

Sharrington

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.

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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.



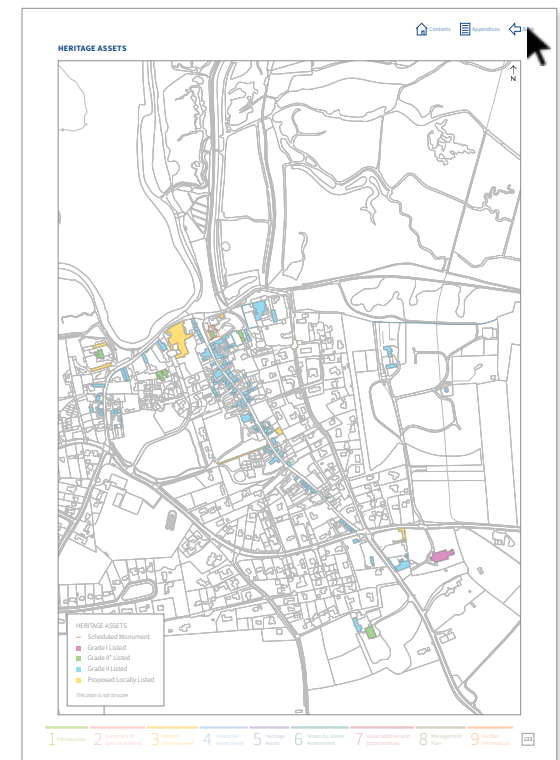
- Advertisements and other commercial signage may be subject to additional controls and/or require planning permission.
- Changing the use of a building (e.g. from residential to commercial) will require planning permission.

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.

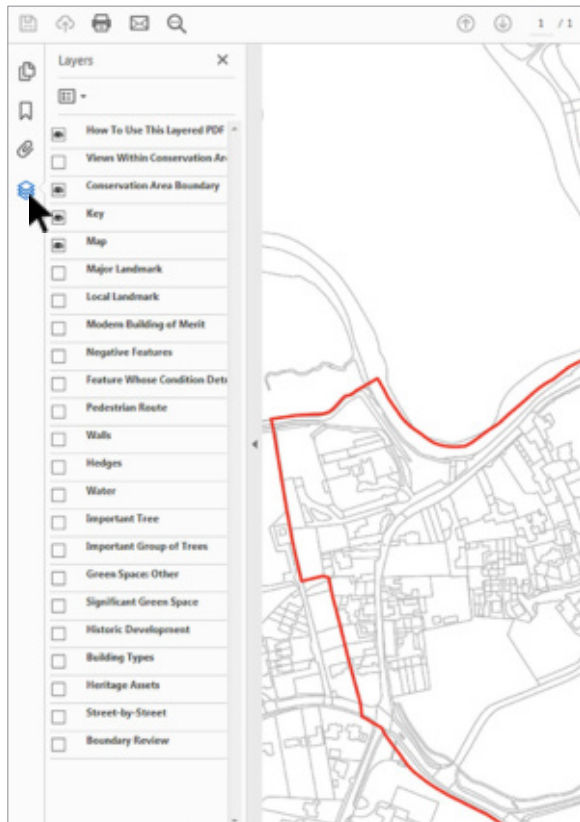


How to Use the Layered PDF in Appendix D


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

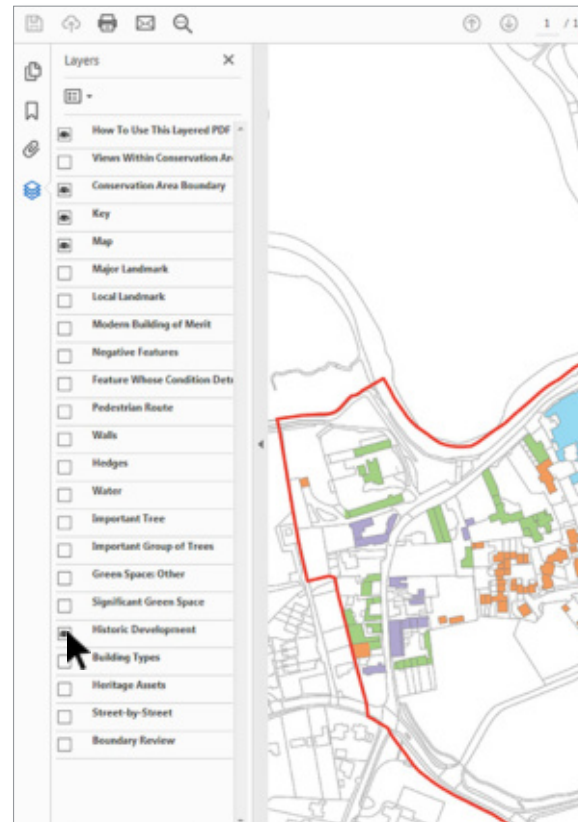
Click on the layers icon  to open the layers panel. This will bring up options for the different mapping elements that are available to view.



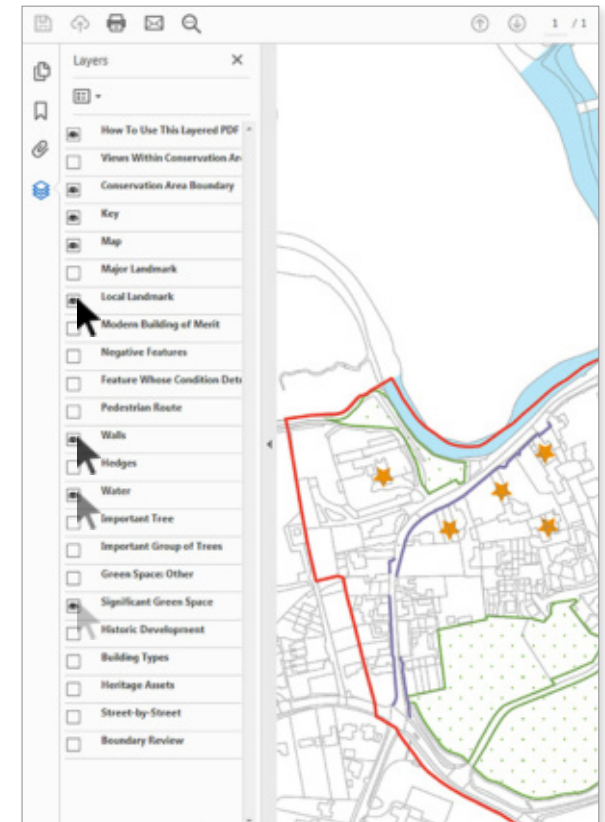
Viewing Different Layers

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 Sharrington 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 SHARRINGTON CONSERVATION AREA

The Sharrington Conservation Area was originally designated in 1974. The designation covers a dispersed village, with clusters of historic buildings set between wide open fields. The shape of the built part of the village has changed over the centuries. The oldest surviving fabric is found in the Village Cross and All Saints Church, both on Bale Road. At the centre of the village is Sharrington Hall, which is generally dated as sixteenth century and is surrounded by barns that reflect its place at the centre of an agricultural estate. Notable seventeenth century farmhouses are found in Daubeney Hall Farmhouse and Hunt Hall Farmhouse. There are a variety of other buildings, including two former public houses, a former school and the old rectory, with the late nineteenth century estate cottages around the village contributing a sense of unity.

