

Hunworth

Conservation Area Appraisal and Management Plan

Second Draft: March 2021



PURCELL 

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How to Use This Document

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

Contents

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

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3.2 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.



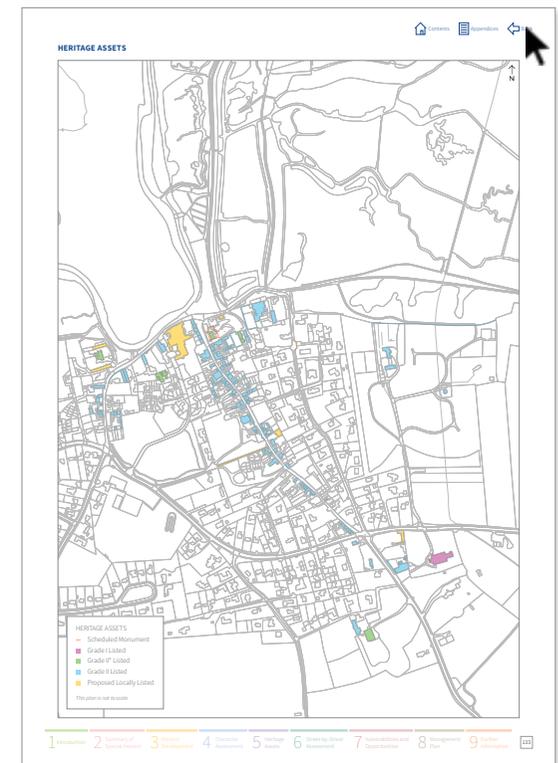
- Advertisements and other commercial signage may be subject to additional controls and/or require planning permission.
- Changing the use of a building (e.g. from residential to commercial) will require planning permission.

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.

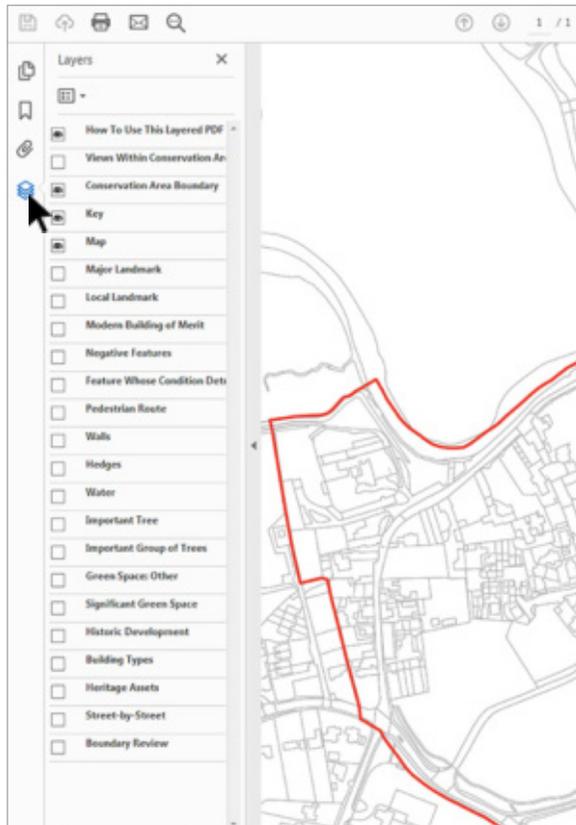


How to Use the Layered PDF in Appendix D

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

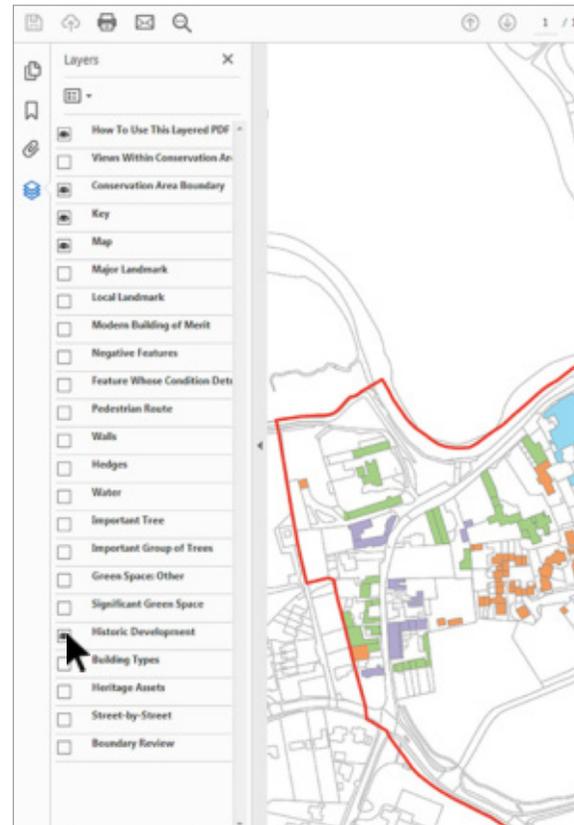
Click on the layers icon  to open the layers panel. This will bring up options for the different mapping elements that are available to view.



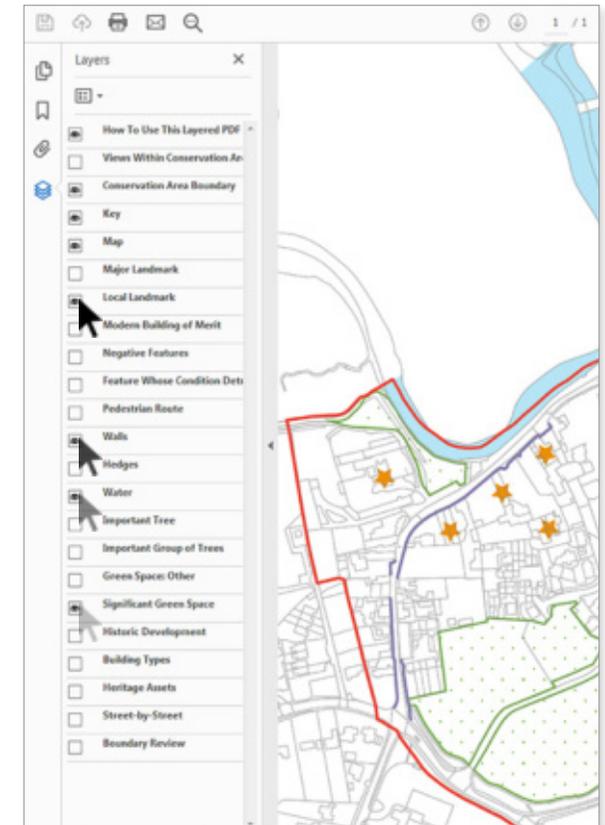
Viewing Different Layers

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 Hunworth 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 HUNWORTH CONSERVATION AREA

The Hunworth Conservation Area was originally designated in 1974. The designation covers most of the village, apart from a few twentieth century houses on King Street. Hunworth has two centres to the village: to the south-east is a large Green around which are small cottages and the village public house. Buildings line King Street to the second, older centre to the north-west, where the medieval church and Hunworth Hall are located. This is also where Hunworth Mill is situated. The River Glaven passes directly to the north-east of the village, within the Conservation Area boundary. Also within the boundary are the remains of a Norman castle to the east of the village, prominently situated on a ridge at the bend of the river, overlooking the settlement. The ringwork is one of only five examples in Norfolk.

1.2 WHAT IS A CONSERVATION AREA?

Definition of a Conservation Area

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

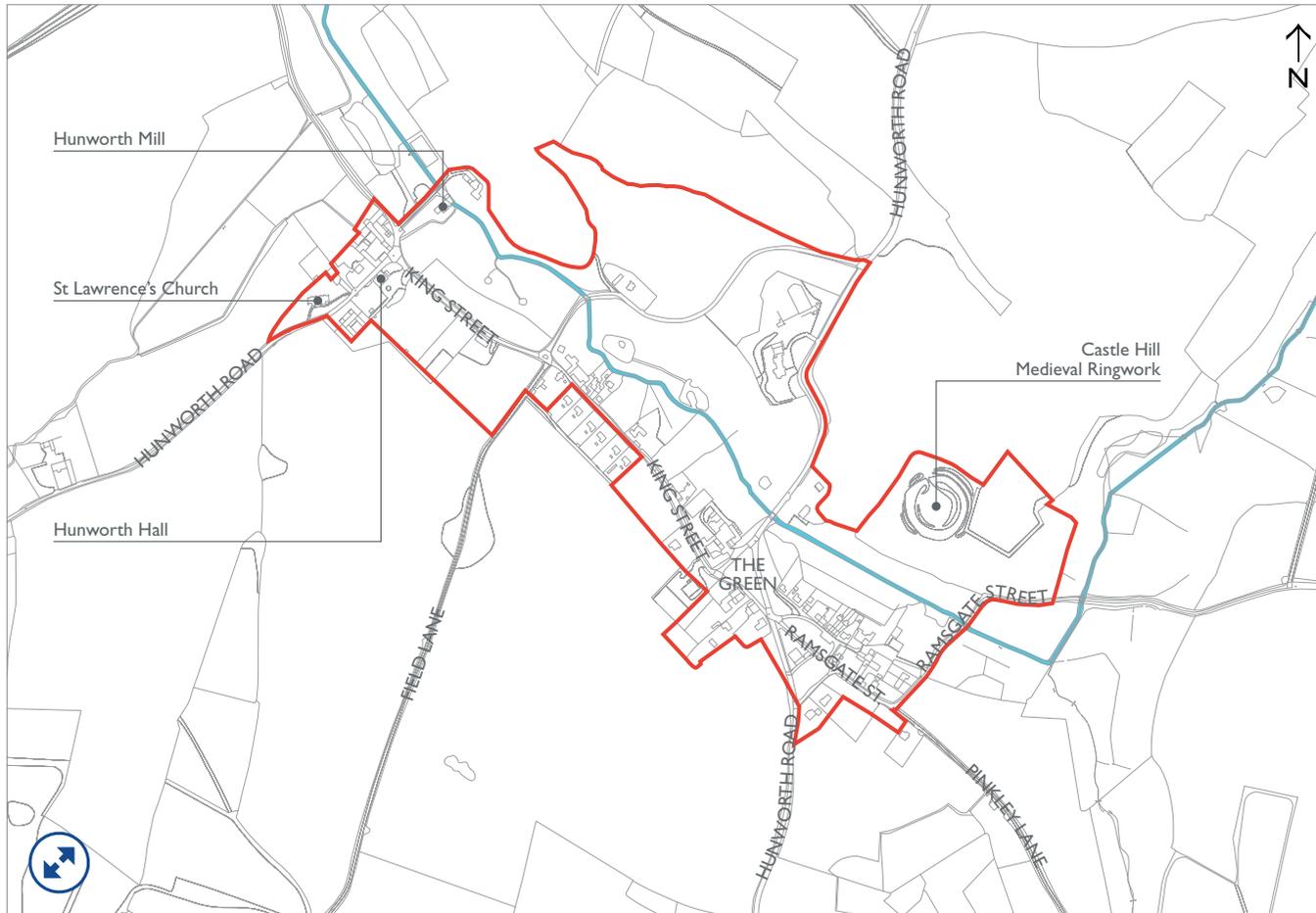
Designation of a conservation area recognises the unique quality of an area as a whole. It is the contribution of individual buildings and monuments as well as other features including (but not limited to) topography, materials, spatial relationships, thoroughfares, street furniture, open spaces and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

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

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

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

In addition to the policies contained within the LDF, NNDC has produced a Design Guide which includes guidance on appropriate alterations to historic buildings and within conservation areas. This guidance should be referenced when considering development within the Hunworth Conservation Area and can be viewed here: https://www.north-norfolk.gov.uk/media/1268/north_norfolk_design_guide_adopted_2008_-web.pdf.



KEY

- Conservation Area Boundary
- River Glaven

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



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

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

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

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

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

This Conservation Area Appraisal and Management Plan therefore seeks to:

- **Record and analyse the special interest of Hunworth 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 Hunworth 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 Hunworth Conservation Area Appraisal and Management Plan is being made available for public consultation across a six-week period between XXXXXX and XXXXX 2021. 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?

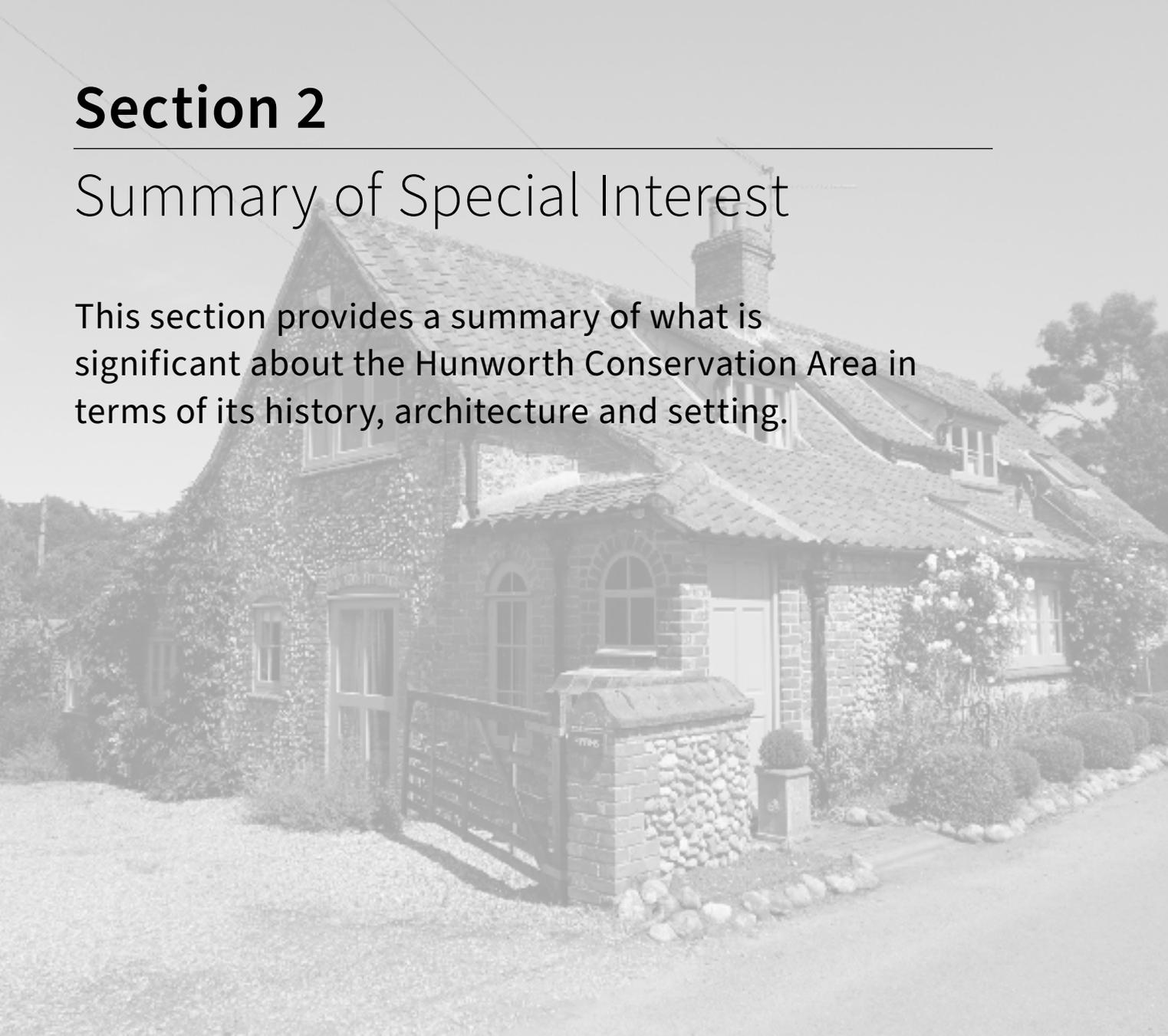
There are words and phrases used in relation to the conservation of the historic environment that have a specific meaning in this context. An explanation of some of the most used terms can be found in the Glossary in [Appendix B](#).



Section 2

Summary of Special Interest

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



2 Summary of Special Interest



Today a quiet village of attractive flint and red brick buildings, Hunworth's layout indicates a far from typical development. The remnants of the Anglo-Saxon settlement continue to form the north-west end of the village with the proximity of the church and hall of particular importance. The settlement around the green is likely early medieval and reflects common relocation of the village centre. At Hunworth, the potential for this having been tied to the construction of the castle is noteworthy. The castle itself is suggestive of a military significance to the village in the twelfth century.

Complementing the interest of the plan form is the significance of the landscape. Hunworth seems to have had an open landscape of predominantly healthland since pre-Conquest times and the survival of Hunworth Common to the north and Hunworth Heath to the south of the village are important contributors to its special interest. The significance of the river in the village's form is also evident. The river provides the opportunity for watermills, the surviving example at Hunworth being a rare Norfolk example of an overshot mill and one of only five mills to remain on the Glaven River of the 16 that existed at its peak. Hunworth exists because it was located at the confluence of two rivers, as reflected in its name. The castle was constructed in its location precisely because of the sharp bend in the river gave it a defensible position.

