floodplain and water management,³⁷ both in ecological terms and as a threat to historic buildings. Those buildings on or next to the river are more at risk than those set further away. Flooding can cause structural damage and a general increase in water levels causes problems with damp. Wet conditions promote decay and increase the risk of subsidence.

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

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

Section 8

Management Plan

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



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7 Vulnerabilities and Opportunities

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8.1 INTRODUCTION

This management plan provides:

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

- Nationally and locally designated buildings and associated structures and features should be preserved and enhanced.
- Fundamental to the character of Brinton 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 pattern of development, with a concentration of buildings around the Green and sparser development along The Street and Stody Road.
- 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.

(continued overleaf)



- Landscaping associated with new development should be appropriate to the character of the Conservation Area and current public green spaces will be preserved. Existing trees and greenery within the Conservation Area should generally be preserved and there will be a presumption in favour of the retention of existing mature trees for all new developments. Front gardens should not be lost to driveways.
- 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 agricultural land, meadow and woodland surrounding the village will be preserved.
- Brinton Hall's parkland should be maintained as a green open space and setting for the Hall.



8.3 RECOMMENDATIONS

8.3.1 Repairs, Materials and Techniques

There is a consistency to the materials palette used in Brinton that is a fundamental part of its character, which includes predominately red brick and flint, complemented by render and 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 any 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 oriels 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.
- Historic outbuildings should be retained and kept in good repair.

8.3.3 Alterations, Extensions and Demolition

Brinton 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 Brinton 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 Brinton 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 immediate area of the Conservation Area in which it is proposed, in order to preserve the differentiation between areas within the Conservation Area and so preserve the diversity of the Conservation Area as a whole. New development should not compete with or overshadow existing buildings, particularly where the existing buildings are historic. This is so that the character-defining historic buildings remain preminent and their setting is not harmed.



Brinton is a small village which has not experienced twentieth or twenty first century development beyond a very small number of individual buildings that are dispersed through the Conservation Area. Given the size of the village and its overwhelmingly historic character, any additions of new buildings will have an impact on the character of the Conservation Area or its setting and developments involving more than one building are likely to cause harm to the special interest.

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

Current public realm features within the Conservation Area are mainly in materials that are appropriate to the character of the area, such as timber benches. Ubiquitous road signs 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. Safety railings to the river crossings should also be selected to minimise their impact. The example opposite Mayflower Cottage at the north end of The Street would benefit from a more sensitive replacement.



Brinton 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 and fields adjacent to roads are all important elements of the character of the Conservation Area which should be preserved.

The green spaces within Brinton provide an important contrast with the built areas and should be preserved. They also contribute to the character of the Conservation Area.

Recommendations

- Proposed change will be considered in relation to the streetscape.
- Historic boundary walls should be preserved and regularly maintained.
- New development should have defined boundaries demarcated with boundary treatments that are in keeping with the character of the Conservation Area.
- The green spaces and grass verges within the Conservation Area will be preserved.

- Trees and hedging within the Conservation Area should be preserved.
- Excessive signage will be avoided.
- Traditional materials should be used for street furniture and signage.
- Traditional forms of signage will be encouraged.
- Road markings will be kept to a minimum and will use narrower format lines appropriate for Conservation Areas where they are necessary.
- Parking on the Green should be discouraged, with any physical measures required being sympathetic to the character of the Conservation Area.

8.3.6 Setting and Views

The setting of Brinton contributes to its special interest. The physical setting encompasses agricultural fields, meadow, woodland and the River Glaven and its tributaries. It also includes the villages of Sharrington and Thornage, to both of which it lies very close.

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 landscape, especially Briningham.
- Key views within and into the Conservation Area will be preserved.
- Views of landmark buildings, particularly the church tower, Brinton Hall, Hall Cottage, and the Grange, 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 have been evident to the assessor. Although it is principally the built structures that are recognised in amending the boundary, their accompanying plots often provide an important historical context which should be incorporated together with the building(s).

The boundary has been reviewed and proposed changes are detailed below. The major change is the separation of Brinton and Thornage into their own separate Conservation Areas. Although there are historical links between the two villages, their historic built environments have different characters and separating them allows for better understanding and management of both. The boundary of the new Brinton Conservation Area has been more tightly drawn to exclude areas of undeveloped space, especially where these are arbitrarily drawn portions of field. The exclusion of these areas reflects that they do not have the character of the Conservation Area but they remain important elements of the setting of the Conservation Area. The only dwelling outside the Conservation Area, Meadow Cottage, is modern and should remain outside the Conservation Area.