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

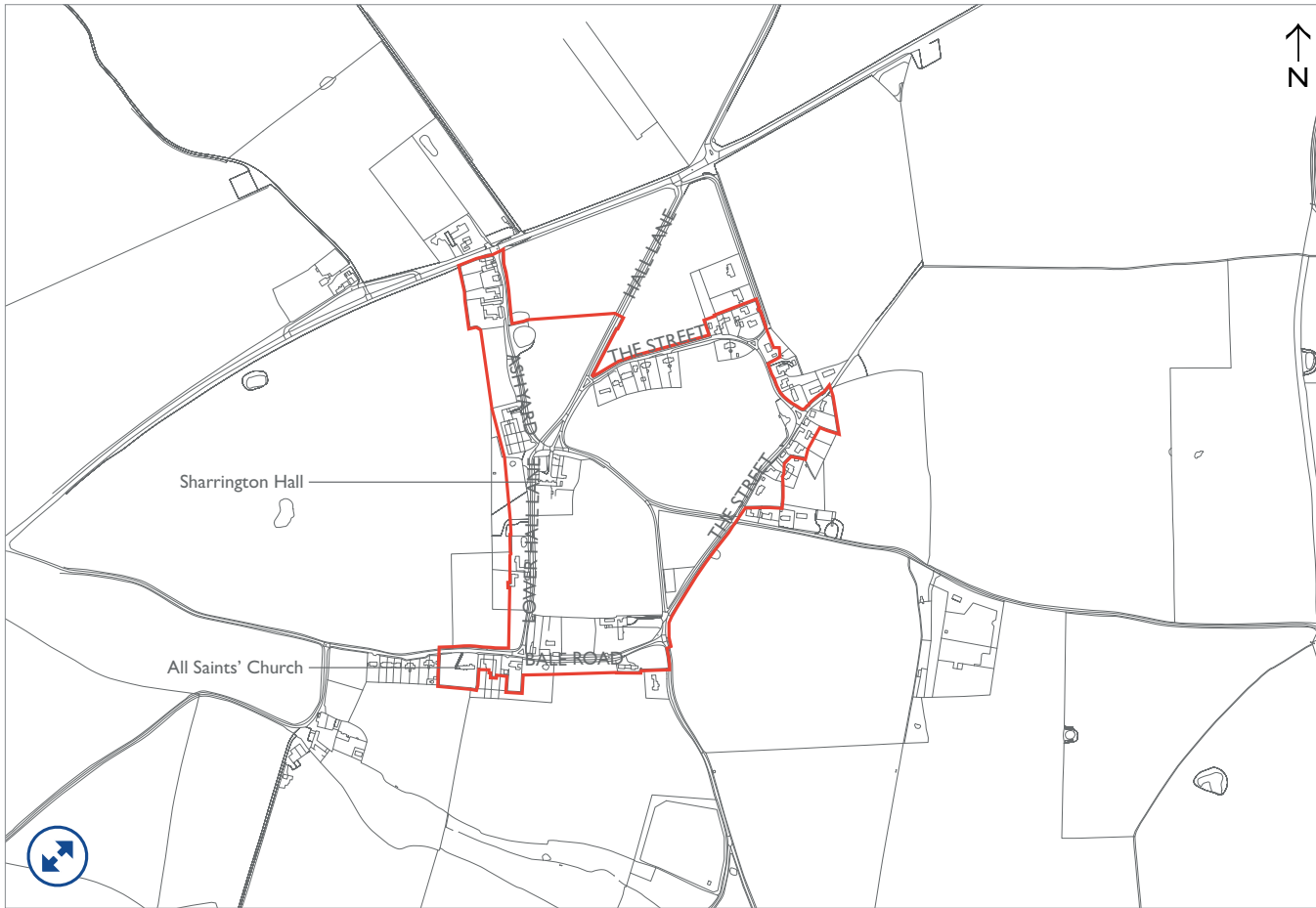
Designation of a conservation area recognises the unique quality of an area as a whole. It is the contribution of individual buildings and monuments as well as other features including (but not limited to) topography, materials, spatial relationships, thoroughfares, street furniture, open spaces and 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 unto buildings in valleys or low-lying topographies.

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

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

In addition to the policies contained within the LDF, NNDC has produced a Design Guide which includes guidance on appropriate alterations to historic buildings and within conservation areas. This guidance should be referenced when considering development within the Sharrington Conservation Area and can be viewed here: https://www.north-norfolk.gov.uk/media/1268/north_norfolk_design_guide_adopted_2008_web.pdf.



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



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

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

Conservation areas may be affected by direct physical change, by changes in their setting or in the uses of buildings or areas within them. A clear definition

of those elements which contribute to the special architectural or historic interest of a place will enable the development of a robust policy framework for the future management of that area, against which applications can be considered.

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

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

This Conservation Area Appraisal and Management Plan therefore seeks to:

- **Record and analyse the special interest of Sharrington 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 Sharrington 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 Sharrington 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.
- Informal discussions with residents during site visits.
- 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?

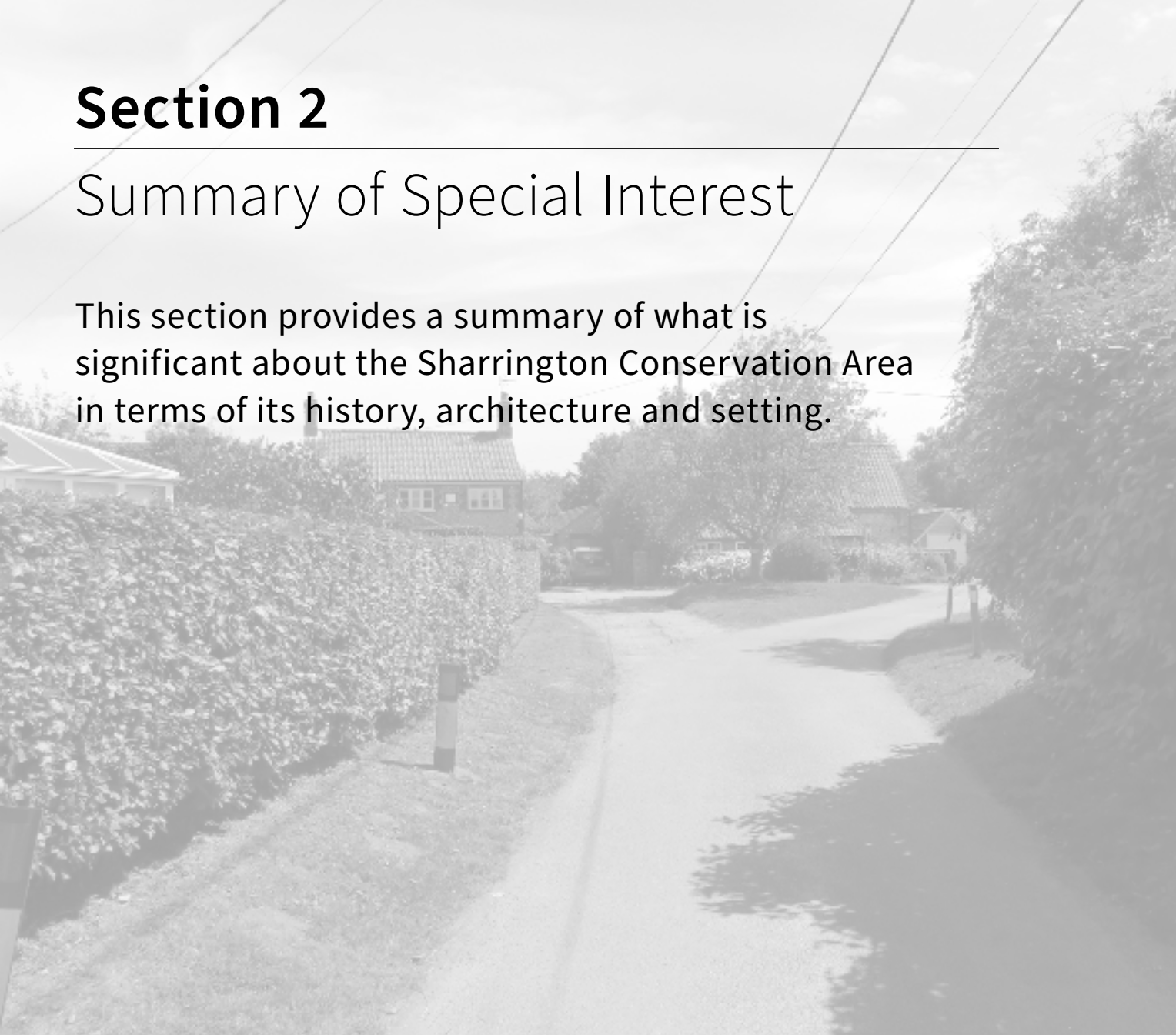
There are words and phrases used in relation to the conservation of the historic environment that have a specific meaning in this context. An explanation of some of the most used terms can be found in the Glossary in [Appendix B](#).