Archaeological evidence indicates that Hunworth has a much earlier history also with evidence for human activity dating back to the Neolithic period.

The character of the built environment at Hunworth derives from the predominance of buildings typical of the North Norfolk vernacular. These are generally small or moderate in scale and constructed from flint, red brick and red clay pantiles as their key materials. The consistent palette of materials brings a unity to the appearance of the village. Buildings include small cottages, larger farmhouses and farm buildings (many of which are now converted to residential use). Larger buildings reflect the historical hierarchy of the village and their higher quality is generally recognised by designation, including the seventeenth century Hunworth Hall, a brick and flint manor house with Dutch gables; other seventeenth century buildings, Green Farm House, Dickers House and The Firs, and The Old Rectory, a late, nineteenth century, Tudor Revival, red brick house. Some of these buildings, and the Hall's associated barns, reflect their connections with important families in the village's history. The church is a distinctive building not only in its use but in its construction from knapped flint and stone that demonstrates the importance of the building through the use of difficult technical skills and a non-local building material. The former Presbyterian Chapel, by contrast, was built of red brick. The mid-eighteenth century mill is a further distinctive building within the village.

The character of the village is also created through the greenery and open spaces contained within it. The Green is a distinctive open space, much larger than greens in other local villages, which creates a spacious and welcoming atmosphere to the village centre. Elsewhere, the meadow near the mill and the wooded areas, especially around the Common, have a more natural character whilst the numerous hedges in the village further contribute to its verdant quality. The River Glaven is a major element in the village landscape, with three crossing points in the village and the river course running close to buildings along the line of King Street. There are glimpses out to fields from the edges of the Conservation Area, linking the village to the agriculture of the surrounding landscape. Views across woodland are also afforded from the hill on which the medieval ringwork stands, demonstrating its once strategic position.

There are very few negative features within the Conservation Area, with only a few examples of historic timber windows replaced with uPVC, a few satellite dishes and an unsightly modern agricultural barn. Otherwise the Conservation Area is very well-kept with buildings in good condition, which contribute to its character and appearance.

Section 3

Historic Development

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



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9 Further Information

Hunworth was first referenced in the Domesday Book of 1086 and has long been a small, rural settlement of scattered farm buildings stretching along King Street, with wood and pastureland lining the street at intervals. In the early-eighteenth century, the settlement was concentrated around the north end of King Street and the Conservation Area comprising a medieval church, a mill, Hunworth Hall and an associated farm. Over the course of the eighteenth and nineteenth centuries, the linear King Street was developed, although never substantially, with cottages infilling some of the spaces between the earlier farm buildings and the twentieth century brought the introduction of modern, detached houses to the settlement. The town remains relatively sparsely developed, although several former farm buildings have been converted to private dwellings.

3.1 EARLY HISTORY

Human settlement in the parish of Stody, to which Hunworth belongs, dates back to the Neolithic period, with evidence of human activity illustrated by finds including polished flint axeheads, an arrow head and other flint tools. Evidence of human life in the area in the Bronze Age is suggested by copper alloy axe heads, a dagger blade and a spearhead. Whilst structural remains have not been found from the Iron Age or Roman period, coins, brooches and pottery fragments have been discovered in the parish from the Roman period.⁰⁴

In the Domesday Survey of 1086, Hunworth had 11 households listed under three owners: King William, Count Alan of Brittany, who was the king's son-in-law, and Walter Giffard. Count Alan held the chief manor but it was tenanted by Alstan, an Englishman who had held the manor before the Conquest. The ownership by the monarch may have given King Street its name. The history of Hunworth appears not to be well-researched. The Domesday entry records a very low amount of woodland with a small amount of meadow, suggesting that the open landscape of heathland, much of which survived until the eighteenth century, was already in existence by the mid-eleventh century. The Anglo-Saxon village is likely to have been located in the north-west part of the village as indicated by the close arrangement of the church and hall, as well as, to a lesser extent,

the mill (of which two were recorded in Domesday). The church also contains an Anglo-Saxon window. At some point, possibly in the twelfth century, the village drifted south-west to a settlement arranged around a green. This may have coincided with the construction of the castle or been a response to the building of the castle as people sought the protection of or economic opportunities associated with the castle. The castle itself is not conclusively dated but generally described as Norman. It is likely to have been a military construction, located on defensible high ground above the bend in the river and possibly built during the period of the Anarchy (1135-53) as it is unlikely to have been a post-Conquest castle or a residential castle.⁰⁵ Historical research or archaeological investigation is required to further understand the early development of the village.

The Povere family, who were of French origin, owned Hunworth in the twelfth century, before it passed to the De Briston family. The De Stodeys held Hunworth in the early-fourteenth century, the Braunch family in the fifteenth and early-sixteenth and the Bozouns in the mid/late-sixteenth century. Sir Nicholas Bacon, a notable statesman at the court of Elizabeth I, acquired Hunworth and Stody in 1572 and the two settlements remained in Bacon ownership until the arrival of the Britiffe family in 1700.⁰⁶

3.2 MEDIEVAL

Castle Hill Ringwork, which is thought to date to the Norman period,⁰⁷ sits at the south-east of the Conservation Area. This defensive fortification, which comprises a single bank and ditch, would have acted as a stronghold for military operations. Its site, sitting on a knoll above the Glaven Valley, dominating the adjacent village and commanding two crossings of the River Glaven, is typical of this type of monument.⁰⁸

The medieval parish church of St. Lawrence is located at the north end of the Conservation Area on Hunworth Road. Parts of the church fabric date back to the eleventh century including the late Anglo-Saxon round-headed window splayed outwards to the south nave. On the north side, are a doorway and window dating to c.1300. Like the church at Stody, the church was reconstructed during the fifteenth century, which included the raising of the early square tower by the addition of the belfry stage, the insertion of the tall windows and the building of the south transept and south porch.



Anglo-Saxon window at St. Lawrence, 1976 (Norfolk Heritage Centre: C/HUN, 21662) **permission pending**



The church of St. Lawrence

3.3 SEVENTEENTH AND EIGHTEENTH CENTURY

The earliest residential and farm buildings at Hunworth sit just north of The Green including Green Farm House, which dates from the early-seventeenth century, Dickers House, which dates from c.1682, and the Firs, built in the late-seventeenth or eighteenth century. An alehouse stood on the site of the Hunworth Bell from the seventeenth century. Early-eighteenth century farm buildings are also present at the north end of the Conservation Area, opposite Hunworth Hall. One of these has a date marked in red brick within the flint wall, noting the construction date of 1700, plus the initials B E R for Edmund and Rebecca Britiffe, owners of the Hall.



Brickwork patterns in the south gable of the large barn at Hunworth Hall, reading '1700 B E R'

It is thought that the present Hunworth Hall was built by Edmund Britiffe, paymaster to the king, in c.1700 and initially comprised a larger 'L'-shaped building, the south wing of which was demolished following fire damage in the late-eighteenth century.⁹⁹ After the fire, the building was rebuilt including the present roof and Dutch gable ends. Robert Britiffe, a Norwich barrister and MP and Recorder for Norwich, acquired the estate in the early-eighteenth century, from his brother Edmund who had fallen upon financial difficulties. Upon receiving the estate, Britiffe employed the well-known cartographer, James Corbridge, to draw up an estate plan in 1726. The plan, included below (note: north is to the top right hand corner), shows a small settlement concentrated around what is now the junction between King Street and Hunworth Road, comprising Hunworth Hall and the farm opposite, the church of St. Lawrence, recognisable by its square tower, and Hunworth Mill sitting astride a mill pond. At this date, what is now King Street (then Hunworth Street) had few buildings lining it, except the occasional farm, but is recognisable for the river (Glaven) running almost parallel to its north. The plan shows Hunworth Common to the north of the main settlement. The plan records the hall's pre-fire, L-shaped plan and shows ancillary outbuildings to the east and south forming an open courtyard. It represents formally planted gardens, with parterres, topiary and architectural eye-catchers to the west and south of the hall.



*Estate plan of Robert Britiffe's estate at Hunworth, prepared by James Corbridge, 1726 (note: north is to the top right hand corner) (Norfolk Record Office: NRS 21385) **permission pending***

The first chapel in the village was built in 1690 by Rev. Giles Say from Guestwick, an independent preacher. The chapel, which was next to the Green, was closed in 1776 owing to its ruinous state. The current brick watermill dates from c.1750, although there has been milling on the site since at least the Anglo-Saxon times, when dues were paid to Edward the Confessor.¹⁰ The mill's machinery was rare in its configuration; unusually for a watermill and more typical for windmills, the mill stones were operated from above¹¹. The mill house dates to the late-eighteenth or early-nineteenth century.

The estate passed into Blickling ownership in the early-eighteenth century through marriage. One of the earliest maps of Norfolk by William Faden, dating to 1797, shows Hunworth in less detail than the earlier estate map, but contextualises the linear settlement within the North Norfolk landscape, sitting between Thornage and Edgefield, and shows the development had extended beyond the cluster at the north end of the Conservation Area, comprising Hunworth Hall, the farm and mill. The main development now comprised a number of detached buildings and farms interspersed

along King Street including the Blue Bell Public House (today the Hunworth Bell), the importance of which is indicated by a written label. The Green is visible with a number of buildings occupying it and the river running along its east side. Hunworth Common is also marked to the south of the settlement (now named Hunworth Heath, with Hunworth Common to the north of the

river). The map also appears to show an early example of the straightening of the river to aid the speed of flow for milling, with the section of river called Hempstead Beck running north-east to south-west, just before the river turns north-west into the village, appearing very straight compared to the meandering course of the rest of the river.



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

3.4 NINETEENTH CENTURY

The Tithe Map of the parish of Hunworth provides a more detailed representation of the layout and land ownership at Hunworth in 1838. Since Faden's map, the open fields and commons had been divided and allotted under the enclosure acts of the early-nineteenth century. The development along King Street had expanded, particularly to the south-east; the map details the arrangement of detached or semi-detached houses and farm buildings arranged around yards, distinguishing between of the farmhouses and outbuildings. The farm opposite the Hall towards the north end of the village had been enlarged with further sheds and barns. The mill is labelled as such and the site is shown to be larger than depicted on eighteenth century maps. Further houses had been built around The Green and a chapel is shown looking onto the south end of The Green, which was later replaced with another chapel. **APPORTIONMENT DOCUMENT AT NRO TO BE CHECKED FOR MAJOR LANDOWNERS - Possibly George Balachey Baker**



*Tithe Map, Parish of Hunworth, 1838 (Norfolk Record Office: DN/TA 370) **permission pending** Residential buildings are shown in pink and outbuildings or non-residential buildings in grey.*

The first OS map of Hunworth from the 1880s shows greater detail and accuracy than the earlier maps, with a few more buildings added to the development. Many of the following buildings were present on the Tithe Map. However, the annotation provided by the 1880s OS map is useful in detailing the names and positions of landmark buildings and areas. Labelled places include: St. Lawrence's Church and Hall Farm at the north end of the settlement, and Hunworth Common and Castle Hill Entrenchment to the north-east of the main linear development. The Blue Bell Public House was signposted adjacent to The Green, and the single building on The Green shown as the smithy. The map is useful in indicating the contemporary function of the mill as a corn mill. A significant new building, built in the open landscape to the east of King Street, was the Rectory as shown by an annotation. Built in 1849 in the Tudor Revival style with mullioned windows and gables with finials, the large building featured a number of ancillary or ornamental buildings, a ha ha to the west of the house and formally planted gardens to the north. The school, also indicated by an annotation, had also been built to the east of the church and the farm opposite Hunworth Hall had been extended with a long stock shed added to the existing buildings. Although not discernible on this map, the church chancel was rebuilt in 1850.¹²

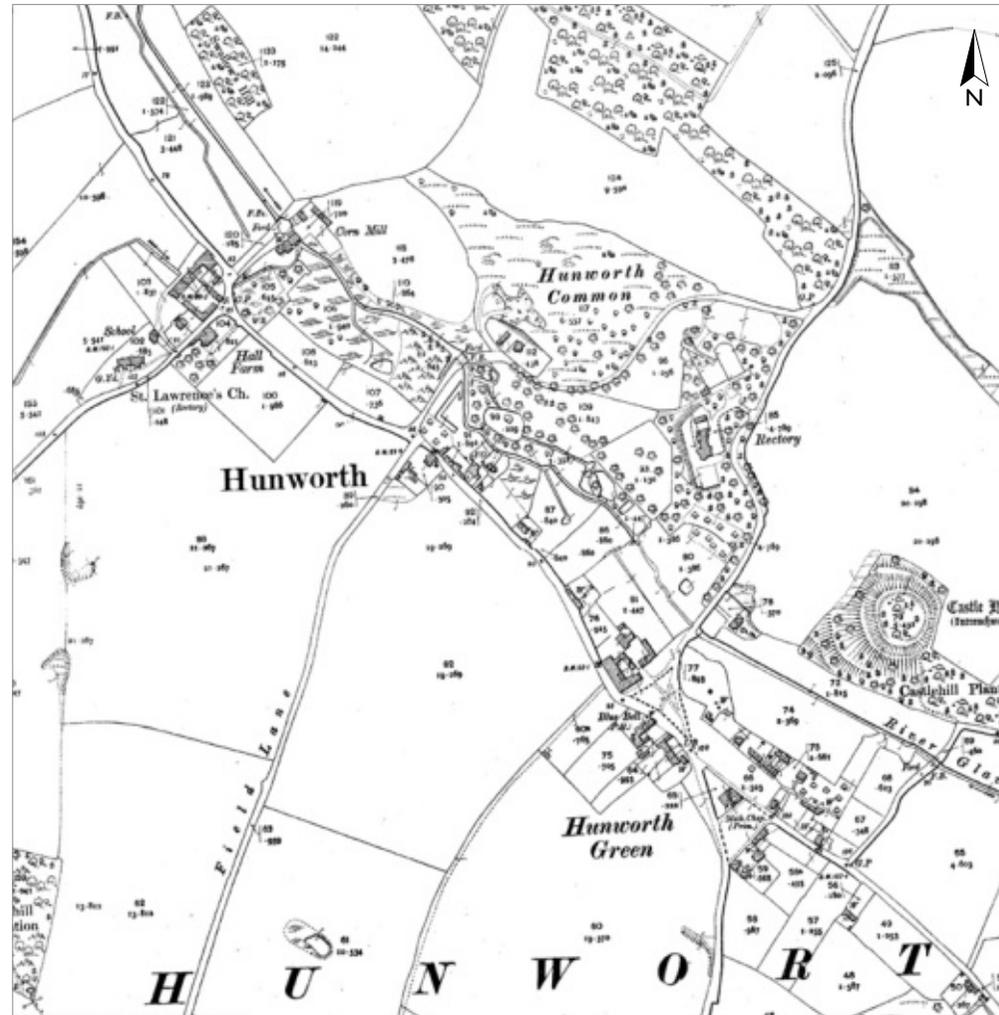


1886 1:2,500 OS map © Crown Copyright and Landmark Information Group Ltd (All rights reserved, 2020)



The Methodist Chapel, at the east end of the Green, was built in 1898 to replace the earlier chapel on a similar plot; the chapel is now a private dwelling and has been much altered, particularly the north elevation facing the Green.

There was almost no development at Hunworth in the late-nineteenth century, except the addition of an outbuilding at the south-east corner of the walled garden to Hunworth Hall. King Street remained relatively sparsely developed comprising small groups of cottages and farm buildings with woods and agricultural fields at intervals.



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

3.5 TWENTIETH AND TWENTY-FIRST CENTURY

In the 1930s, Lord Rothermere purchased the Hunworth and Stody Estate from the Lothian family and built a mansion in the woods at Stody. Shortly after, in 1935, the two neighbouring villages of Hunworth and Stody were combined as one parish, 'Stody Parish'. During the early-twentieth century, the residential accommodation within Hunworth expanded slightly, with detached brick council houses built along the south-west side of the central stretch of King Street (just outside the Conservation Area boundary). The parish hall was built in timber to the south of the walled gardens of Hunworth Hall. By this date the mill was marked as disused; otherwise the development remained largely unchanged.