If, following public consultation, these amendments are approved, the appraisal document and maps will be updated in accordance with the boundary changes for the final adopted document.

Recommendations

Proposed boundary changes are outlined below.

Exclude from the Conservation Area boundary:

- A Thornage and the meadow between Brinton and Thornage. The existing Conservation Area is to be split into two to allow the clearer definition of the special interest and facilitate the future management of each.
- B Area of field or meadow. These areas are not developed and four of the five are arbitrary divisions across larger fields. It is proposed that the boundary treatment remains within the Conservation Area.



Field opposite Hall Cottage



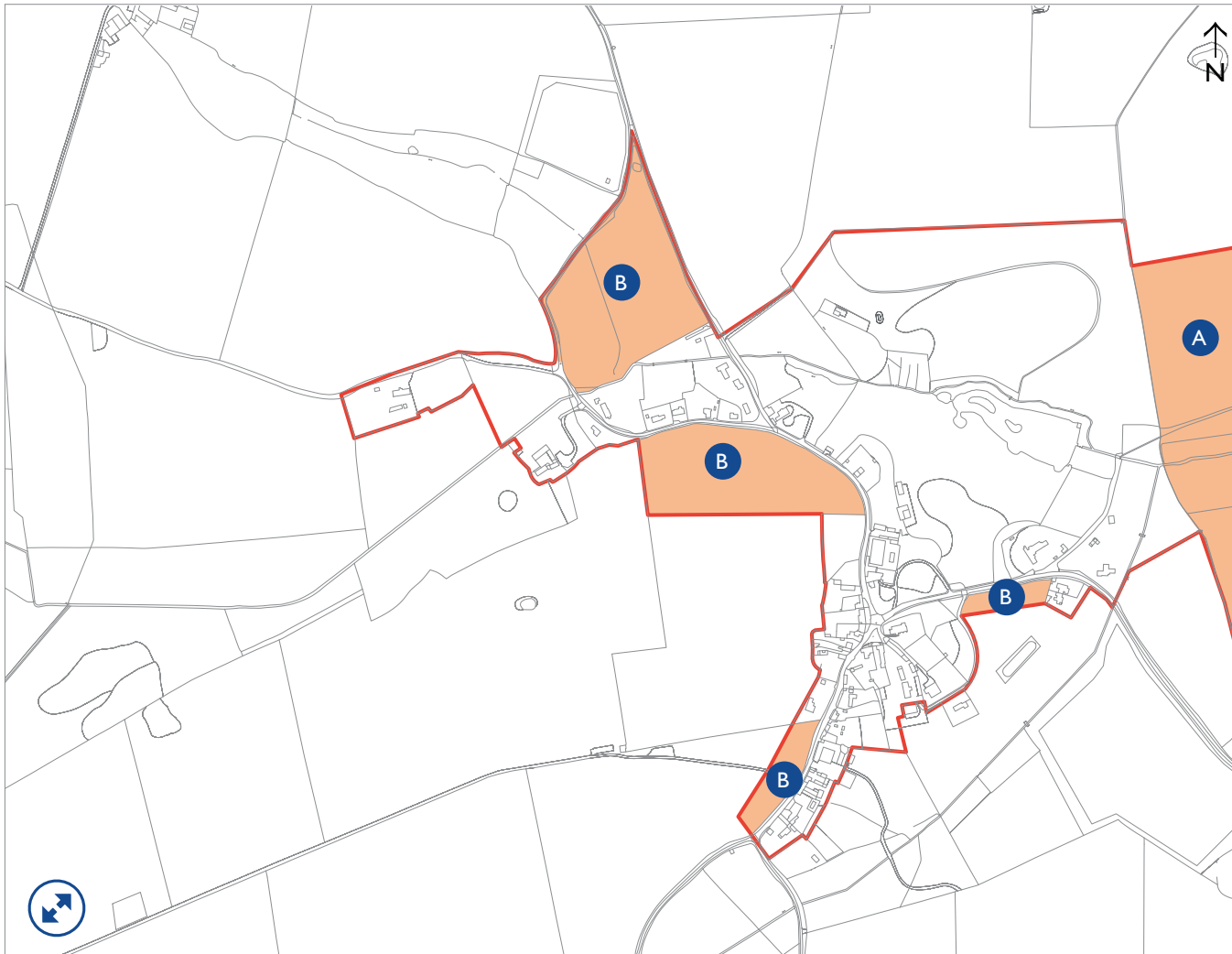
Track in the north of the Conservation Area looking south from the junction with The Street



Track to Hall Farmhouse; the field proposed for exclusion lies on the left of the photograph behind the hedge



Access to the field north of Home Farm



KEY

- Current Conservation Area Boundary
- Proposed Exclusion from Conservation Area Boundary
- A Thornage and the meadow between Brinton and Thornage.
- B Area of field or meadow.