Section 2

Summary of Special Interest

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



2 Summary of Special Interest



Sharrington is a dispersed settlement with a distinctive rural character in which the agricultural fields of the surrounding countryside flow into and through the areas of built development. Clusters of buildings are arranged along one side of a street leaving views of the fields on the other. With many of the streets in the village converging to the north of Sharrington Hall, the importance of the estate historically to the village appears emphasised. Sharrington has continuously evolved with the shape of the built settlement altering over time.

With archaeological evidence dating from the Neolithic period, there appears to have been human activity in the area for centuries. The oldest surviving structures today are the Village Cross, possibly a medieval pilgrimage waymarker, and the church of All Saints, which has been reduced in size since its medieval zenith but retains one of the highest towers in the area.

For much of its history, Sharrington has been dominated by agriculture and, as well as the fields and barns scattered through the village, the prevalence of gates and boundary demarcations is a reminder of the livestock that were once driven through the streets. At the centre of the village is the fine sixteenth century red brick Sharrington Hall. Associated with the Daubeney family in the medieval period, the name is preserved in the seventeenth century Daubeney Farmhouse. Barns associated with the Hall, its farm and Daubeney Farm form large agricultural buildings at the heart of the village.

The national significance of Sharrington's oldest buildings are reflected in their national listing: the cross, church, hall and its barns and the two seventeenth century farmhouse of Daubeney and Hunt Hall are all listed. Other notable buildings include the red brick Victorian Old Rectory, the nineteenth century former Wesleyan Chapel and the elegant Georgian house, The Chequers, formerly the Hastings Arms public house.

The buildings in Sharrington are mostly vernacular in construction and built from the traditional North Norfolk materials of flint, red brick and red and black clay pantiles. Several pairs of flint and red brick estate cottages from the 1870s are found along The Street and they retain a commonality of appearance despite later alterations. Other buildings, such as Stiles Farmhouse and Farm Cottage, have a softer appearance as they use the same materials but are older. Most modern additions and new buildings have been constructed of the traditional vernacular materials with little introduction of timber weatherboarding or other materials. The result is a sense of unity to the village despite its dispersed layout.

Trees and hedges make important contributions to the character of the village. Hedges, whether along fields or gardens, are a very common boundary marker whilst trees add further screening and create areas with a sense of enclosure in contrast to the open fields. The trees lining Upper Hall Lane form an avenue

approach to Sharrington Hall. With its high water table, Sharrington has several ponds, which once provided watering for livestock. Some of these are near the several small areas of green open space that punctuate the village, such as around the Village Cross, to the north of Sharrington Hall and Jubilee Corner. Most properties are located in gardens that are proportional to the building's size.

The agricultural fields surrounding Sharrington are the principal contributor to its setting along with Valley Farm located just south-west of the village. With many fields lacking high boundaries, there are many arresting views out of the Conservation Area across the gently rolling fields on the edge of the Glaven Valley. On the fringes of the Conservation Area are some areas of modern dwellings, which are of varying quality and, at best, make a neutral contribution to the setting of the Conservation Area. Screening of these by planting, where it exists, should be maintained and enhanced.

Despite its sleepy, secluded character, Sharrington is home to a vibrant local community, whose hard work not only maintains the appearance of the village on a day-to-day basis but which has revitalised the village hall and created Jubilee Corner.

Section 3

Historic Development

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



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There are several suggestions as to the origin of the name Sharrington, including associations with a beehive, sheep or a dung farm within an enclosure, with both the latter two suggesting the importance of livestock. Sharrington was first documented in the Domesday Book of 1086 and has since been a small, rural settlement of scattered farm buildings around large open fields with a manorial house at its centre.⁰⁴ The historic landscape of Sharrington consists of fields stretching in all directions, small clusters of woodland and numerous field ponds for watering livestock, many of which can still be seen at the edges of fields.

The medieval period is represented in Sharrington today by the survival of the Village Cross and the Church of All Saints. The oldest dwellings are the sixteenth century Sharrington Hall and the seventeenth century farmhouses of Daubeney Farmhouse and Hunt Hall Farmhouse. The first map of Sharrington was created in 1784 for Elizabeth Jodrell and illustrates the buildings and landscape within Sharrington before the enclosure in 1797 of the common land, which had been used for sheep grazing. The Tithe Map of 1842 shows several dwellings had been built, particularly along The Street, and also the Rectory. New Road was built to the north-east of the village but buildings further east were demolished. The growth in building numbers continued through the twentieth century. As well as the replacement of historic buildings in the east of the village, new houses were built in the mid twentieth century along the west end of Bale Road and New Road and later along Thornage Road.

3.1 EARLY HISTORY

Human settlement within Sharrington dates back to the prehistoric times as evidenced by archaeological discoveries of pot boilers and a mound of burnt flints in a field south of All Saints church.⁰⁵ Located within the hundred of Holt, the first time Sharrington was documented was in the Domesday Book of 1086.⁰⁶ The village had 28 households, 60 sheep with land belonging to King William who also held land in the nearby villages of Stody, Hunworth and Gunthorpe.⁰⁷ Prior to the conquest Sharrington had been under the ownership of Earl Harold.⁰⁸

There were no mills in Sharrington but one team of ploughmen belonging to the lord and a separate men's plough team are both listed in the entry showing the early cultivation of the land at Sharrington.⁰⁹ After the Norman Conquest, the ownership of Sharrington passed between Norman Barons including Gregory de Sharenton and Peter de Sharrington.¹⁰ In 1323, John Dawbney de Broughton held the Manor and the Daubeney family held Lordship over the village for two hundred years. The connection is preserved in the name of Daubeney Farmhouse.¹¹



3.2 MEDIEVAL

The early settlement pattern within Sharrington was concentrated around the south-western half of the village primarily around the church and stone cross on Bale Road, a long straight road which connects Sharrington with the village of Bale to the west. A typical medieval street pattern is loosely seen where houses are situated on the edge of the road set within small plots of land. The communal space of the stone cross located at a central junction of Bale Road and Lower Hall Lane created a small centre in the early settlement. The stone cross located on a small island north-east of the church is likely to be in its original position. Whilst the cross can only be dated loosely between the tenth and sixteenth centuries, its positioning of the route towards Walsingham suggests its function as a way marker for pilgrims¹² with the bank nearby being known as Pilgrim's Rest.

In addition, archaeological evidence has revealed a possible medieval garden feature decorated with pebbles and seashells, which was found during works at Daubeney Farmhouse.¹³

The oldest surviving building in the village is the Church of All Saints. The nave, chancel, piers and arches date from circa 1300 with a fourteenth century decorated gothic west tower.¹⁴ The tower is notably higher than other church towers within the Glaven Valley and the church itself was once much larger; the aisles were demolished and the arcades infilled.



Sharrington Cross



Church of All Saints

3.3 SIXTEENTH AND SEVENTEENTH CENTURIES

The earliest secular buildings in Sharrington date from the late sixteenth and early seventeenth centuries and comprise the manorial house Sharrington Hall and a series of farmhouses and farm buildings located within the west half of the village.