Council houses built along the south-west side of King Street, 1994 (Norfolk Heritage Centre: C/HUN, NS2127) **permission pending**



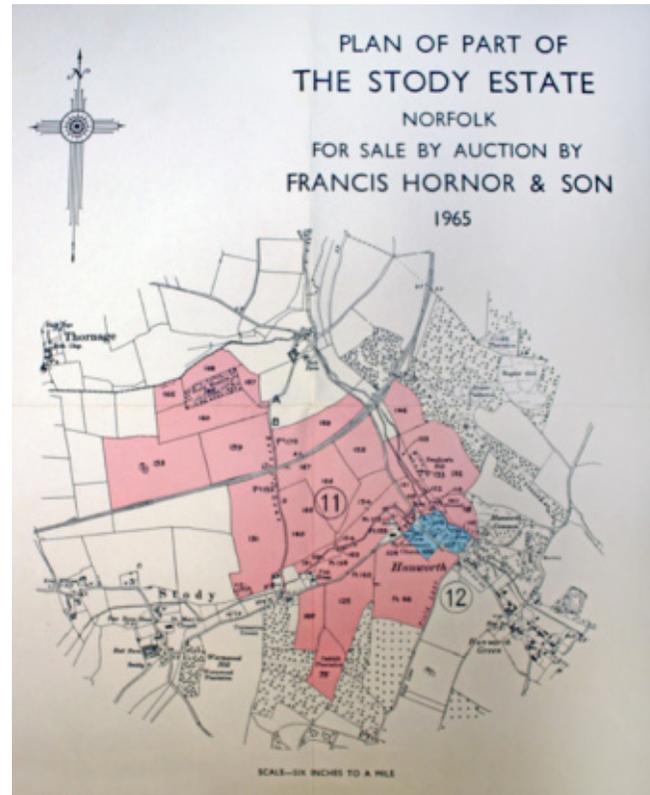
1938-1952 1:10,000 OS map © Crown Copyright and Landmark Information Group Ltd (All rights reserved, 2020)

The building on the Green, formerly the smithy, which functioned as a village shop during the twentieth century, was demolished in 1974; today the Green remains open and free of development.



View of the Green looking south showing red brick and flint houses (one of which is rendered) along its east side

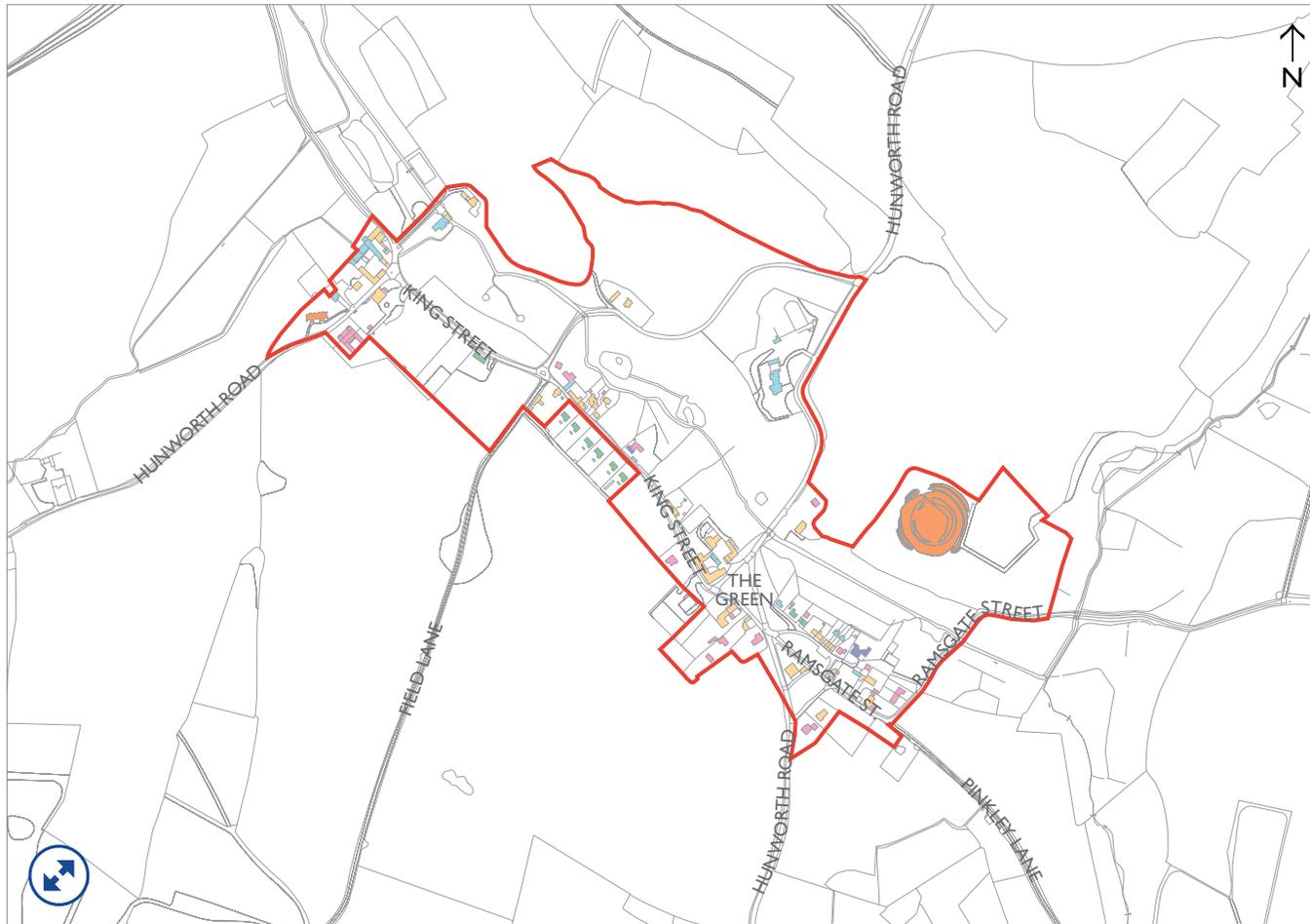
The Hall was sold at auction in 1965 along with much of the Study Estate; a plan associated with the sale shows the hall was sold separately from the rest of the settlement and was purchased by Mr Jim Crawley from Blakeney.



Plan of part of the Study Estate, Norfolk, for sale by auction by Francis Hornor & Son, 1965 (Norfolk Heritage Centre) **permission pending**

The mill, with machinery intact, and mill house were sold at auction by Savills in July 1974 and was converted to a dwelling. The building was renovated in 1977 and sold again in 2002. The Hunworth Bell was modernised in the 1970s with a new bar and entrance hall, and the adjoining barn was renovated for use as a venue.

Today the village has two main clusters of building, around the church and hall, and around the Green, with parts of King Street connecting them remaining undeveloped: wooded on the north-east side and bounded by the formal gardens of Hunworth Hall on the south-west. The village features scattered development comprising cottages, the historic Hunworth Bell pub and several farm buildings converted to residential use including those at Green Farm and at the farm opposite Hunworth Hall, which reflects the decline in the use of agricultural buildings in the area over the twentieth century. There have been a few buildings added to the village in the late-twentieth century, including around the Green and to the south-west of the Hall.



KEY

- Conservation Area Boundary
- Medieval
- 1600-1838
- 1838-1881/1887
- 1887-1905/1906
- 1906-1958
- 1958-Present

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

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



Section 4

Character Assessment

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

Contents

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

4.1 LOCATION AND TOPOGRAPHY

The village of Hunworth is located around 2.5 miles south of Holt and around 22 miles north-west of Norwich.

The Hunworth Conservation Area covers the village centre, around the Green and Ramsgate Street to the south, around which are houses, farm buildings and the village public house. The medieval Castle Hill ringwork (a scheduled monument) is located to the north-east of the Green. The Conservation Area branches north-west along King Street to meet with another smaller centre containing important historic buildings, including St. Lawrence's Church and the former Hunworth Mill. To the north of the Green and King Street is Hunworth Common, which includes The Old Rectory (also known as Blickling House).

The River Glaven runs through Hunworth from north-east to south-west to enter the Conservation Area at the south-east end, then turning 90 degrees to travel north-west parallel with King Street. The course of the river means that the village is set within the depression created by the river valley. The land slopes up out of the village particularly to the north along Hunworth Road. The medieval ringwork also sits on a raised area of land, commanding a position over the River Glaven where it makes its sharp turn to the north-west.

Hunworth is located in North Norfolk, an area known for its natural beauty and important habitats. To the north is the North Norfolk Coast Area of Outstanding Natural Beauty (AONB). In addition, the area is also known as the North Norfolk Heritage Coast and the marshland coast to the north forms part of the North Norfolk Coast Site of Special Scientific Interest (SSSI), which constitutes one of the largest undeveloped coastal habitats of its type in Europe.¹³ Policies for the management of the AONB are contained within the AONB Management Plan, prepared by the Norfolk Coast Partnership. It includes objectives and policies relating to the built and historic environment, which should be referenced when planning change in the area: <http://www.norfolkcoastaonb.org.uk/partnership/aonb-management-plan/377>.

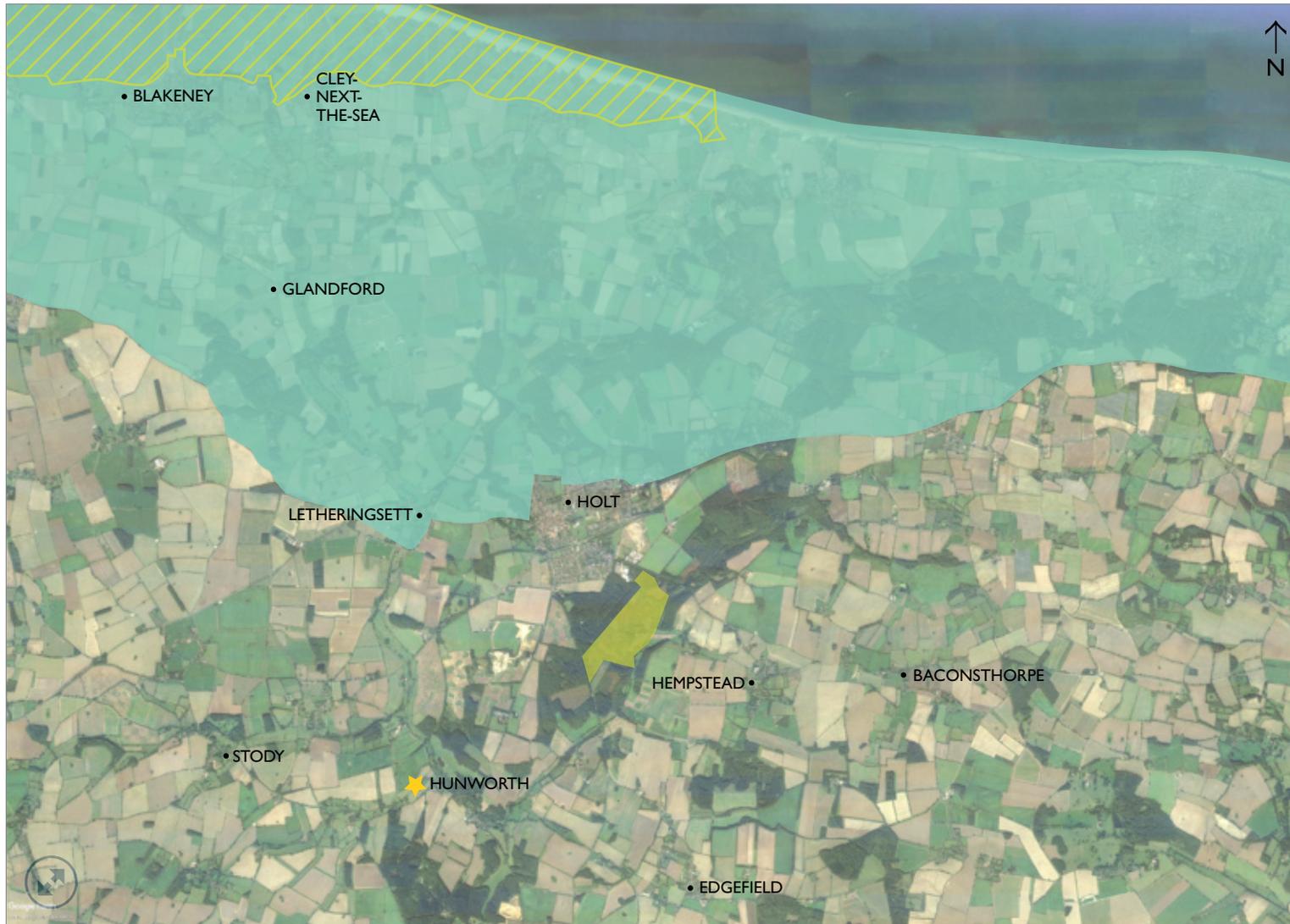
Closer to Hunworth is the Holt Lowes SSSI, an area of dry sandy heathland on slopes along the valley of the River Glaven. The area is rich in flora and fauna, some of which is only found in this location in East Anglia, such as Wood Horsetail and Keeled Skimmer dragonfly.¹⁴



St. Lawrence's Church



The Green



KEY

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

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



4.2 SETTING AND VIEWS

Definition of Setting

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

The Importance of Views

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

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

4.2.1 Surrounding Landscape

The Glaven Valley area around Hunworth consists of gently rolling hills, typically used for arable farming. At Hunworth there are fields on all sides but also several areas of woodland, directly to the north and some larger woods slightly further away: to the south is Edgefield Wood and to the north-east is Holt Country Park. The village is located in the river valley. The sharp drop in the land in the vicinity of the village can be seen from the surrounding hills near Hempstead (see photograph below).

The river is an important part of the wider landscape, issuing from Baconsthorpe and flowing first south-west then turning north at Hunworth, reaching the sea between Wiveton and Cley-next-the-Sea. The river once had 16 mills on it and Hunworth Mill, though no longer in use, is one of only five mill buildings which survive today.



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



4.2.2 Views into and within Conservation Area

Views in and around Hunworth fall into several different categories. Firstly, there are open views across the Green (Views 01-05), an unusually wide open space in the centre of a village compared to other surrounding villages. They encompass the buildings around the perimeter of the Green, with those on the north side providing a pleasing stretch of built development characteristic of rural vernacular villages.

Views along roads (Views 06-13) generally have an enclosed feel, with trees and large hedges lining the roads and channelling views. The long, converted barns set on the edge of the roads also have the same function. These are along King Street, the south-west to north-east section of Ramsgate Street, along the track through Hunworth Common and on the stretch of Hunworth Road north out of the village. The latter has a particularly enclosed feel due to the deep cut of the road forming banks on either side. On King Street the tall wall of Hunworth Hall also frames views.

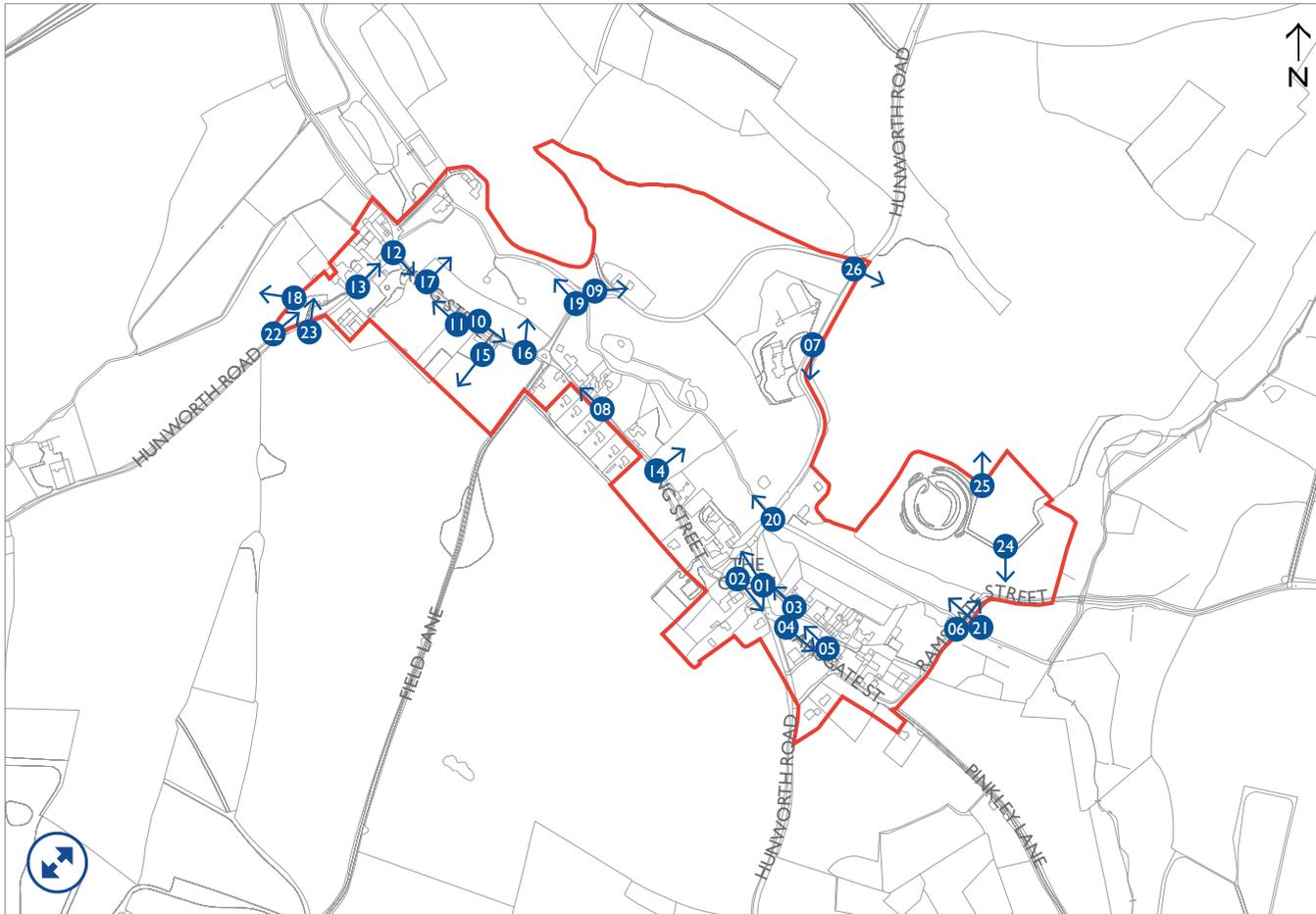
Between hedges there are glimpsed views that open up to fields on the south side of King Street or to the riverbed on the north side (Views 14-17). The latter are characterised by increased vegetation and trees marking the course of the river. Views out over fields can also be gained from the churchyard (View 18), illustrating the agricultural landscape which surrounds the Conservation Area.