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



Section 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 Brinton 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.northernorfolk.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.

Appendix A



Contents



Appendices



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Endnotes and Bibliography



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2 Summary of Special Interest

3 Historic Development

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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



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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 harm (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 GREEN


Address / Building Name	Church of St. Andrew
Street-by-Street Area	The Green
Status	Grade I
List Entry Link	https://historicengland.org.uk/listing/the-list/map-search?clearresults=True
Brief History	Fifteenth-nineteenth century
Brief Description	Church. Flint with stone dressings, slate roof. Square tower with corner pinnacles. Traceried windows. South porch.
	

Address / Building Name	Church Farmhouse
Street-by-Street Area	The Green
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049391
Brief History	Late eighteenth century. Former school, now house
Brief Description	Two storeys, red brick with pantile roof. Mix of timber casements and sash windows. Clock and open cupola with bell on north gable.
	

Address / Building Name	Thatched House
Street-by-Street Area	The Green
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373696
Brief History	Late eighteenth century
Brief Description	House. Two storeys. Red brick with black glazed pantile roof. Timber sash windows. Modern timber and glazed door with tiled canopy. Outbuilding attached to east, with large timber double doors and red pantile roof.
	

Address / Building Name	Church House
Street-by-Street Area	The Green
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049390
Brief History	Late eighteenth century
Brief Description	House. Two storeys. Red brick with black glazed pantile roof. Timber sash windows. Twentieth century door and pedimented canopy.
	

Address / Building Name	Pages
Street-by-Street Area	The Green
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049389
Brief History	Late eighteenth century
Brief Description	House. Two storeys. Red brick with black glazed pantile roof. Timber sash windows. Door and pedimented canopy. Narrow tiled lean-to.
	


Address / Building Name	The Coppice
Street-by-Street Area	The Green
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049433
Brief History	Eighteenth century or earlier.
Brief Description	House. Two storeys. Attached to Pages with short brick wall. Red brick. Hipped roof with black glazed pantiles. Timber casement windows, timber stable style door.
	

THE GREEN (CONT'D)


Address / Building Name	Orchards and walled garden east of St Andrews Church
Street-by-Street Area	The Green
Status	Proposed local listing
List Entry Link	N/A
Brief History	1809
Brief Description	Two orchards and a walled kitchen garden where flowers, fruit and vegetables are grown.
	


Address / Building Name	Brinton Hall
Street-by-Street Area	The Green
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373676
Brief History	1822
Brief Description	House. Greek Revival style. Gault brick with slate roof. Two storeys, 5 bay front. Sash windows. Central porch with Greek Doric columns. To west side is prominent tripartite stair window.




Address / Building Name	Iron estate railings and gate to Brinton Hall
Street-by-Street Area	The Green
Status	Proposed local listing
List Entry Link	N/A
Brief History	Nineteenth century
Brief Description	Iron estate fencing lining the parkland to Brinton Hall north of Stody Road and around the boundary of the church.
	

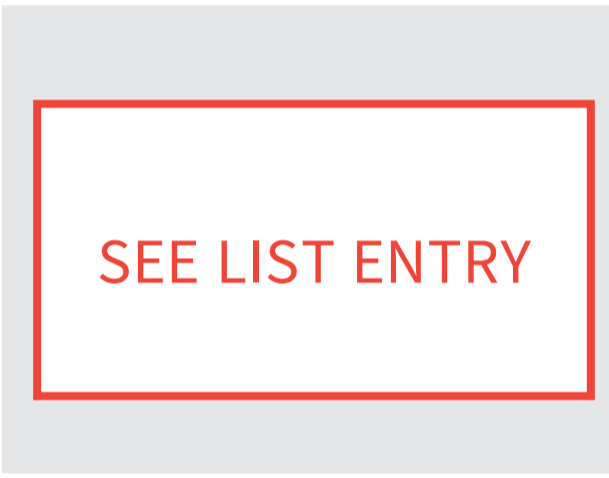
THE STREET (SOUTH OF THE GREEN)