The exact date of the construction of Sharrington Hall is uncertain. There may have been a building on the site relating to the Anglo-Saxon manor but the existing building is generally described as sixteenth century. However, records indicating extensions to the hall in the late-fifteenth century under Thomas Daubeney may suggest an earlier date, although the extensions could have been undertaken to an older house and the whole was remodelled or rebuilt in the sixteenth century.¹⁵ The building that stands today is a Tudor red brick and flint mansion with a red clay pantile roof. Its mullion and transom windows with leaded lights are features typical of later sixteenth and early seventeenth century fenestration. It is formed of two storeys with an attic and eight bays.

The 1797 Faden map depicts Upper Hall Lane, the straight road leading towards the hall, with an avenue of trees lining both sides of the road. To the west of Sharrington Hall was a small stream with steep banks, this may be archaeological evidence for a moat which once ran around the peripheries of Sharrington Hall suggesting it was a fortified manor house. In 1601, William Hunt was Lord of Sharrington.¹⁶

On Faden's map, Sharrington common is labelled north of the current A148 road, it can be inferred that workers living in Sharrington would use Ash Yard and The Street as access roads towards the common, rather than the avenue along Upper Hall Lane. Immediately east and west of the hall are a series of farm buildings contemporary with the hall but with a more vernacular appearance. The barn north-west of the hall is seventeenth century with brick dressings and a red clay pantile roof. To the north-east of the hall is a barn and stable, the former distinguished with galletting.

Surviving from the seventeenth century are two farmhouses with farm buildings. Hunt Hall Farmhouse is a rectangular house of flint with brick dressings with a two-storey lobby entrance plan. Daubeney Hall Farmhouse is located along the west side of Lower Hall Lane and has a seventeenth century timber framed core with nineteenth century details. Both of the seventeenth century farmhouses have a long plan parallel to the street and are only set back from the road slightly in generously sized areas of land.



Detail from Faden's 1797 map of Norfolk showing Sharrington



Front elevation of Sharrington Hall



Hunt Hall Farmhouse



Daubeney Hall Farmhouse



3.4 EIGHTEENTH CENTURY

In the eighteenth century, there were further, albeit small scale, developments within the village where settlement is spread to the east and infill settlement occurs in the south-west and north-west of the village. Developments include the construction of more farm buildings and houses along Ash Yard, a new public house on Bale Road called The Chequers and a new development north-east of the village along The Street where small houses and farm buildings are built for the first time around the curved peripheries of a large field.

On Faden's 1797 map, Sharrington common is located north of the village beside Dalling common, which cover a large expanse of land used by the villagers to graze domestic animals.¹⁷ Sharrington common was enclosed in 1797 and shared out amongst landowners along with glebe land west of the village on the same map.¹⁸ The Swan Inn is also labelled on this map, located north-east of the village on the corner of Sharrington common, its positioning on the road towards the market town of Holt would attract eighteenth century travellers using this primary route.

The first detailed map of Sharrington was drawn up earlier in 1784 by Mrs Elizabeth Jodrell. The map is useful in providing a sense of land division and settlement in Sharrington. The common land labelled 'Sheepwalk' is drawn north of the village bordering the parish of Saxlingham. Stile Farmhouse is depicted and

labelled north-east of the hall at the start of The Street. A scattering of similar sized houses is depicted along The Street amongst small fields labelled 'pigtles'. The Old Barn, Lantern Barn and Owls Rest are depicted north of Sharrington Hall as are the developments north of Ash Yard shown on Faden's map. A small area labelled 'The Green' is positioned along the south side of Bale Road nearby to the small centre.

Polite classical buildings were constructed in Sharrington during the eighteenth century. Church Farmhouse located south of Sharrington Cross is a two-storey farmhouse with a compact plan and symmetrical features including a red brick dentil cornice and return

quoins around the windows and corners is grander and more regular than earlier vernacular houses within the village, it is also fronted by two Doric columns supporting a porch roof.

North-east of Church Farmhouse along Bale Road is The Chequers, which functioned as a public house and was known as The Hastings Arms in the nineteenth century (now a residential conversion). The two-storey house of red brick in Flemish bond has a striking projecting porch with Doric columns, a fan light surmounts a six-panelled door within a pilastered doorcase.



Church Farmhouse



The Chequers, former public house

3.5 NINETEENTH CENTURY

The Tithe Map of Sharrington from 1841 provides a detailed representation of land division and new built developments. Agriculture remained the dominant industry within the village throughout the nineteenth century. The division of fields within the village largely follows the pattern of Elizabeth Jodrell's map of Sharrington, however, a number of new dwellings had been built east of The Street which had led to a tighter division of land serving smaller properties. The Rectory is shown with an attached non-residential building, which is thought to have been the school.

In some places, the shape and division of fields within the village is as it is today. The large open field east of Daubeney Farmhouse is one example, another being the large open field enclosed by The Street north-east of the village and the small triangular parcel of land south of this. The Tithe Map depicts a number of large ponds located at the edges of fields within the village. The ponds were used for watering cattle which grazed in the fields and shows the centrality of cattle farming within the village. Some of Sharrington's field ponds have survived to present day.



1841 Tithe Map of Sharrington. Image supplied by the Norfolk Record Office, DN/TA 510.



Alterations to All Saints Church occurred in the nineteenth century, a time when many churches were undergoing restoration. At All Saints church, an arched brace timber roof was fitted with carved stone corbels.¹⁹ A nineteenth century font was also added to the interior of the church.²⁰

In 1866, a small Wesleyan Chapel was built along the south-east side of The Street to serve the Primitive Methodist congregation in Sharrington. The building survives as a residential conversion; the foundation stone and inscribed plaque with date can be seen from The Street.

In the 1870s, a number of semi-detached estate cottages were built in Sharrington with date stone inscribed into quatrefoil decorations made of terracotta. The cottages, which were built of local cobble flint with red brick dressings, were mostly located along the north section of The Street.

The first OS map of Sharrington from 1885-1886 shows the village in greater detail and accuracy compared to earlier maps. New Road had been created to the north-east of the village. Along Bale Road, there was a new house south of the Rectory. The lower part of Ash Yard remained more of a track than a road. The map records the rebuilding of some cottages along The Street (the estate cottages that survive today) as well as the disappearance of buildings from the north-east corner of the village.

There was an increase in the number of ponds present in the village from the 1841 Tithe Map and the major farms in the village, Hall Farm (besides Sharrington Hall), and Church Farm (south-west of All Saints church) are both prominently labelled. Within the wider setting of the village, south of Brinton, a railway line had been built by the Eastern and Midland Railway, which would have disrupted the landscape and connected the villages further afield from Sharrington.



OS Map of Sharrington 1885-1886 © Crown Copyright 2020. All rights reserved. Licence number 100020449.



Pair of semi-detached estate cottages on The Street



Date stone in quatrefoil surround in terracotta



Wesleyan Chapel on The Street



Architectural detail from the Wesleyan Chapel on The Street



3.6 TWENTIETH AND TWENTY-FIRST CENTURIES

There was very little change in Sharrington between the late-nineteenth century and the early twentieth century as seen from the 1907 OS map.

Development within the village was fairly minimal in the early twentieth century. South of the village on The Street (towards Brinton), a type 22, concrete, hexagonal pill box from the Second World War stands immediately east of the road. During the Second World War, an aeroplane crashed just west of the village in the field on Bullfer Lane.²¹

The next OS map to show more significant change within the village was published in 1952. For the first time, Sharrington Cross was described as being restored but remained in the same space at the junction of Bale Road and Lower Hall Lane. There had been new residential development west of All Saints church and a few instances of infill housing along The Street, making this area of the village more densely built up. Stone Cottage on The Street was used as a Post Office though it is now in residential use again.