Views are also afforded of the river from the bridge on Hunworth Road, from the track running through Hunworth Common and from a small bridge on Ramsgate Street at the south-eastern end of the Conservation Area (Views 19-21).

Close up views of St. Lawrence's Church, a landmark building in the village, can be gained from the churchyard and from Hunworth Road (Views 22-23). Other key large buildings in the village, Hunworth Hall, The Old Rectory (Blickling House) and Hunworth Mill, are set back from the roads behind hedges, trees and walls so can only be glimpsed from the public highway.

From the hill on which the medieval ringwork sits there are views south from the public footpath over dense trees (View 24). The ringwork is situated on a key strategic point where the river turns from running towards the south-west to running towards the north-west. Presumably the landscape was clearer when the castle was in existence, affording views of the river and surrounding landscape for defensive purposes.

There are views out of the Conservation Area to the north and north-east (Views 25-26), across open agricultural fields and eastwards towards the octagonal tower of the former Church of St. Peter and St. Paul at Edgefield, which was mostly demolished in the nineteenth century when the church was rebuilt closer to the village centre.



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View 01

View from the ford north-west to the northern part of the Green



View 02

View looking south-west across the Green



View 03

View looking north-east across the Green



View 04

View looking south-west across the southern part of the Green



View 05

View looking north-west across the Green



View 06

View looking north on Ramsgate Street



View 07

View looking south down Hunworth Road with steep banks and trees forming an enclosed feel



View 08

View along King Street with barn range framing the view





View 09

View along the track through Hunworth Common



View 10

View south-east along King Street



View 11

View north-west along King Street with the wall of Hunworth Hall gardens framing the view



View 12

View looking south-east down King Street





View 13

View looking north-east along Hunworth Road



View 14

View north from King Street of the riverbed



View 15

View south from the village hall of open fields



View 16

View north from King Street of the riverbed



View 17

View north from King Street of the riverbed



View 18

View of fields surrounding the Conservation Area from the churchyard



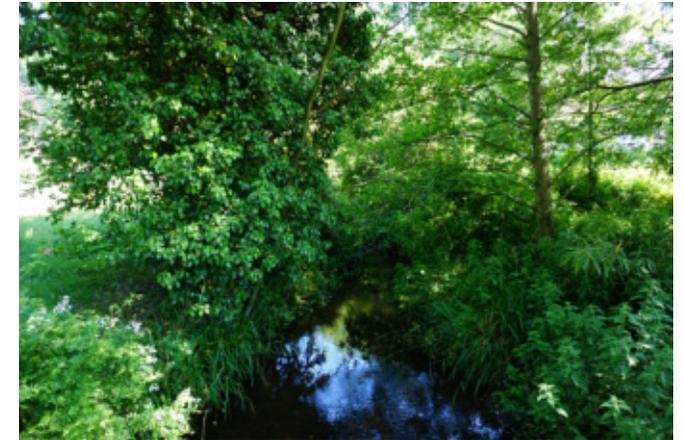
View 19

View of the river from the track running through Hunworth Common



View 20

View of the river from the bridge over Hunworth Road



View 21

View of the river from the bridge over Ramsgate Street



View 22

Close up view of St. Lawrence's Church from the churchyard



View 23

View of the church tower from Hunworth Road



View 24

View south from the hill on which the medieval ringwork stands



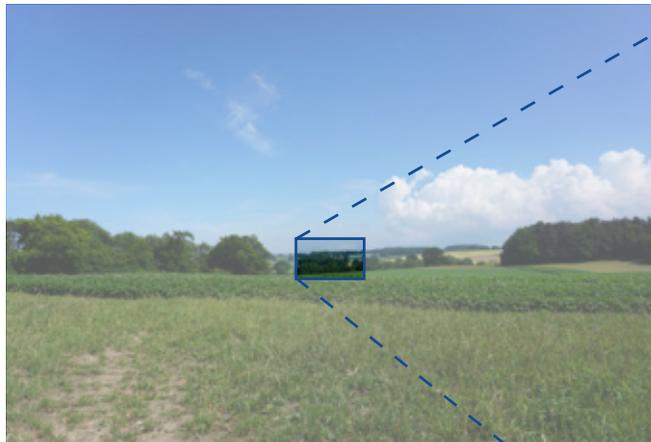
View 25

View looking north out of the Conservation Area across agricultural fields



View 26

View south-east out of the Conservation Area towards the tower of the former Church of St. Peter and St. Paul at Edgefield





4.3 TOWNSCAPE, SPATIAL ANALYSIS AND GREENERY

4.3.1 Street and Plot Patterns

The layout of Hunworth is principally defined by the course of the River Glaven, with the medieval ringwork having been located at the bend of the river for strategic defensive purposes and the mill being positioned on the river. The settlement extends along the south-west side of the river forming a cluster around the Green and Ramsgate Street at the south end and another grouping at the north end around St. Lawrence’s Church, Hunworth Hall and the Mill. As well as the main street running south-east to north-west, there are several other roads which lead out of the village in most directions.

There are some buildings along either side of King Street linking the two centres, though several of those on the south-west side of the street are twentieth century so the settlement pattern along here would have been quite dispersed before these were built. Between these clusters of buildings are fields or paddocks, giving the village a spaced out character, particularly separating the group around the church from the rest.

There is one outlying house, The Old Rectory (also known as Blickling House) which is positioned further north on higher ground along the Hunworth Road, which was built in 1849 so post-dates the earlier settlement in the village centres.

The Old Rectory and Hunworth Hall are larger houses with generous garden plots and some accompanying outbuildings. Most other houses sit in small to medium plots with some garden space to the front and back. The houses typically face the street, though there are a small number of exceptions where they are gable end to the road. There are two farms or former farms within the village: Green Farm at the north-west end of the Green and Hunworth Hall Farm at the junction next to the Mill and Hunworth Hall. These have buildings, such as barns and animal sheds, arranged around yards, though many have been converted to residential use. Some at Green Farm are set against the edge of the road on King Street, as are some along the north side of King Street. Further barns converted to residential use are located along King Street, close to the crossroads with Field Lane, though it is not known which farm these were attached to.

4.3.2 Boundary Treatments

Hunworth contains a number of different boundary treatments. Many areas have clearly defined boundaries. Most notably, stretches of cobble flint and red brick walls feature across the village with a higher concentration in the Hunworth Road/King Street junction area. This is due to the presence of two high status buildings: Hunworth Hall and the Church of St Lawrence. The substantial wall enclosing Hunworth Hall has a decorative profile end and clear evidence for different phasing. A cobble flint and red brick wall encircles the churchyard; the west stretch consists of red brick only suggesting a replacement or later phase. The entrance gates to the church are wooden with decorative ironwork and add character to the entrance. Smaller stretches of walling front cottages and medium sized houses, containing attractive front gardens. Along King Street walling fronts a cluster of cottages and on Ramsgate Street there are stretches of wall bordering cottages and medium sized houses. New gates and flanking walls have been added to the Green Farm property which, though somewhat tall, are in keeping due to their brick and flint materials and high quality construction.

The most common boundary treatment in the area is thick hedge with mature trees behind. This is especially prevalent along the line of the River Glaven. The density of hedges and trees provide a characterful enclosed feel and creates an attractive contrast to the openness and communality of the green.

The houses situated on the perimeters of the Green have small boundaries of hedge, fencing or walling and have the appearance of opening onto the green. The rope boundary of The Hunworth Bell public house creates a similar effect which opens the seating area to the surrounding setting. On Ramsgate Street, houses are further set back from the street and a variety of boundaries separate individual properties including walling, hedge, wooden picket fences and trees. An attractive wooden fence with trellis patterns wraps around the east and west sides of the junction of Hunworth Road and King Street contributing to the rustic scene of the area.



View of a small section of wall fronting cottages on King Street



View of the churchyard wall showing a decorative wooden and iron gate



Rope and post fence enclosing the seating area of The Hunworth Bell



New walls and gate at Green Farm



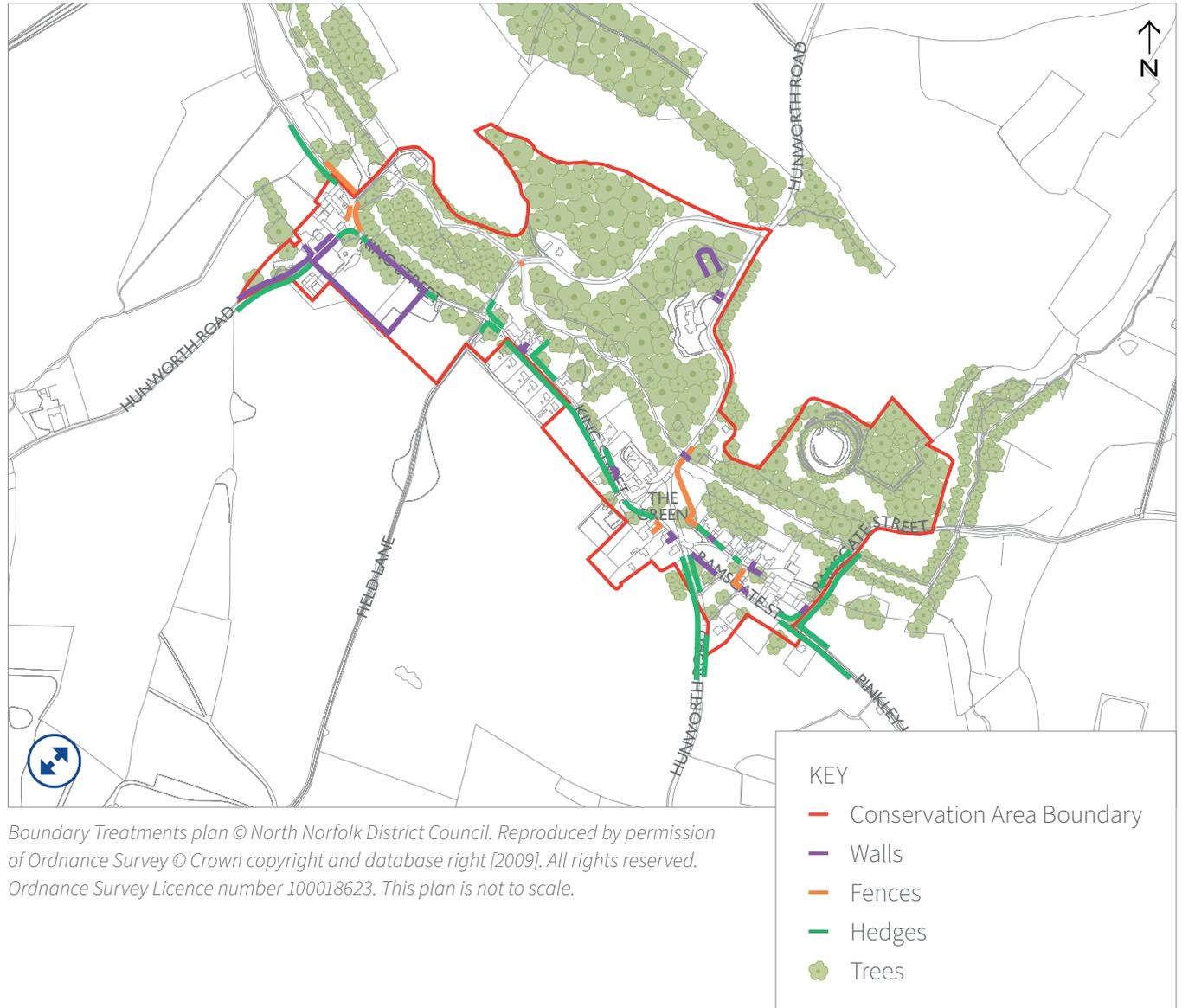
A variety of boundary treatments shown fronting the houses along the north end of the Green



Boundary wall to Hunworth Hall



Fence at the Hunworth Road/King Street junction



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 Hunworth, consistent with its character as a rural village. Road surfaces are tarmac with no pavements and minimal markings other than junction lines and faintly painted 'slow' signs. Grass verges line roads and the only edging stones are a few good quality granite kerb stones on short sections either side of Hunworth Road on the Green. There are three islands of grass in the Green flanking Hunworth Road which passes through the space from south-west to north-east. There are no formal parking areas in the village and vehicles are often kept on private driveways. There are instances of parked vehicles on the gravel drives across the Green which does not compliment the view, although with parking options limited this is unavoidable though should continue to be kept to a minimum. Many of the private driveways 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.

Street signs are limited with a small and traditional sign marking the Green. There are a number of modern fingerposts in different parts of the Conservation Area which contribute to Hunworth's rural and traditional character. Road signs are mostly sensitive, with speed and warning signs in a smaller size than standard. Road name signs are in a traditional style, with a black and white sign between two black upright posts. There is also a small timber noticeboard near the church and on the Hunworth Bell public house which are typical village features. An attractive cluster of street furniture sits in the north area of the Green including a post box, phone box (both in traditional red), finger post sign and timber benches which compliments the communal feel to the space.

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



Modern fingerpost sign in a traditional style



Wooden bench besides the west elevation of the church



Fingerpost positioned besides a post box, a telephone box and a street sign.



Traditional street sign



Timber bench on the Green



Small scale modern speed limit sign



Granite kerb stones on Hunworth Road



Gravel drives across the Green

4.3.4 Open spaces and greens

The Green in Hunworth forms the heart of the village where the narrow and semi-enclosed roads, King Street and Hunworth Road, meet in an open aspect space that topographically slopes upwards from east to west. The Green consists of three wide areas of grass with the north patch containing a cluster of mature trees. There are a number of small houses lining the south area of the Green which forms an attractive rhythm of buildings from north to south, wrapping around the contours of the Green to the west. A further small area of green is located to the south of the Green itself, between Hunworth Road and Ramsgate Street, containing grass and mature trees. The Green forms a small centre in the village as displayed by its public realm features, a public house and the site of a non-conformist Primitive Methodist chapel (now residential conversion).

The Conservation Area has many surrounding fields that help contribute to the rural setting and show the historic prominence of agriculture in the area. There are many large fields along the west side of King Street near to Hunworth Hall which have an open aspect view from the street against a green backdrop of trees. The fields provide an attractive setting for the large concentration of historic farm buildings in the north-west area of the village. To the east of the village, a series of fields line the north and south sides of Hunworth Road. The old tower of Edgefield church can be glimpsed to the south of Hunworth Road which is an attractive view in the village showing Hunworth in its wider landscape.

Whilst there are fields located south of the village, the landscape is more enclosed in character to the north with numerous mature trees. Hunworth Common is located north of the ringwork across Hunworth Road. It is mainly wooded but there are parts that are open and green close to Green Farm and to the north of the woodland.

The graveyard surrounding St. Lawrence's church is an attractive green space. It is enclosed by a cobble flint and red brick wall at the north-east tip of the Conservation Area. It has a private and quiet character which complements the reflective nature of the space. There are benches located in the graveyard and an attractive green backdrop of trees to the west and north of the space.



View of houses lining the south end of the Green



Graveyard enclosed by a wall with green backdrop beyond



Small fields and paddocks line King Street between buildings



Small area of open space between Hunworth Road and Ramsgate Street



4.3.5 Trees and Vegetation

Mature trees, hedges and grassy verges line areas of King Street to the north and Ramsgate Street and Hunworth Road to the east. The height and density of the trees create a semi-enclosed feel around the village which contributes to the rural character and contrasts with the open aspect of the Green. A cluster of mature trees is situated at the north end of the Green providing a different character from the south end, which appears more open and communal. There are a number of trees in the churchyard, mostly of native species.

Hunworth has large areas of woodland towards the north and east of the village. The mature trees lining the contours of the riverbed provide an attractive backdrop east of King Street and the Green. The dense woodland north-east of Ramsgate Street increases up a steep incline. The wooded area covers the scheduled ringwork and there is a walking route which provides pleasing views looking south-west of the wooded landscape from higher ground. It also demonstrates the strategic position of the ringwork fortification with views across the landscape, though presumably previously with fewer trees to obscure the land from view. Whilst vegetation covers the scheduled ringwork, the rounded shape of the mound can be discerned from the footpath. Hunworth Common also provides

a large area of woodland, with trees extending across to line Hunworth Road, creating a very enclosed feeling along this winding road.