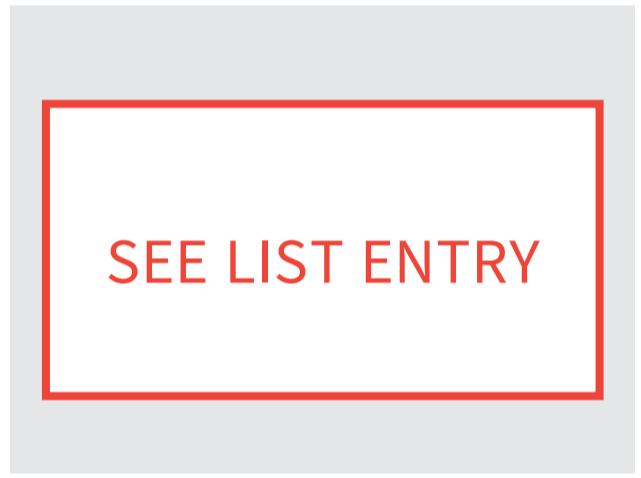
Address / Building Name	Home Farmhouse
Street-by-Street Area	The Street (south of The Green)
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373697
Brief History	Late eighteenth century frontage with 17th century core.
Brief Description	Elegant Georgian style house. Two storeys. Red brick with black glazed pantile roof and dentil cornice. Sash windows, central timber panelled door in Classical surround. Lead rainwater hopper dated 1780s. One and a half storey flint and brick pantiled service wing to rear.
	

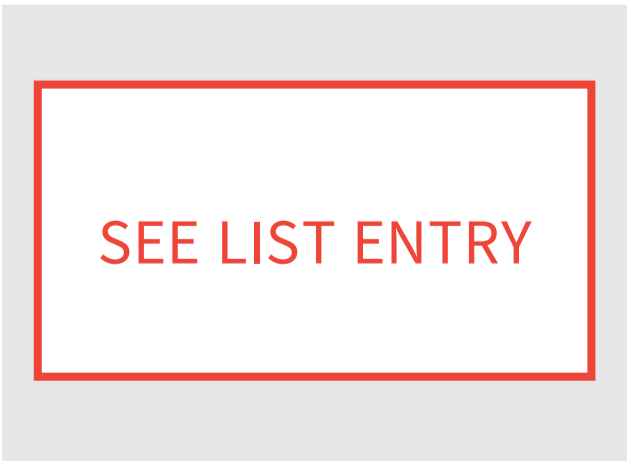
Address / Building Name	Barn at Home Farmhouse
Street-by-Street Area	The Street (south of The Green)
Status	Proposed local listing
List Entry Link	N/A
Brief History	Eighteenth century
Brief Description	Large brick barn with original timber openings and red clay pantile roof with dramatic catslide to the north. Decorative barn vent in brickwork on west elevation.
	

THE STREET (NORTH OF THE GREEN)

Address / Building Name	Cedar House
Street-by-Street Area	The Street (north of The Green)
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049429
Brief History	Late eighteenth century.
Brief Description	House. Rendered and colourwashed walls, red pantile roof. Three ground floor French windows, sash windows to first floor. Pilasters to doorcase, 6-panel door and fanlight.
	

Address / Building Name	Old Hall
Street-by-Street Area	The Street (north of The Green)
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1170683
Brief History	Late sixteenth century or first half of seventeenth century.
Brief Description	House. Flint with brick dressings, red pantile roof. Diaper pattern in brick to gables. Two storeys. Twentieth century windows and door to ground floor. Casement windows to first floor.
	

Address / Building Name	Old Hall Cottage
Street-by-Street Area	The Street (north of The Green)
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049428
Brief History	Seventeenth century
Brief Description	Cottage. Two storeys. Flint with brick dressings and red pantile roof. Casement windows.
	

Address / Building Name	Barn to Old Hall
Street-by-Street Area	The Street (north of The Green)
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049392
Brief History	Seventeenth century
Brief Description	Barn. Flint walls with red brick dressings, red pantile roof. Three main bays with additional fourth bay for stable with inserted loft floor. Off-centre cart entrance. Brick ventilation holes.
	

STODY ROAD

Address / Building Name	The Grange
Street-by-Street Area	Stody Road
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1170734
Brief History	Late seventeenth century with c.1900 front pile forming T-plan.
Brief Description	House. Two storeys. Flint with brick dressings, black glazed pantile roof. Timber casement windows.



Address / Building Name	Brinton Hall estate fence
Street-by-Street Area	Stody Road
Status	Proposed local listing
List Entry Link	N/A
Brief History	Probably early nineteenth century
Brief Description	Slender metal estate fence fronting the church and running along Stody Road incorporating simple but attractive gates.



Appendix D

Full Size Plans



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