In 1953, Sharrington Village Hall was built along the east of The Street. The hall is a brick building with a pitched roof with panels of cobble flints which sensitively allude to vernacular building materials within the village. Above the porch doorway is a sculptural relief panel depicting a man driving a horse drawn wagon. The sculptural panel is inscribed ‘Sharrington Village Hall 1953’ and is an attractive feature that alludes to Sharrington’s history as an agricultural settlement. The opening of the hall was a memorable event within the village as it was opened by June Spencer and Patrick Green, stars of *The Archers* radio show on BBC 4.

In the latter half of the twentieth century both The Swan and The Hastings Arms public house were closed and became private residential properties. The Primitive Methodist Chapel also closed at this time and is currently in the process of being converted for residential use. Sharrington Hall was in a poor state of repair after the Second World War and photographs show it with windows blocked on the exterior and crumbling plaster on the interior.²²



1952 OS map © Crown Copyright 2020. All rights reserved. Licence number 100020449.



Sculptural panel in relief above the doorway of Sharrington village hall



The 1980 OS map of Sharrington shows that a few modern houses had been constructed. A development of brick-built bungalows were constructed along the east side of The Street and a development of medium sized brick and flint houses can be found south-east of The Street beside the cross roads. By this time, many historic farm buildings were undergoing conversion for residential use. The 1980s also saw the refurbishment of the Village Hall.

Today, clusters of buildings are arranged in separate areas of the village with small groups of modern buildings on the edge of the conservation area on Bale Road, Thornage Road and New Road as well as new buildings infilling and replacing historic buildings along The Street, particularly the part once known as Pigg Street. With the decline of agriculture and rise of tourism, Sharrington Hall and other sites have opened luxury boutique holiday cottages within their grounds.



Modern bungalow on The Street



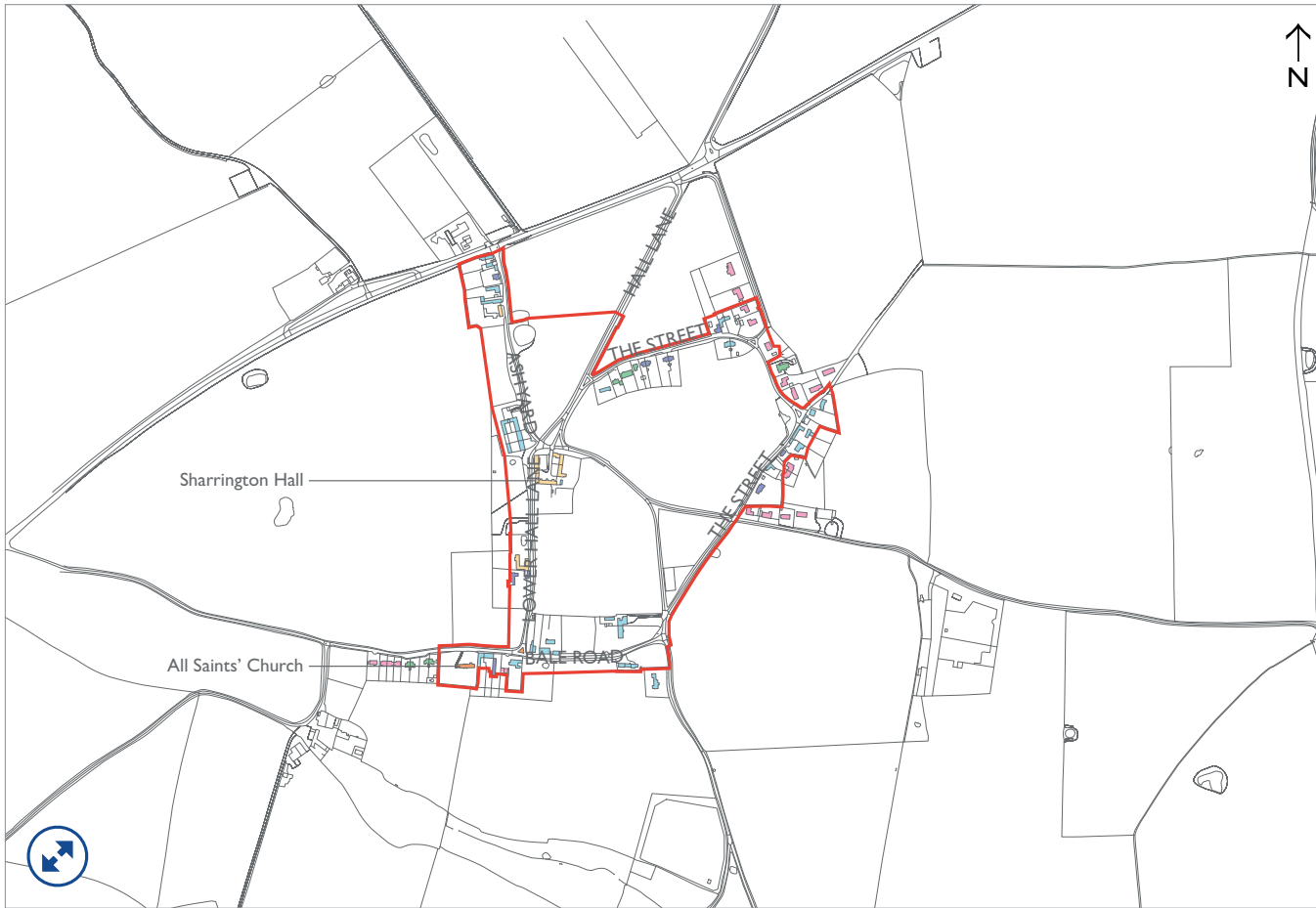
Twentieth century housing west of Bale Road



The Old Barn, a residential barn conversion from the twentieth century north of Sharrington Hall



Modern house on The Street

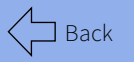


KEY

- Conservation Area Boundary
- Medieval
- Late 16th/Early 17th Century
- Pre-1841
- 1841-1886
- 1952/3-1975
- 1975 to Present

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

Sharrington is a dispersed village located 2.5 miles south-west Holt and 28 miles north-west of Norwich.

The proposed Conservation Area in Sharrington covers Bale Road from All Saints church to The Rectory running north along Lower Hall Lane and terminating at the north end of Ash Yard where the road meets the A148. The boundary runs north-east of Sharrington Hall along Upper Hall Lane before following the curve of The Street which branches from the lane to the east. The Street meets a crossroads south of the village where the boundary runs north and east (towards Brinton and the path of the River Glaven) along the edges of large open fields before joining Bale Road, (the north stretch of The Street also runs north-west towards Upper Hall Lane).

The land within the village has slight falls from north to south towards the tributary running through Brinton and from west to east towards the valley of the River Glaven. To the south of the village, the land continues to slope down gradually until it drops dramatically when it reaches the valley of the River Glaven north of Brinton.