Private gardens within the Conservation Area contribute to the countryside feel of the village. Many houses have cottage style gardens with flowers, plants, and traditional features such as trellises, picket fences and garden walls. Hunworth Hall has a much more formal appearance, with an attractive topiary garden which can be glimpsed from King Street. While there are many driveways, most are laid with soft surface materials and usually properties have gardens.

Hedgerows feature heavily 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. Some properties of the village have coniferous hedge boundaries; however, these stretches of hedge are fairly small and are surrounded by native trees and often front gardens. Private gardens also feature furniture such as benches which are often accompanied by potted plants or climbing plants.



Small cottage style front garden showing climber plants and potted plants



Formal topiary garden behind Hunworth Hall



Cluster of mature trees located at the north end of the Green



Area of dense woodland near to the scheduled ringwork in the Castle Hill area



4.3.6 Water

The River Glaven runs in the eastern part of the village from south-east to north-west. The river served a mill which survives in the village as a residential conversion. As milling was the main industry of small towns and villages along the Glaven Valley, the presence of the river helps to define the historic practices of the village. The weir in the river creates the pleasant sound of running water that can be heard along King Street whilst the path of the river is largely lined with a row of mature trees which indicate its presence and contribute to the rural feel.



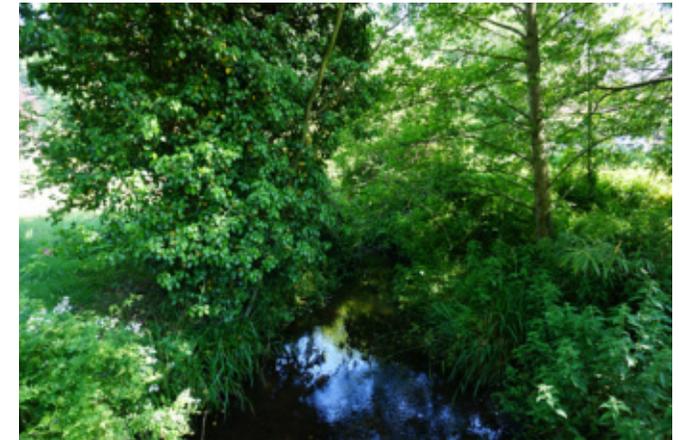
Trees lining the riverbank



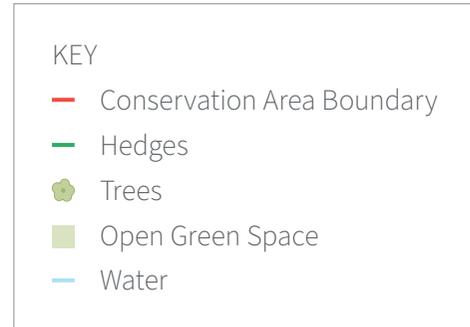
Ford across the track leading through Hunworth Common



View of the river from the track leading through Hunworth Common



View of the river from the bridge across Hunworth Road



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



4.4 ARCHITECTURE

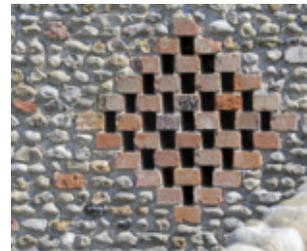
4.4.1 Materials

In Hunworth, building materials are typical of the North Norfolk vernacular, comprising predominately flint, red brick and red clay pantiles with a few examples of black glazed clay pantiles. On some houses and farm buildings, flints have been used decoratively to create shapes, dates, and patterns. Moulded brick is commonly used for chimneys and chimney pots are mostly red terracotta. Cobble flints are the main walling material for buildings and boundaries, with red brick dressings around windows and doorways. A black tar coating has been used to protect some agricultural buildings and plinths. However, there are many houses which are purely built of red brick especially in the Green area. There is a single house on the Green with an attractive render in a pale colour. The village hall is made of vertical timber boards alluding to weatherboarding, a vernacular material to the area which features on some farm buildings.

Modern houses in the Conservation Area are typically red brick but many examples have also used flint cobbles on walling which complements nearby historic buildings, for example at the south-east of the Conservation Area on Ramsgate Street and on King Street. Corrugated sheeting is used on a modern agricultural shelter but its use should be limited within the Conservation Area.

The church is made of mainly cobble flints with some knapped flints to the porch buttresses and crenulations. It also has ashlar stone quoins, dressings on the tracery windows and small carvings to buttresses. Stone is not a local material and therefore reflects the high status of the building. The residential converted non-conformist chapel south of the Green also has decorative stone arches and a plaque reflecting its original status as public building.

Materials Palette



4.4.2 Building Types and Design

Most buildings in Hunworth are houses and were constructed for residential use. However, there are many conversions to residential from agricultural use and one from a place of worship: the Primitive Methodist Chapel south of the Green. Hunworth Hall and The Old Rectory are the largest houses in the village located on the periphery of the Conservation Area. There are cottages and medium sized houses throughout the village. A cluster of these frame the Green. There are also similar sized houses along King Street and Ramsgate Street, towards the south and east ends of the street. There are a number of converted agricultural buildings with concentrations at the north end of the Green where Green Farmhouse is located, at Hunworth Hall Farm and along King Street where a series of barns and agricultural buildings have been converted. The former Hunworth Mill has also been converted into a dwelling.

The church has a unique use in the village as a place of worship and the village hall and public house are traditional communal spaces. There are no derelict properties in the village.



Cottages

The historic cottages in Hunworth typically take the form of two storey buildings with steeply pitched gable roofs of red clay pantiles. The cottages take a variety of plan forms including detached, semi-detached and terraced. The walling materials are often cobble flints with red brick dressings. Chimneys are red brick with red terracotta chimney pots. Brick and flints are also used to create decorative details such as date stones and small embellishments above the doorways of cottages. The cottages located on the Green are of similar massing and size which creates a pleasing rhythm of repeated rooflines and bays in this small village centre. The cottages along the east side of King Street tend to be semi-detached and set further back from the road within cottage gardens to the front. Similarly, the row of cottages on Ramsgate Street are set very far back from the road.

There are many surviving timber windows or good examples of replacement windows in timber. On cottages the traditional opening form is for side-hung casements. However, there are a number of instances where the timber windows have been replaced with unsympathetic uPVC with examples of white and dark frames. As with windows, traditional doors are painted timber. Timber plank doors are common on small cottages.



Detail of brick and flint decorative embellishment on cottage wall



Semi-detached cottage on King Street



Row of cottages on Ramsgate Street



Cottages on the Green



Medium sized houses

There are a variety of different styles of houses in Hunworth that can be classified as medium sized, typically formed of three bays and two storeys. There is a scattering of modern and historic medium sized houses on the Green built of red brick such as Harthill House, a symmetrical house from the eighteenth century. There is a cluster of modern and historic properties of this size around the small crossroads on King Street both at street level and set back in private gardens. In the Ramsgate Street area, there are medium houses with different roof lines of cobble flint and red brick; many of these properties are not street facing. While some are still vernacular in style, there are also examples of houses of this size with a more formal design, featuring more symmetrical facades and taller floor to ceiling heights. Examples include Poplar Cottage and Dickers on the Green, and The Firs on King Street.

The houses typically have pitched red clay pantile roofs and red brick chimneys. Brick is sometimes used for decorative details such as quoins and window lintels. Weatherboarding painted dark colours can be seen on the gable ends of some houses. There are some iron tie plates located on the gables of houses.

There are surviving timber casement windows, with timber sash windows on houses of a more formal design. However, there are some instances where the timber windows have been replaced with unsympathetic uPVC, with examples of white and dark frames on the houses, though many imitate the appearance of timber windows by having subtle frames and round arches. As with windows, traditional doors are painted timber. On the more formal houses these are panelled doors instead of being constructed of planks.



Medium sized house on Ramsgate Street with a variety of roof pitches



Medium sized house located near the river



Poplar Cottage on the Green



House adjacent to the church



Large houses

The Old Rectory (Blickling House) and Hunworth Hall are the largest houses in the village with much grander proportions and designs than the other houses in the village. The Old Rectory is a Grade II listed, 1849 house of red brick in Tudor Revival style inspired by local late medieval building traditions. The house and the walled garden located east of the house can be glimpsed through the curtain of mature trees and hedge flanking the south side of Hunworth Road.

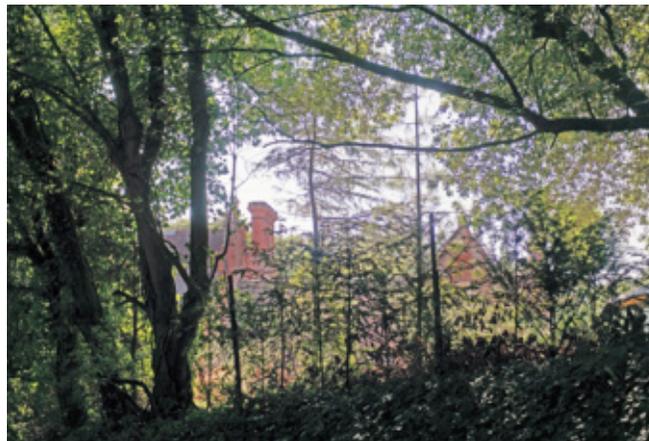
Hunworth Hall is a Grade II listed house of c.1700 constructed of brick with a rendered front elevation. The upper storey is fenestrated with rows of elegant timber sash window, shaped brick gables and the chimney stacks of the hall can be glimpsed from King Street. The grand proportions and massing to the house contrasts with the smaller vernacular houses in the village.



View of Hunworth Hall glimpsed from King Street



Shaped gable of Hunworth Hall from King Street



The Old Rectory (Blickling House) glimpsed view from Hunworth Road



Modern houses

Hunworth contains a scattering of modern houses, mostly on the central section of King Street, between older houses on the north side of the Green, and on the plot between Hunworth Road and Ramsgate Street at the south end of the Conservation Area. While there is a row of interwar detached houses lining King Street and a post-war house at the south end of the road, these are not included in the Conservation Area. These have hipped roofs, moulded brick chimneys and a symmetrical arrangement of central door and flanking windows with a brick string course. The modern houses within the Conservation Area are typically set back from the road. The materials used on the houses and boundary walls are in keeping with the local vernacular of red brick or cobble flint dressed with red brick, with red clay pantiles.

Extensions onto historic houses occur more frequently in the village. There are examples of red brick extensions in the green which are mostly sensitive except the use of uPVC windows. There are a number of garage extensions with uPVC doors which are less successful and draw attention away from the heritage assets they are attached to.



Modern house located on the Green



Modern detached house between Ramsgate Street and Hunworth Road



Interwar detached house west of King Street but not included within the Conservation Area boundary



Conversion to Residential

The majority of conversions to residential are from farm buildings, with the exception of the Primitive Methodist chapel north of the Green. The conversion of farm buildings are primarily long barns of cobble flint, red brick and red clay pantiles. Several examples can be seen in the north end of the Green, on King Street and at the King Street/Hunworth Road junction. Barn conversions are typically one storey with storeyed end bays. There are many examples where large areas of glazing have replaced barn doors but retained the space of the opening which alludes to the original function of the building. On King Street, there is also an example of wooden shutters that have been retained near openings, which is an attractive feature and respects the conversion. Ventilation slits can be seen on the apex of gable ends which also address the original function of the building. Some higher status barns at Hunworth Hall Farm include decorative brickwork forming patterns and initials/dates within the flint wall.

The Primitive Methodist Chapel has sensitively been converted into a house. On the front elevation, the door and fenestration have been retained as has a stone plaque above the doorway that would have likely have been inscribed originally.



A sensitive barn conversion on King Street



Wooden shutters flanking openings on a barn conversion



Converted chapel in the north end of the green



Converted barn at Hunworth Hall Farm

Church of St. Lawrence

The Church of St Lawrence is a landmark building in Hunworth of eleventh and fifteenth century fabric with a lead roof and downpipes. The walling material is rubble flint with diagonal buttresses with knapped flint flushwork. The west tower has an embattled parapet roof with quatrefoil tracery windows. The south porch contains galletted flint. The church is the only building in the village which contains galletting, stone tracery, ashlar cut stone and knapped flints; all of these materials reflect its high status and historic importance.



The west tower showing the embattled parapet roof



Detail of a gargoyle on west tower



View from east end of the church



Detail from south elevation of the church showing two phases of windows



Village Hall

Hunworth Village Hall has a unique function as a multi-purpose community space. It dates from the twentieth century and is located on the west side of King Street. The hall is formed of one storey with three bays and a porch parallel to the street. It is clad in vertical timber boarding with a seamed metal roof.



View of the Village Hall from King Street



Close view of the front elevation of the Village Hall

The Hunworth Bell Public House

Historically known as ‘The Blue Bell’, The Hunworth Bell can be seen on OS maps from the late-nineteenth century and was established in 1836. It is in the north end of the green and stands at the upper end of the slope in landscape that rises from east to west. The building has an ‘L’ shaped plan that opens onto the Green and seating within a rope and post barrier. It is



Front elevation of The Hunworth Bell pub

one and a half storeys and is constructed of cobble flints with brick dressings to the windows and walls, all painted white with signage in painted black lettering. The roof is gabled with red pantiles with a small dormer. The fenestration of the building is framed in timber and varied in form which gives the building a historic character.



Detail of windows and painted lettering facing the green



Hunworth Mill

Hunworth Mill dates from c.1750. It is not readily visible from the public highway but is seen in photographs online.¹⁵ The building is a long range, set across the river. It is two storeys with an attic floor denoted by dormers. The walls are brick and flint, with several sections of timber weatherboarding, and clay pantiles. The original machinery in the mill was intact when it was sold in 1974 and, as an overshot watermill, the drive of power to the stones was from above, a rare configuration in this area.



Hunworth Mill seen from the road

Barns and Farm Buildings

Most of the farm buildings in Hunworth are now residential conversions. However, within two of the farm complexes, smaller farm buildings exist alongside the conversions. At Green Farmhouse located north of the Green, a small farm building north of the complex may remain unconverted. It is a one storey cobble flint and red brick building with a gabled red clay pantile roof. The materials and scale of the building is in keeping with other buildings in the complex.

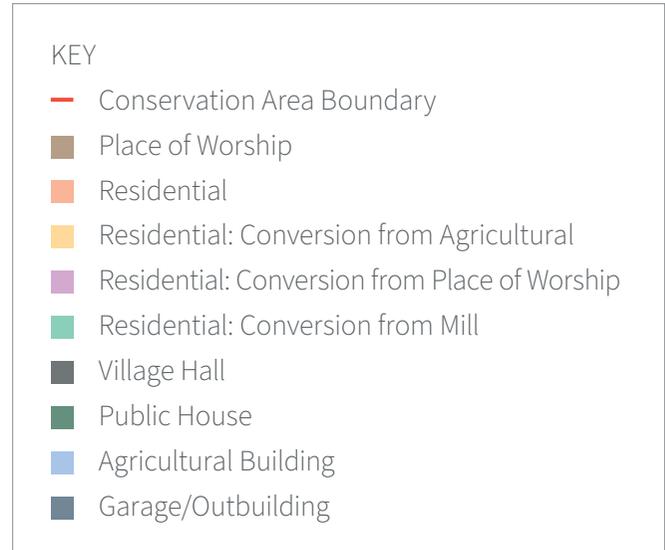
In the barn complex north of Hunworth Hall, three farm buildings may remain unconverted, including a former pigsty. The buildings are predominantly of pebble flint but have large areas of red brick and weatherboarding on gable ends. Large wooden barn doors can be seen from the street which is an important feature that characterises the functions of the buildings.



Former pigsties at Hunworth Hall Farm



Unconverted farm building at Hunworth Hall Farm



Plan showing types of buildings in the Hunworth 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.

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 Scheduled Monument](#)

[5.5 Heritage Assets Plan](#)

[5.6 Archaeology Summary](#)

5.1 INTRODUCTION

The Hunworth 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 12 listed buildings within the Conservation Area and one Scheduled Monument. Of the 12 listed buildings, ten are listed at Grade II and two are listed at Grade II*, those being Hunworth Mill and attached Millhouse and the Church of St. Lawrence. The Scheduled Monument is Castle Hill Medieval ringwork.

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 63 and listed in detail in the heritage asset audit at [Appendix C](#).

5.3 LOCALLY LISTED BUILDINGS

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

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

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

Buildings within Hunworth 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](#).