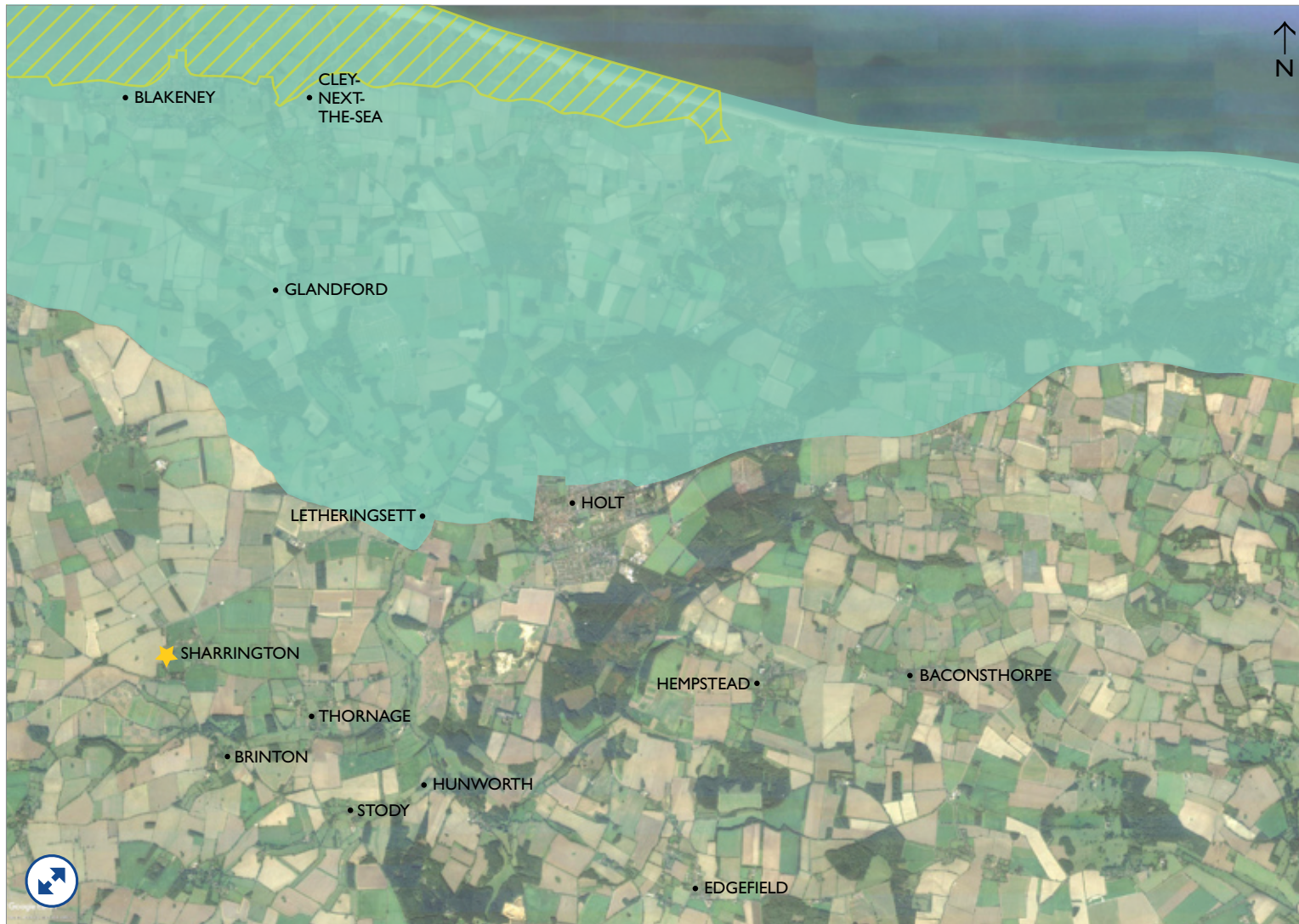
Sharrington is located close to the North Norfolk Coast Area of Outstanding Natural Beauty (AONB). In addition, it is part of the area known as the North Norfolk Heritage Coast and the marshland coast to the north forms part of the North Norfolk Coast Site of Special Scientific Interest (SSSI), which constitutes one of the largest undeveloped coastal habitats of its type in Europe.²³ 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>.



Slight rise in topography along Lower Hall Lane from north to south



Level ground at small centre in Sharrington near Village Cross



KEY

- Norfolk Coast Area of Outstanding Natural Beauty
- North Norfolk Coast 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 Sharrington the natural landscape setting is a fundamental 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 surrounding Sharrington consists of gentle rolling hills, typically used for arable agriculture with some pig farming. There are large open fields flanking all sides of the village at Sharrington with the A148 cutting through the landscape north of the village. Part of the River Glaven runs south of the village outside of the Conservation Area boundary near to the village of Brinton.

Although the landscape immediately around the village is open, Sharrington lies close to a number of small villages including Brinton less than half a mile to the south, Thornage to the south-east and Gunthorpe to the south-west. The topography means there is little intervisibility between the villages despite their closeness.



View south of the Conservation Area showing an open field against a rolling green backdrop

4.2.2 Proximate Buildings

The conservation area does not include the modern buildings on the edge of the village. Buildings within the village which fall outside of the Conservation Area boundary have generally been designed with reference to the heritage assets nearby in that they use traditional materials such as cobble flint and red bricks. Whilst not included in the Conservation Area, the appearance of these impacts on the setting of the Conservation



Twentieth century houses west of Bale Road

Area and the experience of the approach to the Conservation Area as well as on views into and out of the Conservation Area.

The Village Hall, located in the north-east of Sharrington but outside the Conservation Area, is a traditional communal space with an attractive sculptural panel in relief positioned above the doorway.



Sculptural panel in relief on Sharrington Village Hall



4.2.3 Views into and within Conservation Area

Views in and around Sharrington fall into a number of different categories. Views along streets form many of the rural and traditional views which contribute to Sharrington’s sense of place (Views 01-03, 05, 07-09 and 12). There are five main roads in Sharrington which connect at various points. Houses are typically located around open fields in small clusters such as the Village Cross, north-east of The Street, near to Sharrington Hall and the north end of Ash Yard. There are many houses and farm buildings in Sharrington which line the edge of The Street and provide attractive views along the curved contours of the road. The long elevations of barns are prominent at points throughout the village and create sweeping lines along the street. Many of the views along the roads are lined with hedges and mature trees which generally have an enclosed feel and channel views along the line of the roads.

The Village Cross is located at the intersection of three roads and this area is the location of All Saints church and the converted Hasting Arms Public House so could be considered, at least historically, to be a small communal centre. There are attractive views into the central space from the north, east and west which show buildings lining the road and the presence of the cross, fingerpost sign and topiary shrubs (Views 04, 10 and 11).