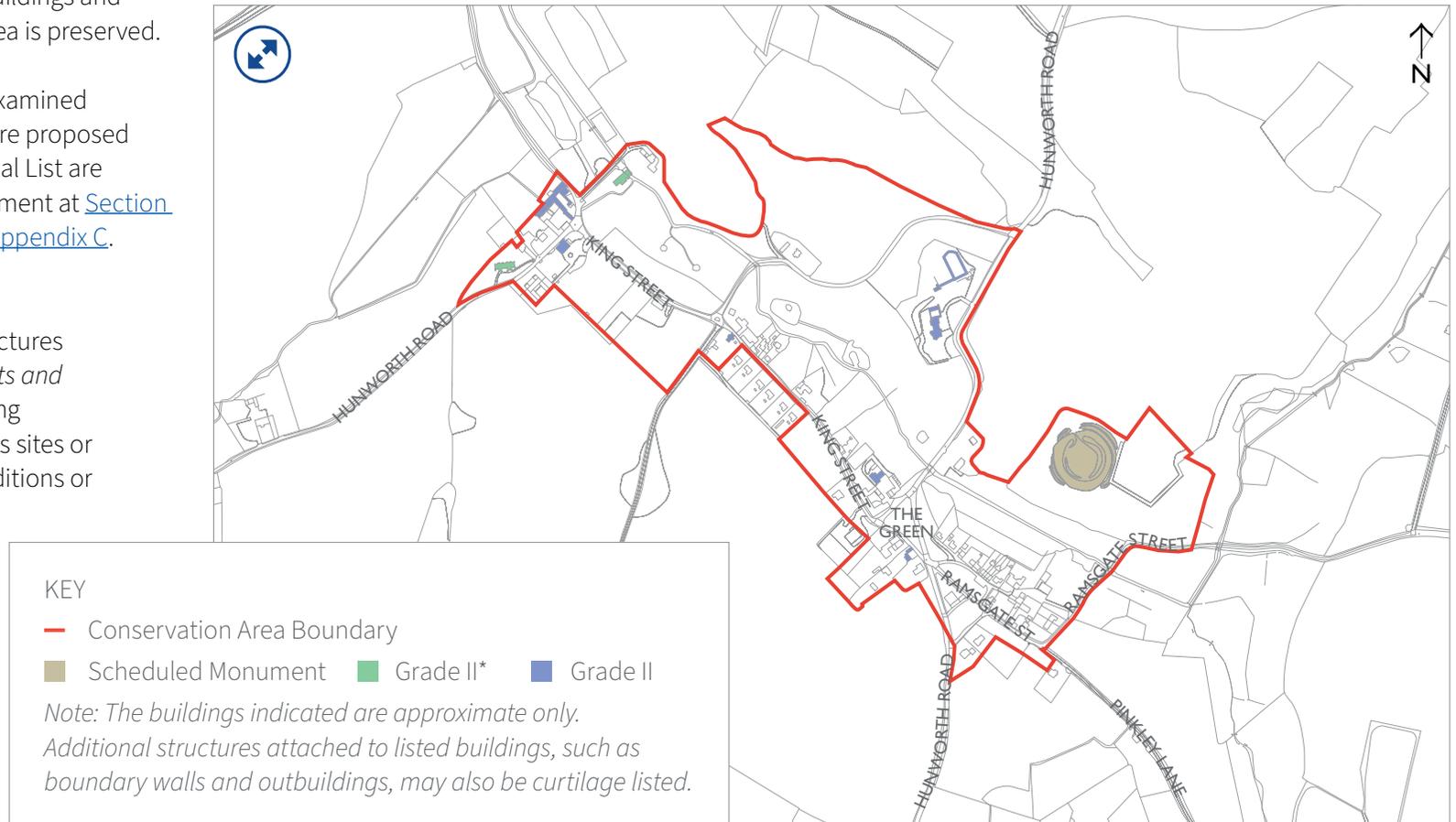
5.4 SCHEDULED MONUMENT

Scheduled monuments are sites or structures designated under the *Ancient Monuments and Archaeological Areas Act* of 1979 as having archaeological interest. Scheduling gives sites or structures protection as alterations, additions or demolitions are controlled by scheduled monument consent, which is required by Historic England when change is proposed. There is one scheduled monument in the Conservation Area: Castle Hill medieval ringwork, a fortification dating from the early medieval period.

5.5 HERITAGE ASSETS PLAN

The following plan highlights the spread of non-designated heritage assets and Listed Buildings within the Conservation Area. This accompanies the gazetteer in [Appendix C](#). Omission of a specific feature

should not lead to the presumption that such a feature is insignificant, and proposed alterations within the Conservation Area should be subject to individual assessment of significance.



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



5.6 ARCHAEOLOGY SUMMARY

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

Hunworth lies within the parish of Stody, which is a large parish south of Holt. Its name comes from the Old English for ‘horses’ enclosure’, and there is evidence of human activity within the area dating back to the prehistoric period. The earliest evidence of occupation is evidenced by a number of worked flint tools (NHER 29721, 40645), a polished axehead dating to the Neolithic period (NHER 6496) and an arrowhead (NHER 36685). Finds dating from the Bronze Age include copper alloy axeheads (NHER 6497, 6498, 29721 and 35016), a dagger blade (NHER 35016) and a spearhead (NHER 11466).

There have been no structural features dating to the Roman period recorded within the parish, but there have been a number of finds including coins (NHER 6499, 29721, 50024), brooches (NHER 29721, 44045, 50024), pottery fragments and a pin (NHER 29721). Artefacts dating to the Saxon period that have been found within the parish comprise a stirrup strap mount, pottery fragments and a brooch (NHER 29721).

St Lawrence’s Church (NHER 6529) has a twelfth century west tower and a Late Saxon window in the nave with elements in the north side dating from 1300.

Castle Hill Ringwork (NHER 1059) is an almost circular enclosure with a single bank and ditch, sitting on a knoll above the Glaven Valley. Small scale excavations have been carried out but were not able to date the site, though it is thought to be Norman. There are a number of surviving earthworks visible from aerial photos that are thought to be platforms and ditches where medieval houses once stood within the parish, and medieval to post-medieval pottery, and flint and mortar foundations have been exposed by agriculture.

Dickers (NHER 35088) on the Green is a two storey flint house dating from 1682, and Hunworth Hall, a two storey rendered brick house dating from 1699 and built for Edward Britliffe are two of the oldest post-medieval houses in Hunworth. Other seventeenth century houses in Hunworth include Green Farm (NHER 35161) an early-seventeenth century rendered and colour washed house, The Firs (NHER 47797) and Hunworth Watermill (NHER 6530) which is both a watermill and miller’s house and the only example existing in Norfolk where the power to the mill stones was delivered from above. The Midland and Great Northern Railway (north to south line) (NHER 13584), built in the 1880s ran through the north of the parish, but was closed in the 1960s.



Section 6

Street-by-Street Assessment

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

Contents

- [1 Hunworth Road/King Street Junction](#)
- [2 King Street](#)
- [3 North End of the Village Green](#)
- [4 South End of the Village Green](#)
- [5 Hunworth Common](#)
- [6 Castle Hill](#)

6 Street-by-Street Assessment

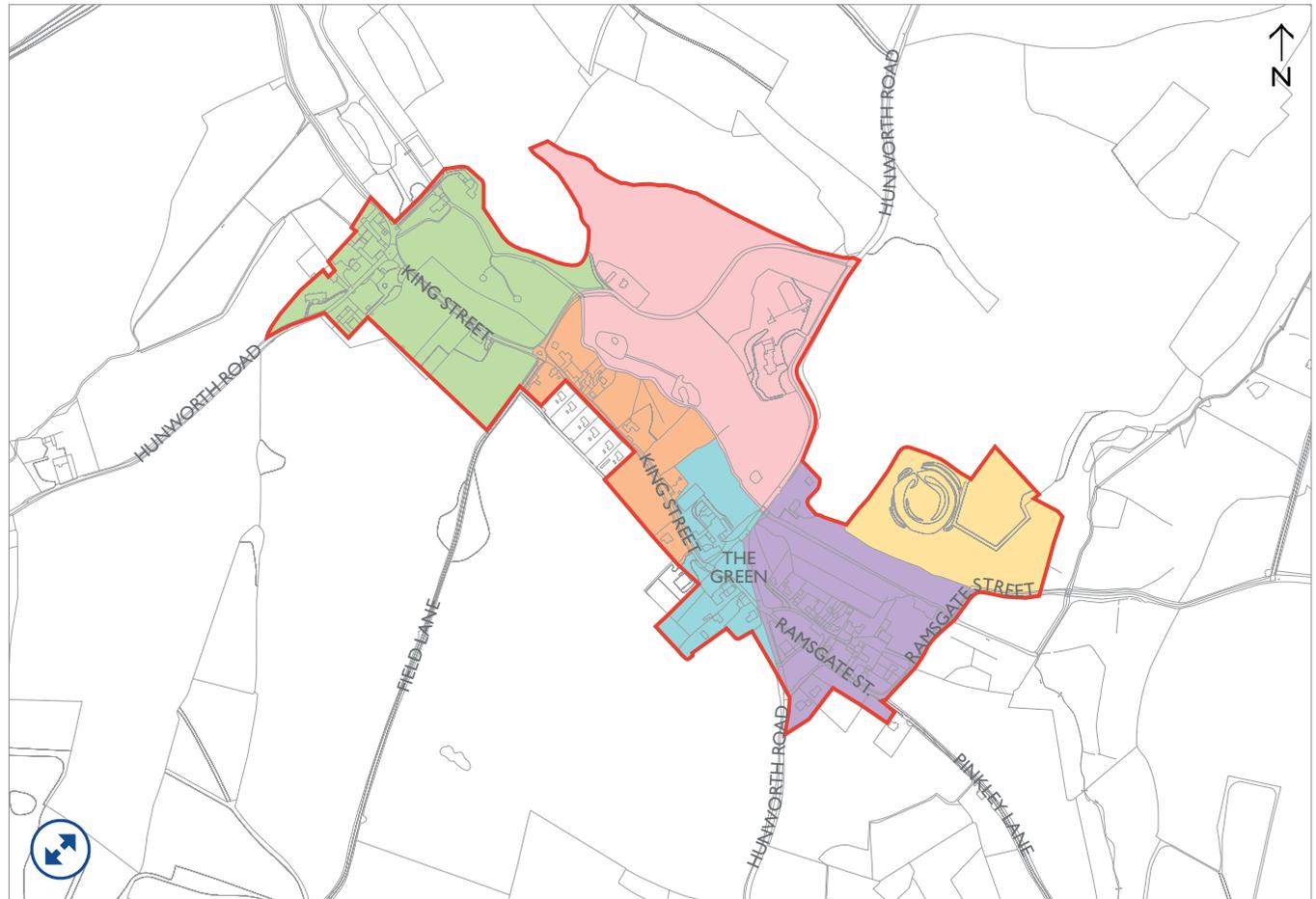


Each of Hunworth's streets and open spaces have different characteristics. This assessment, prepared on an approximately street by street basis, provides more details on the issues, opportunities for enhancement and recommendations specific to different areas of the Conservation Area. More details on 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
- Hunworth Road/King Street Junction
- King Street
- North End of the Green
- South End of the Green
- Hunworth Common
- Castle Hill



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. HUNWORTH ROAD/KING STREET JUNCTION

Northern centre of the village focusing around brick and flint barns, Hunworth Hall and Church of St. Lawrence. Enclosed feel due to mature trees, with the river running parallel to King Street and wall of Hunworth Hall garden flanking the south side of the road.



Defining Features

- Quiet, rural and enclosed character with mature trees and hedgerow on east side and open fields spreading out from the west.
- Material palette of brick, flint, red clay pantiles and weatherboarding.
- Stretches of flint walling dressed with brick along King Street and Hunworth Road enclosing the landscaped gardens of Hunworth Hall.
- King Street follows pattern of the river and the sound of running stream can be heard from road.
- Open junction with few road markings, grassy verges and fingerpost sign of rural character.
- Farm buildings (some converted to residential), a hall house, a village hall, medium sized houses and a church.

- Focal point of the area is flint and brick gable with ornate dates and initials on barn north of Hunworth Hall.
- Wooden gates and fences used for appropriate vernacular feel.
- Church set on edge of the area within an open graveyard with brick and flint boundary wall.
- Historic corn mill positioned on river in north-east area which can be glimpsed from the road.

Key Issues

- Presence of uPVC detracts from heritage assets.
- Section of wall on Kings Street and section of wall enclosing Church of St. Lawrence have patches of overgrown greenery.
- Car parking in junction area cluttering area and detracting from the rural character.

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1. HUNWORTH ROAD/KING STREET JUNCTION (CONT.)

Recommendations and Opportunities for Enhancement

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

- When uPVC windows/doors are at the end of their lives and require replacement, this should be done with painted timber.
- Carefully remove greenery from the wall. An historic building conservation specialist may be required to ensure structural stability and appropriate repair techniques and materials are used.
- Cars should be kept on private driveways and hidden from view where possible.

Listed Buildings

Grade II*

- Church of St. Lawrence
- Hunworth Mill and attached Milhouse

Grade II

- Hunworth Hall
- Stock Shed c.70m north of Hunworth Hall
- House and attached cow shed c.20m north of Hunworth Hall
- Barn c.70m north of Hunworth Hall
- Pig sties c.50m north of Hunworth Hall

Proposed Locally Listed Buildings

N/A



2. KING STREET

Mid-section of King Street north of the village. North end encompasses a crossroads with a cluster of houses, converted farm buildings and cottages of red brick and flint; further south is a pair of semi-detached cottages with defined boundaries.



Defining Features

- Crossroad area is largely shaded by tall trees and hedges, small tracks and island of grass which creates a semi-enclosed rural feel.
- Area around converted barn at the northern end of the area forms a cluster with buildings set close to the line of road.
- Brick, flint and red clay pantile material palette throughout the area.
- Black tar covering used on some flints for protection.
- Walls and hedges clearly define boundaries.
- Building types include converted barn, cottages and medium sized houses.
- Focal point of the area is converted barn on east side of King Street.

Key Issues

- uPVC windows feature on some historic buildings.
- Presence of wires, telegraph poles and aerials clutter rural image of the street.
- Front garden of one cottage is now converted driveway with block paving slabs detracting from green feel of area.
- Windows on barn conversion have thick surrounds.



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2. KING STREET (CONT.)

Recommendations and Opportunities for Enhancement

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

- When uPVC windows/doors are at the end of their lives and require replacement, this should be done with painted timber.
- Alternative methods for receiving telephone reception such as underground cables would help to tidy the area.
- Driveways should be kept to the minimum size necessary and should be enclosed with a boundary to the street. Soft surfacing treatments, such as gravel, should be used to maintain a rural feel.

Listed Buildings

Grade II

- The Firs

Proposed Locally Listed Buildings

N/A

3. NORTH END OF THE GREEN

South-eastern entrance to King Street defined by brick cottages, a barn conversion, street ornaments and an intrusive agricultural shed. Opens onto north end of the Green bordered by a public house and Green Farmhouse.



Defining Features

- Gradual incline upwards in topography from the river to the north up to the west of the Green.
- Mature trees border north of the Green in front of Green Farmhouse and then opens towards the south with an open aspect.
- Materials are brick or brick and flint with red clay pantiles.
- Building types include Hunworth Bell pub, farm buildings at Green Farmhouse, a converted barn, a modern agricultural building and cottages.
- West boundary of area adjacent to the Green is lined with tall deciduous trees.
- Street furniture includes benches, lamp post box, fingerpost signage and phone box which appropriately characterise central Green area.

Key Issues

- Presence of uPVC on Hunworth Bell and parts of Green Farmhouse.
- Large agricultural shed adjacent to the Conservation Area boundary detracts from small houses and historic farm buildings which characterise King Street. Also the associated large splay of concrete at the access point to it.
- Presence of bins left on street in front of properties.
- Presence of wires, telegraph poles and aerials clutter rural image of the street.

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3. NORTH END OF THE GREEN (CONT.)

Recommendations and Opportunities for Enhancement

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

- When uPVC windows/doors are at the end of their lives and require replacement, this should be done with painted timber.
- Consider planting to screen the agricultural barn.
- Bins should be removed from street front and if not, hidden from view where possible.
- Alternative methods for receiving telephone reception such as underground cables would help to tidy the area.

Listed Buildings

Grade II

- Green Farm House
- Dickers

Proposed Locally Listed Buildings

N/A

4. SOUTH END OF THE GREEN

Two broad areas of green bordered by small to medium houses that sweep along the north boundary of the open space. Ramsgate Street curves to the east and is lined with red brick and flint cottages and medium sized houses. River to the north.



Defining Features

- Row of small and medium houses facing the Green on north side and wrapping around to the north-east have a pleasant rhythm of pitched red clay pantile roofs and chimney stacks.
- Open aspect to the Green.
- Grassy verges bordering parts of Ramsgate Street.
- Buildings on the Green have small front gardens with low fence or hedge boundaries, medium sized houses around the bend on Ramsgate Street are set back from the road with garages and driveways.
- Timber sign on the Green.
- Material palette of red and black glazed clay pantiles, brick and flint.
- Small nonconformist chapel at south end of the Green converted to residential use.

- Triangular shaped area of mature trees and flint and brick wall divide Ramsgate Street and Hunworth Road.
- Combination of residential houses, a barn conversion and a converted place of worship.