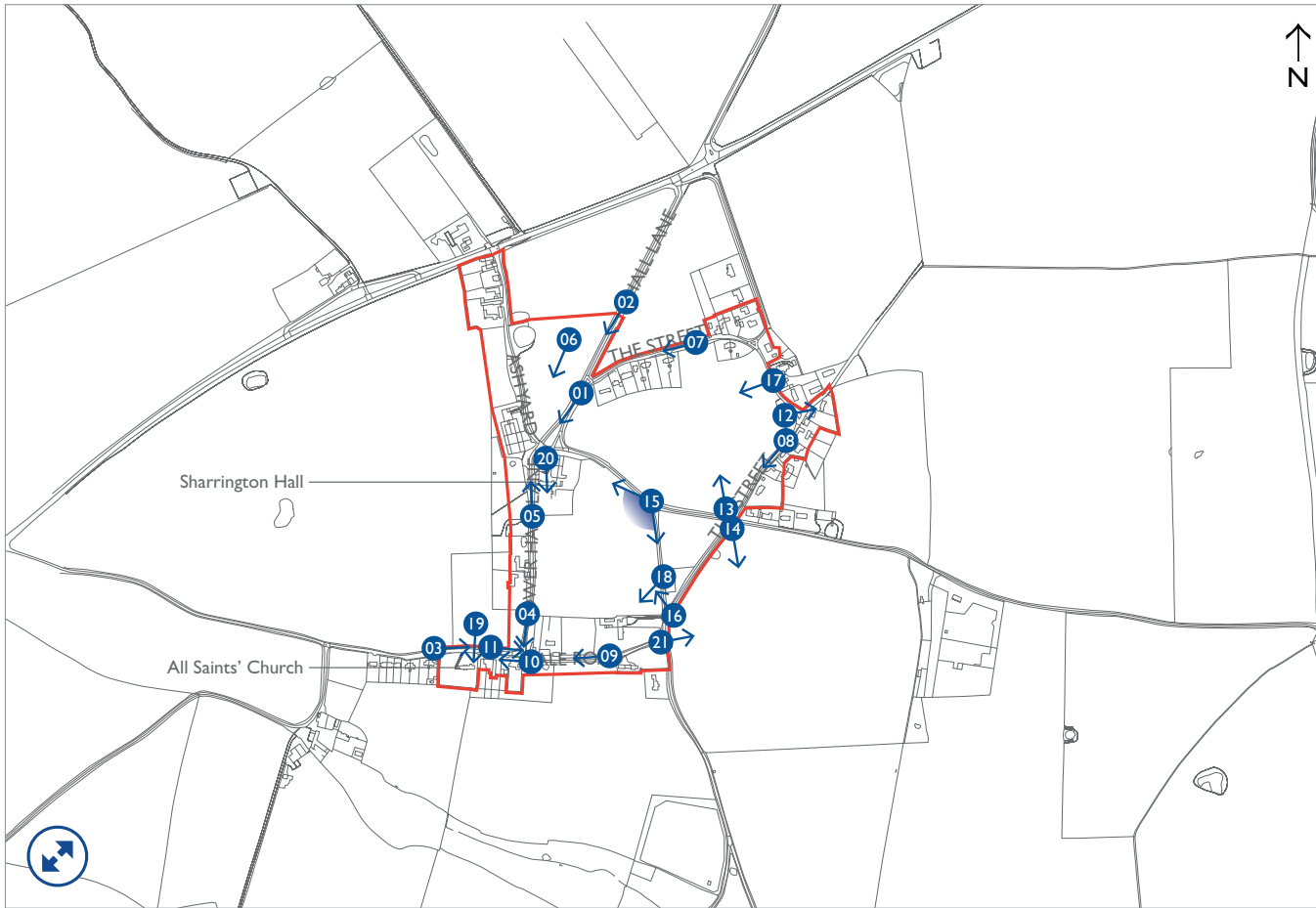
Large and open fields are located at the centre of the Conservation Area and along roads which are often bordered by clusters of houses and farm buildings (Views 15-18). The fields enable clear views across the village and provide the agricultural context for many of the farm buildings that are nearby. Along the stretch of The Street east of The Rectory, panoramic views can be appreciated which show the converted barns of Hall Farm and outbuildings of Sharrington Hall in the distance and the church tower of All Saints church.

One of the characteristic features of Sharrington are the glimpsed views of historic buildings across fields that are generated by the dispersed settlement with large fields (Views 6 and 13). Trees and hedges often limit these views to the rooflines and gables of houses and farm buildings with the buildings often seeming incidental in comparison with the open fields and wide skies.

Sharrington Hall and All Saints church are the focal points of shorter range key views in the village (Views 19-20). As buildings of greater scale and massing than others in the village and being located at the top of the traditional hierarchies and practices of rural village life, views of both buildings are important for the character of the Conservation Area. The Rectory similarly provides a focal point in views south along The Street (View 18).

The dispersed village sits lightly in its surrounding landscape of large, open fields divided by hedgerows and trees. There are many views looking out from the Conservation Area into the surrounding landscape (including Views 14 and 21).

Long distanced views of Sharrington show the heritage assets of the village within the wider context of the Glaven Valley (Views 22-27). The topography means that there are views from the road south of Brinton and the road along the ridge at Briningham as well as from a closer track to the south-west of Sharrington. The tower of All Saints church features prominently, as does Church Farmhouse. The red tiled roofs of nearby cottages can also be seen along Bale Road whilst the modern houses along Bale Road and Thornage Road are also visible.



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View 01

View looking south along Upper Hall Lane before Sharrington Hall



View 02

View south-west along Upper Hall Lane from the edge of the Conservation Area



View 03

View looking west along Bale Road from the edge of the Conservation Area



View 04

View from Lower Hall Street south towards the Village Cross





View 05

View along Lower Hall Lane towards Sharrington Hall Barn



View 06

View from the footpath towards Sharrington Barns



View 07

View along The Street from the east showing the cottages on the south side of the road



View 08

View along The Street westwards from Jubilee Corner





View 09

Dynamic view westwards along Bale Road which culminates in a view of the Village Cross



View 10

View westwards from the Village Cross along Bale Road towards the church



View 11

Dynamic view eastwards along Bale Road towards the Village Cross



View 12

View from the bench looking north-west across Jubilee Corner





View 13

View north from the junction of The Street and Thornage Road towards the cottages along The Street



View 14

View from the junction of The Street and Thornage Road out of the Conservation Area over open fields



View 15

Panoramic view from the junction of The Street looking west taking in Sharrington Hall, Daubeney Farmhouse barn, the church tower and The Old Rectory





View 16

View of Sharrington Hall and Daubeney Farmhouse barn across the open field near The Old Rectory



View 17

View from the Village Hall across the field towards the church tower



View 18

View of The Old Rectory glimpsed through the trees from The Street

Replacement image to follow



View 19

View of the church from Bale Road



View 20

View of Sharrington Hall



View 21

View at the junction at the west end of Bale Road to open countryside





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

View 22

Long distance view from the Dereham Road in Briningham (B1110) of the tower of All Saints church which can be seen clearly above the trees



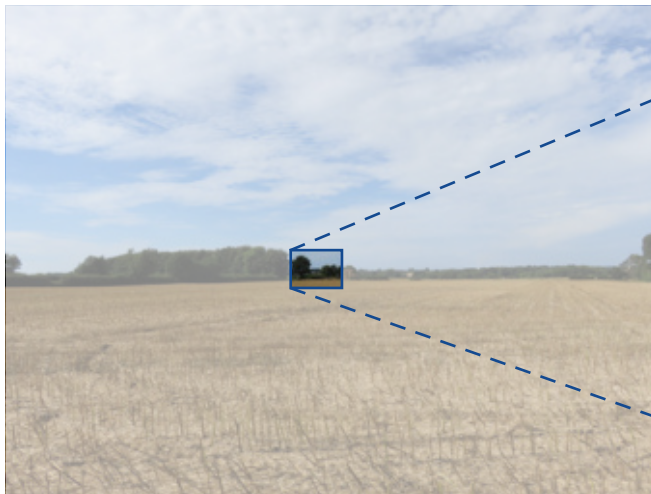
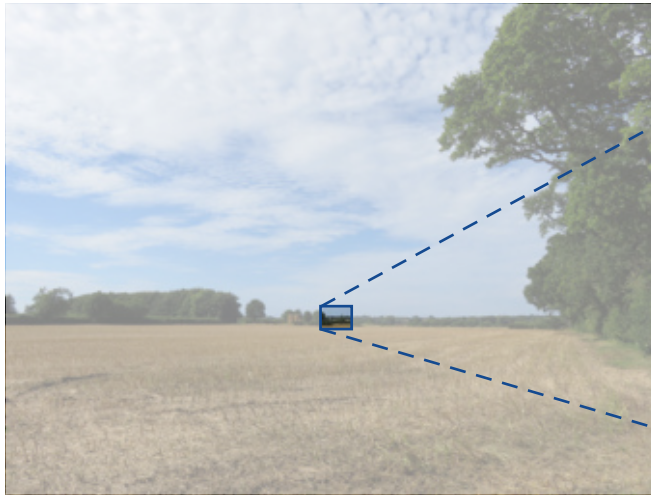
View 23

Long distance view from the Dereham Road in Briningham (B1110) of Sharrington with the buildings along Bale Road, including the church, clearly visible



View 24

Long distance view from the Dereham Road in Briningham (B1110) showing Church Farmhouse and the tower of All Saints Church in Sharrington