Key Issues

- Presence of uPVC on some houses flanking the Green and cottages on Ramsgate Street. The uPVC window on the east side of the converted chapel is in a key position at the south end of the space.
- Presence of wires, telegraph poles and aerials clutter rural image of the street.
- Bins on grass verges spoil views.
- Cars and motorbikes parked on the Green.

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4. SOUTH END OF THE GREEN (CONT.)

Recommendations and Opportunities for Enhancement

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

- When uPVC windows/doors are at the end of their lives and require replacement, this should be done with painted timber.
- Alternative methods for receiving telephone reception such as underground cables would help to tidy the area.
- Bins should be removed from street front and if not, hidden from view where possible.
- If possible, cars should be parked on private properties and preferably hidden from view.

Listed Buildings

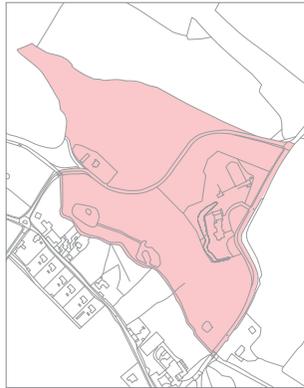
N/A

Proposed Locally Listed Buildings

N/A

5. HUNWORTH COMMON

North stretch of Hunworth Road in the northern part of the village. Significant slope upwards from the river. Busiest road in the area winds uphill and is lined with hedges and trees giving a semi-enclosed feel. Clusters of mature trees on west side of road around the Old Rectory (Blickling House). Patches of woodland and open fields beyond the west side of Hunworth Road.



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Defining Features

- River runs from north to south and has a ford where a track runs alongside the river and a weir west of this.
- River is flanked by a track and meadow.
- Medium sized historic red brick and flint house with outbuilding besides river creates an attractive focal point in the view from the ford.
- Crow-stepped gable and elaborate cluster of brick chimneys from Blickling House can be glimpsed through the greenery on Hunworth Road.
- Continual slope upwards of land from the river along windy stretch of road.
- Steep verges covered in greenery line each side of the road.
- View across field west of the road with green backdrop.
- View of Edgefield old church tower east of Hunworth Road in front of a green backdrop.
- Very few road markings and subtle road signage.

Key Issues

N/A

Recommendations and Opportunities for Enhancement

None, though the general recommendations within the Management Plan also apply.

Listed Buildings

Grade II

- The Old Rectory and attached walls and stables (Blickling House)
- Walled gardens and attached structures north of the Old Rectory

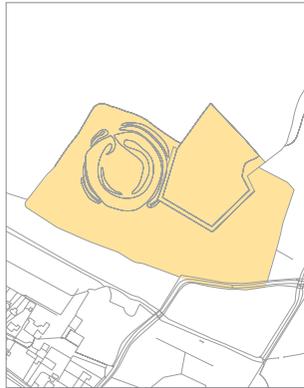
Proposed Locally Listed Buildings

N/A



6. CASTLE HILL

A medieval castle surviving as a ringwork is situated in woodland sloping dramatically upwards from the north of the green with agricultural fields to the east of the ringwork.



Defining Features

- Quiet and picturesque area of the Conservation Area defined by woodland and fields.
- Steep footpath running from south to north and curving around south edge of the ringwork.
- Ringwork monument on a rounded hill partially obscured by small trees and vegetation.
- Open aspect to the east with view into agricultural fields.
- Mature trees flanking footpath create a semi-enclosed feel.

Key Issues

- Vegetation obscuring public footpath and view of ringwork.

Recommendations and Opportunities for Enhancement

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

- Areas of growth around footpath and ringwork should be maintained for public access.

Scheduled Monument

- Castle Hill medieval ringwork

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Section 7

Vulnerabilities and Opportunities

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

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7.1 CONDITION

Generally, the condition of the conservation area is very 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. These include:

- Some boundary walls with vegetation growth to them. This indicates the presence of cracks or degrading mortar which has allowed water in and seeds to germinate. If left untended this could cause issues with the integrity of mortar joints. The walls should be repaired using lime mortar appropriate for use on historic structures (see section 7.2 and 8.3.1 below);
- One small outbuilding which also has vegetation growth and evidence of cracks and flanking cement mortar; and
- The disused telephone box on the Green appears dirty and would benefit from cleaning or repurposing for another use, such as to house a defibrillator or as a community library.



Outbuilding in poor condition with overgrown vegetation



Disused telephone box is tired and could benefit from repurposing for another use



Vegetation growth to a wall, likely to be causing structural damage



Vegetation growth to a wall



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 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

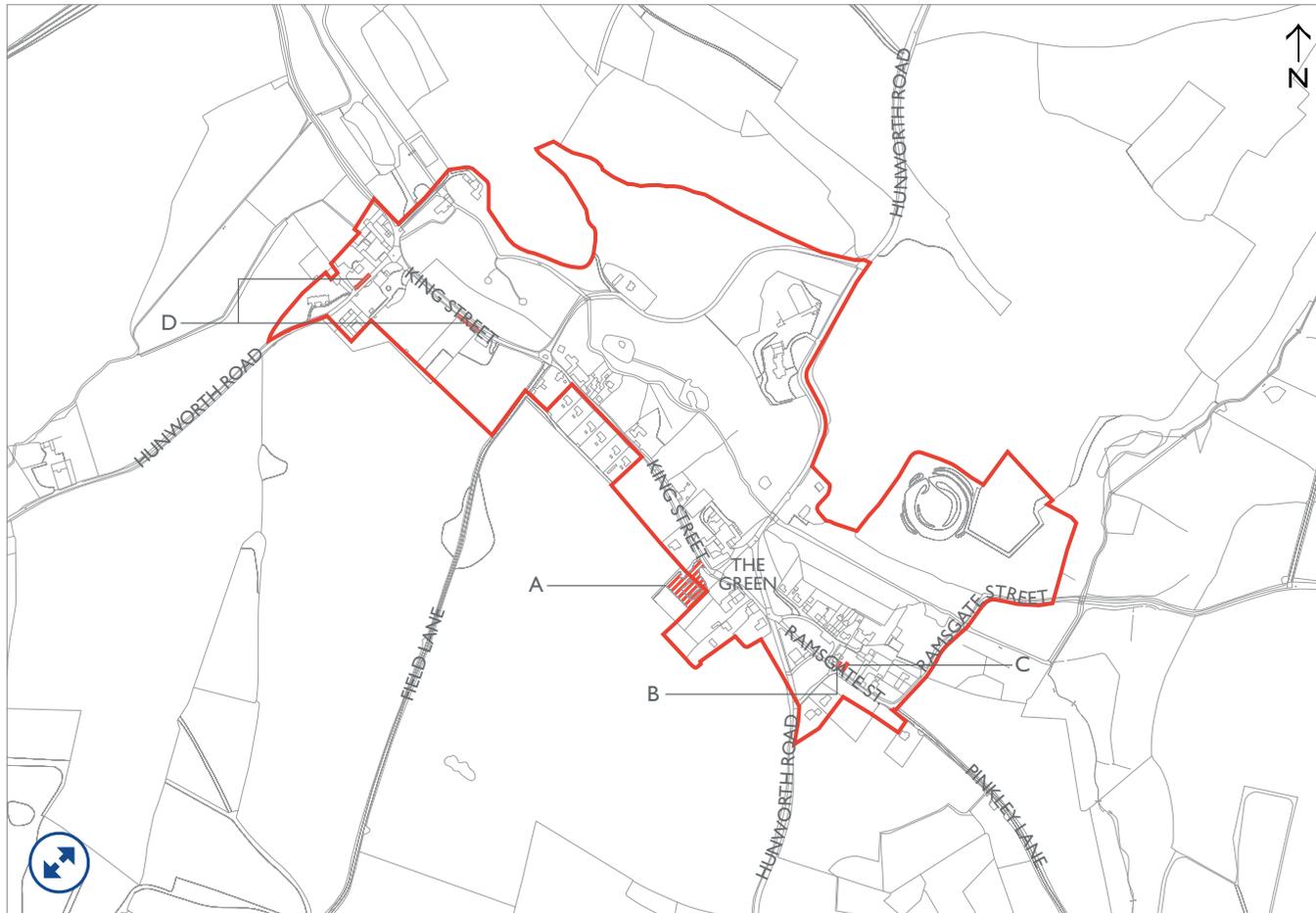
the existing) maintain the aesthetic, though not the evidential, value of the historic windows. It can also be possible with some windows to incorporate slimline double-glazing to traditional style timber windows without affecting the appearance substantially. Visible trickle vents also disrupt the appearance of both timber and uPVC windows. 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 or the use of cement mortars is not appropriate as this also traps moisture and reduces the breathability of buildings. Traditional lime mortar should be used for renders or pointing 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.

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. There were very few modern accretions to buildings noted in Hunworth which negatively affect their appearance and that of the Conservation Area as a whole, other than the include the addition of satellite dishes prominently on the front of houses. Other features which could cause a threat in the future are the addition of plastic downpipes and gutters, solar panels, ventilation pipes, and excessive aerials on properties. If deemed appropriate, added features like solar panels should be located away from view from the public highway. Rainwater goods would ideally be in cast iron but if this is not possible then plastic version in black should be located as discreetly as possible. Wheelie bins are an unfortunate suburban feature which spoil the setting of historic buildings and places. Where possible these should be stored away from the roadside and potentially screened from view by planting or a sensitive enclosure.

Inappropriate Features





KEY

- Conservation Area Boundary
- ▨ Negative Feature
 - A Modern agricultural barn and concrete access splay
 - B Outbuilding in poor condition
 - C Concrete driveway
 - D Wall with excessive vegetation growth

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 Hunworth into the landscape of the Glaven Valley. There are also some larger fields between groups of houses in Hunworth, particularly along King Street, and these green open spaces are an important part of the character of the Conservation Area which should not be eroded by excessive 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 Hunworth. New individual houses should remain relatively small 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 does not necessarily have to match those of the existing buildings in the area.

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

7.4 RURAL CHARACTER AND SUBURBANISATION

Hunworth's rural character is one of the things that make it so special. With the potential for a gradual growth in houses on the edges of settlements, the desire of owners to improve their properties and the conversion of once functional agricultural buildings into residential use, there is a risk of suburbanisation or over-restoration of buildings and public realm or

surfacing treatments. Elements such as hard surfacing, for example kerbs, bricks or concrete as opposed to gravel, formal gates, loss of grass verges, conifer hedging, high or hard fences and larger parking areas could erode the informal, rural feel of the area. External lighting and light pollution at night is also a threat, as part of the night time character of the area is one of darkness, with the ability to see the stars. Excessive signage should be avoided and traditional signage, such as timber finger posts as opposed to modern metal road signs, should be encouraged. Road markings are generally quite minimal and this should remain the case.



Hard concrete driveway created with the loss of the boundary treatment



7.5 SECOND HOME OWNERS AND HOLIDAY COTTAGES

Hunworth’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 sees 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 Hunworth, 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 will help to preserve the special character of Hunworth 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 Hunworth there is one barn located on the south side of King Street, close to the western end of the Green. It is open on all sides, with a corrugated metal roof. Together with the gravelled plot in which it sits, it is incongruous in views at close range from King Street when compared with the historic buildings surrounding it, though it is not visible in longer range views from within the Conservation Area.

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



Modern agricultural barn seen from King Street



7.8 RIVER LOCATION AND CLIMATE CHANGE

Historic buildings and environments may be affected by changing climate 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 Hunworth, 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,¹⁸ both in ecological terms and as a threat to historic buildings. Those buildings on or next to the river, such as the mill, 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 climate 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.

7.9 ARCHAEOLOGY

The medieval ringwork on the hill above Hunworth is an important archaeological feature linking both to the history of the village and the River Glaven. At present it is accessible via a public footpath, though the feature is not easily interpreted if the viewer is not aware of the remains. There is a lack of any interpretation giving people an understanding of the ringwork and it would be beneficial to have some form of interpretation panel or signposting within the village to direct people to the feature.

Climate change may have an impact on the ringwork as damage may occur to below ground archaeology 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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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 Hunworth 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 Hunworth 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 Hunworth Conservation Area.

- Nationally and locally designated buildings and associated structures and features should be preserved and enhanced.
- Fundamental to the character of Hunworth 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 clusters of building around the Green and the church, with dispersed development along King Street.
- The rural character of the village should be preserved: urban or suburban introductions will not be permitted and an overly manicured public realm will be avoided.
- Any new development, whether attached to an existing building or detached in its own plot, must be appropriate in terms of scale, massing, design and materials. It should be the minimum necessary to meet the required demands for housing. It will be of high quality in both its design and construction so that it is valued by current and future generations.
- Landscaping associated with new development should be appropriate to the character of the Conservation Area and current open 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 and woodland surrounding the village will be preserved.
- The important archaeological remains of the medieval ringwork will be preserved and better interpreted.



8.3 RECOMMENDATIONS

8.3.1 Repairs, Materials and Techniques

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

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

Recommendations

- Buildings and structures should be maintained in good condition.
- Repairs should be on a like-for-like basis wherever possible. That is, a repair that matches the historic element removed in terms of material, method of construction, finish and means of installation.
- Maintenance and repairs should be undertaken on a regular basis in order to 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 windows) and doors should be preserved and maintained through diligent repair.
- The appearance of windows and doors that are recent replacements made to match the original or historic designs should be retained.
- Chimneys and chimney pots should be retained and preserved. Where rebuilding is necessary, the design and form of the existing chimney should be retained and historic materials reused where possible.
- Patterns of flint and/or brickwork in buildings and boundary walls will be preserved. If rebuilding is necessary, a record will be taken in advance of works starting and the wall rebuilt to match exactly.
- Inscription stones, plaques and decorative features will be retained and preserved in situ.
- Historic gates, railings and walls will be retained and preserved. Where new gates or railings have been made to match removed historic ones, the pattern, form and materials will be preserved in any future replacements.



8.3.3 Alterations, Extensions and Demolition

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

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

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

What is a Heritage Impact Assessment?

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

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

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

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

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



Article 4 Directions can be placed on individual properties by local planning authorities to restrict certain permitted development rights. This can be a means of providing extra controls over the type and extent of development that is allowed. Given the existing controls that Conservation Area designation brings, plus the Listed Buildings within the Hunworth 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 Hunworth 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 satellite dishes, should not be located on primary elevations or street frontages.
- Any modern materials added to a building should be high quality and sympathetic.

8.3.4 New Development

New development may take the form of replacement buildings or construction on undeveloped plots. Any new development should respect the character of the Conservation Area in which it is proposed. 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. In Hunworth the pattern of development, with clusters of buildings around the Green and at the church, with sparse development along King Street, should be respected. Open plots between areas of building are common and should not be completely filled in with new building.

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 several 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 and markings should be kept to a minimum and more traditional forms of signage, such

as finger posts, should be encouraged. Where modern road signage is required, this should be in smaller sizes wherever possible. Road markings should be kept to a minimum to preserve the rural character of the village.

Hunworth 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 Hunworth, particularly the Green, 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 will be limited, with any physical measures required being sympathetic to the character of the Conservation Area.

8.3.6 Setting and Views

The setting of Hunworth contributes to its special interest. The physical setting encompasses the River Glaven and the riverbed, agricultural land and woodland on hills surrounding the village. The location on a key bend in the river is important for its history and as a factor in the villages, layout and character.



The ability to appreciate heritage assets individually or collectively from key viewpoints contributes to their special interest. In Hunworth views across the Green are important, as are views of key buildings like the church, or glimpsed views of the river from roads. Lighting has the potential to impact on the ability to appreciate the dark skies of the area.

Recommendations

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

8.3.7 Archaeology

The medieval ringwork is an important archaeological feature which at present is not interpreted and is difficult to understand to the casual passer-by. It would benefit from signposting from within the village and an interpretation panel on the public footpath close to its location.

Recommendations

- Improve signposting and interpretation of the medieval ringwork.

8.3.8 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 and on the map on [page 94](#). In most cases the proposal changes rationalise the boundary so that fields are removed and included within the surrounding Glaven Valley Conservation Area, while domestic gardens are included within the Hunworth Conservation Area. The main change is the removal of Hunworth Mill from the Hunworth Conservation Area and its inclusion instead within the Glaven Valley Conservation Area, where its has particular significance as one of the few remaining mill buildings on the river. It is also proposed that the early twentieth century houses along King Street should be included to reflect their contribution to the historic development of the village.

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

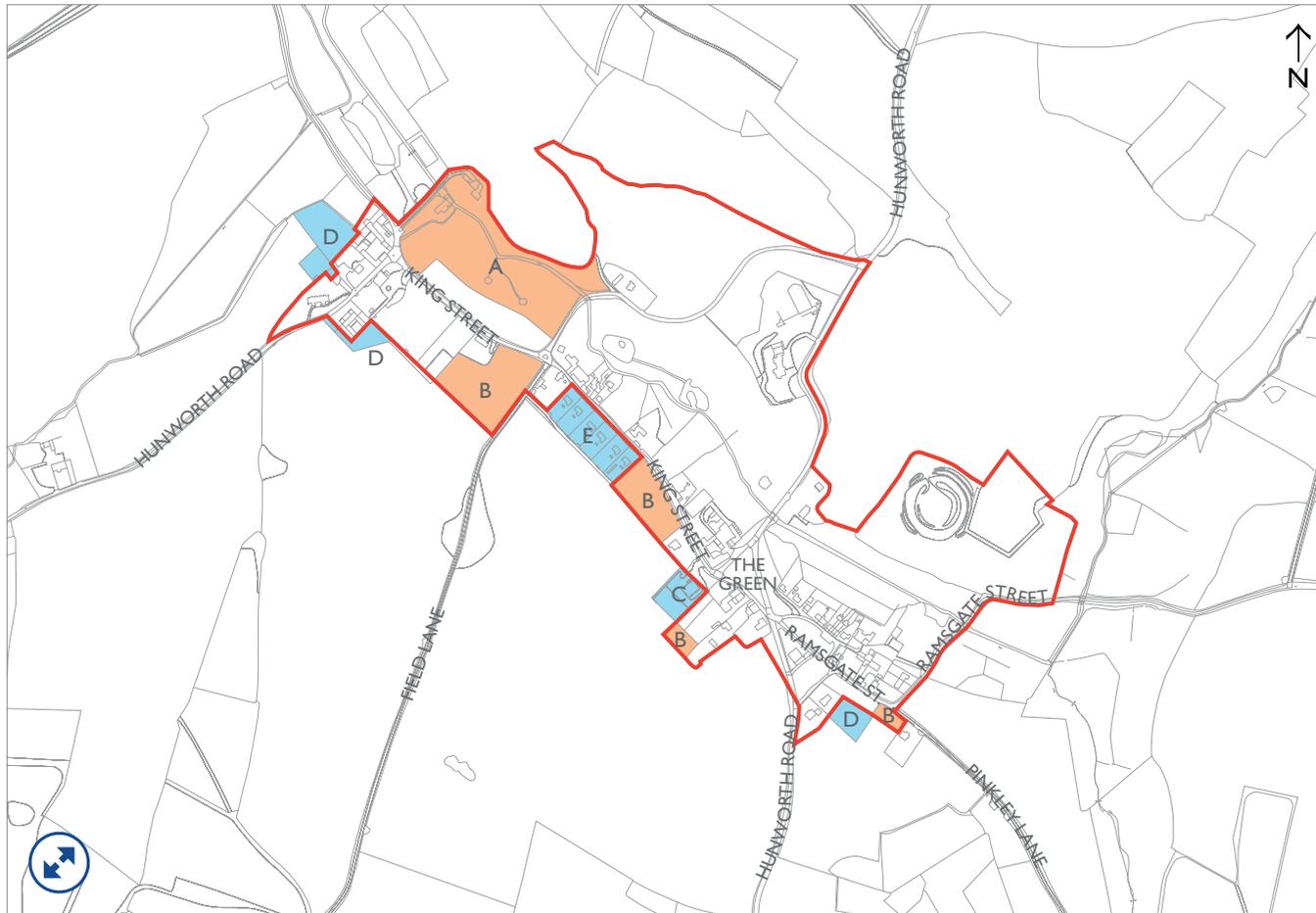
Proposed boundary changes are outlined below.

Exclude from the Conservation Area boundary:

- A Though Hunworth Mill is a key building within the village, it also has very strong links to the Glaven River, as one of only five mill buildings remaining out of an original 16. As such, it is felt that it would be more appropriate to remove this building, its plot and some of the surrounding riverbed from the Hunworth Conservation Area and instead retain it within the Glaven Valley Conservation Area, where its significance as a mill building on the river more appropriately lies. The shifting of this building from one Conservation Area to another will not reduce the protection which it has, merely that it will have a better defined assessment of its special interest upon which planners and conservation officers will be able to more accurately judge planning permissions for change according to the effect it will have on the Conservation Area's characteristics.
- B There are several small sections of field that are included in the boundary on the south side of King Street and on Pinkley Lane. These also better relate in character to the significance of the Glaven Valley Conservation Area, where another key characteristic of its significance is the agricultural landscape which supported the farms in the land surrounding the river. These are therefore proposed for removal from the Hunworth Conservation Area but retention within the Glaven Valley Conservation Area.

Include within the Conservation Area boundary:

- C Only part of the plot on which the modern agricultural barn on the south side of King Street sits is included within the Hunworth Conservation Area boundary. To rationalise the boundary so that the plot is not split between the Hunworth and Glaven Valley Conservation Areas it is proposed that the boundary is redrawn so that whole of the plot is within the Hunworth Conservation Area as the barn is linked to Green Farm and the built development of the village.
- D There are three domestic plots which are split so that part is within the Hunworth Conservation Area and part is within the Glaven Valley Conservation Area. In order to rationalise the boundary and so that domesticated garden plots are contained within the Hunworth Conservation Area, where they better relate to the built development of the village rather than the agricultural landscape of the Glaven Valley, it is proposed that the entirety of these plots are included within the Hunworth Conservation Area and excluded from the Glaven Valley Conservation Area.
- E The six detached houses on King Street appear to have been built to the same pattern and probably at the same time in the early twentieth century, possibly to provide good housing as part of the Stody estate. The moulded details to the chimney, string course and tiled hipped roofs as well as their comfortable proportions elevate them above the average house of this period. It is proposed they are included in the Conservation Area for their architectural interest and their historical interest in illustrating the development of Hunworth.



KEY

- Current Boundary
- Proposed exclusion from the Conservation Area
- Proposed inclusion within the Conservation Area

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 Hunworth Conservation Area should be at the heart of changes made within the area. All its residents have the opportunity to contribute to the preservation and enhancement of the village and ensure that it is passed on to future generations.

RESEARCHING THE HISTORY OF A BUILDING OR SITE

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

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

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

PLANNING ADVICE

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

ADVICE ON CONSERVATION BEST PRACTICE

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

FINDING A CONSERVATION ARCHITECT, CONSULTANT OR CONTRACTOR

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

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

TRACKING OR COMMENTING ON PLANNING APPLICATIONS

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



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

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

COMMUNITY ACTION

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

Appendices



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Appendix A

Endnotes and Bibliography



ENDNOTES

- 01 Section 69 (1), Planning (Listed Buildings & Conservation Areas) Act 1990
- 02 Section 71 (1), Planning (Listed Buildings & Conservation Areas) Act 1990
- 03 Section 71 (2) and (3), Planning (Listed Buildings & Conservation Areas) Act 1990
- 04 [http://www.heritage.norfolk.gov.uk/record-details?TNF1704-Parish-Summary-Stody-\(Parish-Summary\)](http://www.heritage.norfolk.gov.uk/record-details?TNF1704-Parish-Summary-Stody-(Parish-Summary))
- 05 Robert Liddiard, 'Hunworth' in "Landscapes of Lordship": Norman Castles and the Countryside in Medieval Norfolk, 1066-1200, pp.96-98.
- 06 Len Bartram, *Hunworth and Stody*, p. 17.
- 07 [http://www.heritage.norfolk.gov.uk/record-details?TNF1704-Parish-Summary-Stody-\(Parish-Summary\)](http://www.heritage.norfolk.gov.uk/record-details?TNF1704-Parish-Summary-Stody-(Parish-Summary))
- 08 historicengland.org.uk/listing/the-list/list-entry/1017672
- 09 Len Bartram, *Hunworth and Stody*, p. 14.
- 10 <http://www.norfolkmills.co.uk/Watermills/hunworth.html>
- 11 *ibid.*
- 12 <http://www.heritage.norfolk.gov.uk/record-details?MNF6529-St-Lawrence%27s-Church-Hunworth&Index=6008&RecordCount=57338&SessionID=39909ecb-a1fa-4b30-bea6-962a5d11c33c>
- 13 North Norfolk SSSI Citation, accessed: <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1001342.pdf>
- 14 Holt Lowes SSSI Citation, accessed: <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1002710.pdf>
- 15 Norfolk Mills, 'Hunworth Mill', <http://www.norfolkmills.co.uk/Watermills/hunworth.html>
- 16 See Historic England *Local Heritage Listing* (2016) for more details
- 17 Hunworth – Stody, Heritage Explorer Norfolk (<http://www.heritage.norfolk.gov.uk/record-details?TNF1704>) [accessed 1st April 2020].
- 18 Holt-Wilson, 2014, p.8
- 19 The legal interpretation established in *South Lakeland DC v Secretary of State for the Environment and Rowbotham* [1991] 2 L.P.R. 97



ARCHIVE MATERIAL

NORFOLK RECORD OFFICE

Maps

DN/TA 370 Hunworth Tithe Map

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

Estate Surveys

NRS 21385 Survey of the Estate of Robert Britiffe Esq in the parishes of Hunworth, Stody, Thornage, Bringingham in Norfolk, 1726

MC 662/4 *Map of Estates of Hudson Gurney in Bodham and Baconsthorpe*, 1833

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

NORFOLK HERITAGE CENTRE

Maps

C 9111.4261 Faden Map of Norfolk, 1797

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

Plan of part of the Stody Estate, Norfolk, for sale by auction by Francis Hornor & Son, 1965

Photos

C/HUN Hunworth photographs

SECONDARY SOURCES

Bartram, Len, *Hunworth and Stody*, 1999

Cozens-Hardy, Basil, 'The Glaven Valley', *Norfolk Archaeology*, Vol. XXXIII

Liddiard, Robert. 'Hunworth' in "Landscapes of Lordship": *Norman Castles and the Countryside in Medieval Norfolk, 1066-1200*, *BAR British Series 309*, 2000, pp.96-98.

Pevsner, Nikolaus and Wilson, Bill, *The Buildings of England: Norfolk 1: Norwich and North-East*, 2002

PAST REPORTS

Historic England, *Conservation Principles, Policies and Guidance*, 2008

Historic England, *Conservation Area Appraisal, Designation Management: Historic England Advice Note 1 (second edition)*, February 2019

Historic England, *The Setting of Heritage Assets: Historic England Good Practice Advice in Planning Note 3 (second edition)*, December 2017

Ministry of Housing, Communities and Local Government, *National Planning Policy Framework*, 2019

Ministry of Housing, Communities and Local Government, *National Planning Practice Guide*, 2018

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

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



WEBSITES

An Assessment on the effects of conservation areas on value (May 2012) Gabriel M Ahfeldt, Nancy Holman, Nicolai Wendland. <https://historicengland.org.uk/research/current/social-and-economicresearch/value-and-impact-of-heritage/valueconservation-areas/>

British History Online, Hunworth, <https://www.british-history.ac.uk/topographical-hist-norfolk/vol9/pp400-403>

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

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

Norfolk Heritage Explorer, Stody, [http://www.heritage.norfolk.gov.uk/record-details?TNF1704-Parish-Summary-Stody-\(Parish-Summary\)](http://www.heritage.norfolk.gov.uk/record-details?TNF1704-Parish-Summary-Stody-(Parish-Summary))

Norfolk Mills Hunworth watermill, <http://www.norfolk Mills.co.uk/Watermills/hunworth.html>

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

Open Domesday, <https://opendomesday.org/place/IG0635/hunworth/>

Stody Estate, <https://www.stodyestate.co.uk/>

LEGISLATION

Planning (Listed Buildings and Conservation Areas) Act 1990

Appendix B

Glossary of Terms



Alteration

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

Conservation Area

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

Conservation

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

Designated heritage asset

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

Heritage asset

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

Historic environment

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

Preserve

To keep safe from harm¹⁹ (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

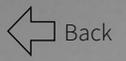
The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may 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.



HUNWORTH ROAD/KING STREET JUNCTION

Address / Building Name	Church of St. Lawrence
Street-by-Street Area	Hunworth Road/King Street Junction
Status	Grade II*
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049189

Brief History	C11-C15
Brief Description	Parish church. Flint with stone dressings. Lead roof. Square tower with crenellations. Traceried windows.



Address / Building Name	Hunworth Hall
Street-by-Street Area	Hunworth Road/King Street Junction
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1152900

Brief History	c.1700. Centre and left to rear infilled c1930.
Brief Description	House. Two storeys with attic and cellar. Brick, front rendered, black unglazed pantiles. Dutch gables to ends of main range. Timber sash windows and casements.



Address / Building Name	Pig Sties c50m north of Hunworth Hall
Street-by-Street Area	Hunworth Road/King Street Junction
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1152911

Brief History	Early C19.
Brief Description	Pair of pigsties. Flint with brick dressings. Hipped pantile roof. Enclosed yards to front.



Address / Building Name	House and attached cow shed c20m north of Hunworth Hall
Street-by-Street Area	Hunworth Road/King Street Junction
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1304541

Brief History	Dated 1700.
Brief Description	Agricultural building converted to house. Two storeys. Flint and brick with pantile roof. South-east gable of flint with decorative brickwork of hearts and lozenges. Date 1700 and initials BER for Edmund and Rebecca Britiffe.



Address / Building Name	Stock shed c70m north of Hunworth Hall
Street-by-Street Area	Hunworth Road/King Street Junction
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373795

Brief History	Late C19.
Brief Description	Stock shed. Flint and brick mosaic walls, pantile roof. Open sided to south, supported on wooden posts. Two enclosed yards to front.

Address / Building Name	Barn c70 north of Hunworth Hall
Street-by-Street Area	Hunworth Road/King Street Junction
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049190

Brief History	C1700.
Brief Description	Barn. Flint with brick dressings, pantile roof. Ventilation slits. North-east gable with initials EB for Edmund Britiffe.



HUNWORTH ROAD/KING STREET JUNCTION (CONT.)

Address / Building Name	Hunworth Mill
Street-by-Street Area	Hunworth Road/King Street Junction
Status	Grade II*
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049191
Brief History	Watermill, mid C18. Millhouse, late C18/early C19.
Brief Description	Two storey mill to the north-east, set over River Glaven, with two sluice arches and a large weatherboarded gabled loft projecting forward to north. A rare type of installation for the mill equipment which has the drive to the stones from above. The mill house is five bays and two storeys with attic. Brick with pantiles. All windows renewed late-C20.



KING STREET

Address / Building Name	The Firs
Street-by-Street Area	North end of the Green Area
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049192
Brief History	C17/C18. C19 porch.
Brief Description	House. Two storeys. Flint with brick dressings and pantile roof. C19 gabled porch to north elevation.



NORTH END OF THE GREEN

Address / Building Name	Green House Farm
Street-by-Street Area	North end of the Green Area
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1152936
Brief History	Early C17 with later additions and alterations. Late C18 rear wing. C19 and C20 additions to the rear.
Brief Description	House. Two storeys. Flint with brick dressings. Pantile roof. L-plan. Timber sash and casement windows.

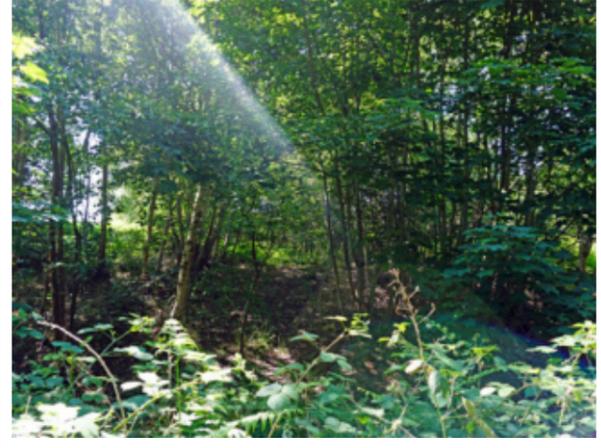


Address / Building Name	Dickers
Street-by-Street Area	North end of the Green Area
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373796
Brief History	Date 1682. C19 and C20 additions.
Brief Description	House. Two storeys. Flint and red brick with pantile roof.



SOUTH END OF THE GREEN

Address / Building Name	Castle Hill medieval ringwork, Hunworth
Street-by-Street Area	South end of the Green Area
Status	Scheduled Monument
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1017672
Brief History	Late-Anglo-Saxon to later twelfth century. One of only five recognised examples in Norfolk.
Brief Description	Site commands village and two crossings of the River Glaven. Defended area surrounded by a ditch and bank, previously surmounted by a timber palisade. Ringwork is 95m in diameter. Earthworks survive with possible remains of features such as buildings preserved in the interior of the enclosure.



HUNWORTH COMMON

Address / Building Name	The Old Rectory and attached walls and stable block
Street-by-Street Area	Hunworth Common
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1253197
Brief History	Dated 1849 on the entrance porch.
Brief Description	Two and three storeys. Brick in Flemish bond with tile roofs. Leaded casements. Tudor Revival Style. Adjacent service wing in more modest style to the north. Stable block to north.



Address / Building Name	Walled gardens and attached structures north of Old Rectory
Street-by-Street Area	Hunworth Road/King Street Junction
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1153086
Brief History	1850
Brief Description	Walled garden with Tudor-arched gateway dated 1850. Two storey structure in a style to match the Old Rectory to the south.



Appendix D

Full Size Plans



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