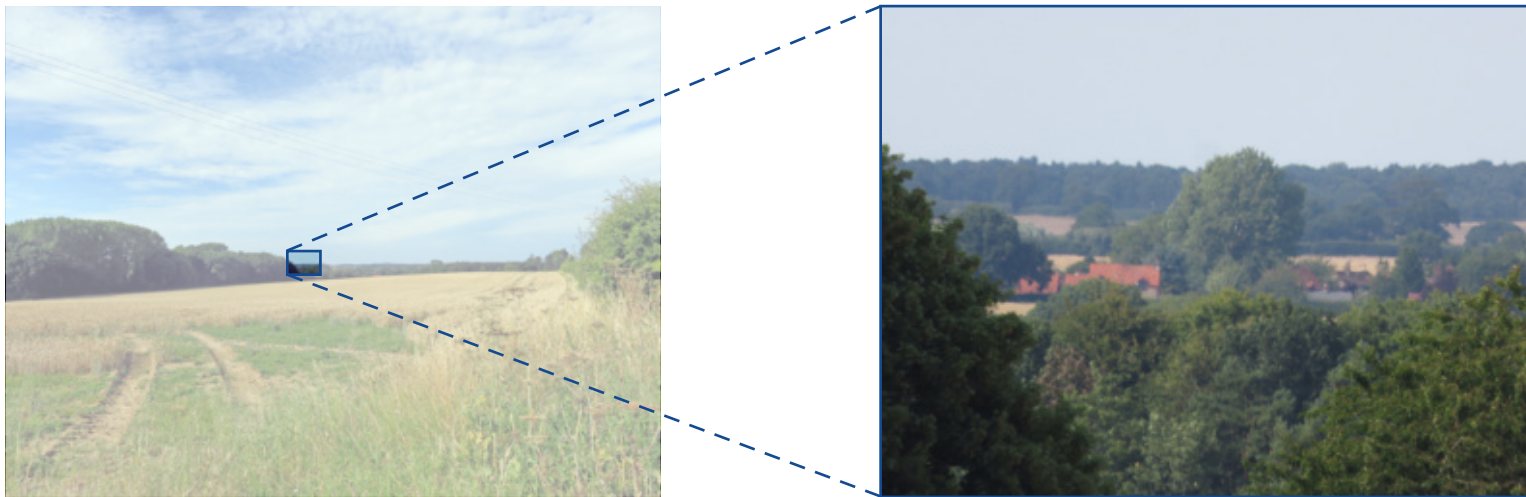
View 25

Long distance view of All Saints church tower and Church Farmhouse from Brinton Road



View 26

Long distance view of Sharrington from the junction of the Dereham Road and access to Lobb's Valley Farm showing Curlew Cottage and Royale on Thornage Road with The Street behind



View 27

Long distance view of Sharrington from the public footpath south-west of Valley Farm





4.3 TOWNSCAPE, SPATIAL ANALYSIS AND GREENERY

4.3.1 Street and Plot Patterns

The layout of Sharrington is defined by a series of converging roads that meet to the north of Sharrington Hall with additional roads curving around the east side of the village and along the south side. Many of the roads are bounded by the fields that run into and through the village. Buildings are scattered in small clusters along the roads with buildings standing close to the road.

The Street, Lower Hall Lane, Ash Yard and Bale Road are the principal roads which contain heritage assets within the village. The Street runs in a loop north-east of the village from Upper Hall Lane running south before meeting Bale Road and then running north between two fields to meet Upper Hall Lane. On the east to south-west stretch of the road, cottages, medium sized houses, farm buildings and the converted Wesleyan chapel line the south side of The Street and are typically set against the edge of the road. This is similar to buildings set along Bale Road although some of the buildings along Bale Road are of a larger scale and those at the west end are set well back from the road within their plots. On the north-east stretch of The Street, houses are typically set within small gardens or

are located further back from the road behind other buildings (north of The Street). Houses on Ash Yard show two different plot patterns: houses south of the road tend to be converted farm buildings set far back from the road along sweeping driveways whereas houses located north of the road are either set within small gardens or positioned on the edge of the road and form an attractive cluster.

Farm buildings in the village are often situated along the edge of roads such as Sharrington Barn and Sharrington Hall Barn. However, many farm buildings positioned at the edge of the road are part of larger complexes arranged around yards to the rear. Many farm buildings within complexes have been converted to residential use, such as Lantern Barn and The Old Barn on Ash Yard.

Three buildings of high-status and importance in the village, All Saints church, The Rectory and Sharrington Hall are set back from their locations on Bale Road and Upper Hall Lane. However, the scale and central positions of the buildings means they can be viewed from the road. Sharrington Hall and The Rectory are large houses with generous garden plots and accompanying outbuildings. The tree-lined Upper Hall Road and track across the green appear as a formal approach to the Hall.

4.3.2 Boundary Treatments

Sharrington contains a number of different boundary treatments with hedges and walls being the traditional and predominant types. The most common boundary in the area is thick hedge with mature trees behind. Hedges and trees are especially prominent along stretches of road between areas of buildings. In some parts of the village, such as the east end of Bale Road and south of Ash Yard, hedges obscure entirely or in part the houses beyond. Roads lined with hedges and mature trees create a sense of enclosure in contrast with the open fields. They also have a more rural character than the more concentrated areas of development within the village.

Stretches of cobble flint walls dressed in red brick provide boundaries for some buildings in the village. There is a higher concentration of walling used in the south-west area of the village where a small centre is located. This is due to the presence of high-status buildings and a higher density of buildings compared with other parts of the village. All Saints church has a medium height wall enclosing the churchyard on all sides with an attractive wooden entrance gate flanked by brick gate piers. A row of tall lime trees lines the west boundary of the churchyard where the Conservation Area starts. Church Farmhouse and the converted



public house, the Chequers, both have boundary walls which separate them from the open space and grass island where the Village Cross stands. Further north, small sections of wall line the boundaries of the farm buildings adjacent to Sharrington Hall and The Old Barn and Lantern Barn north-west of the hall. The presence of walling here indicates the importance of Sharrington Hall and its associated estate. Brick and flint walls are also found outside the estate cottages. Sporadic stretches of modern and historic walling in cobble flint and red brick can also be seen along The Street which complement the palette of the buildings and views along the road.



Cobble flint and red brick wall around the churchyard with attractive gate piers and timber gate



Hedge boundaries with timber fence and gate on Lower Hall Lane

The large number of gates around the perimeters of fields are characteristic of Sharrington and relate to the need to protect properties from driven livestock.

Fencing occurs very infrequently within the Conservation Area. Timber fencing introduces a more suburban note. Historically willow was harvested from osier beds to the east of the village and willow fencing may have been more common.



Boundary walls enclosing Sharrington Hall and adjacent farm buildings



Topiary hedges and post and chain fence boundary south of The Street. This has a more suburban character than the traditional hedges

Iron railings surround the small late-nineteenth century converted Wesleyan chapel on the south side of the street. As a unique boundary treatment, the fence emphasises the individual typology of the building within the village.



Timber fences on the boundaries of houses north-east of The Street. Fencing, especially close boarded fencing with trellis between concrete posts is not in keeping with the character of the Conservation Area



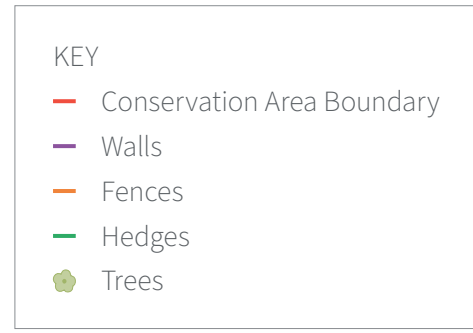
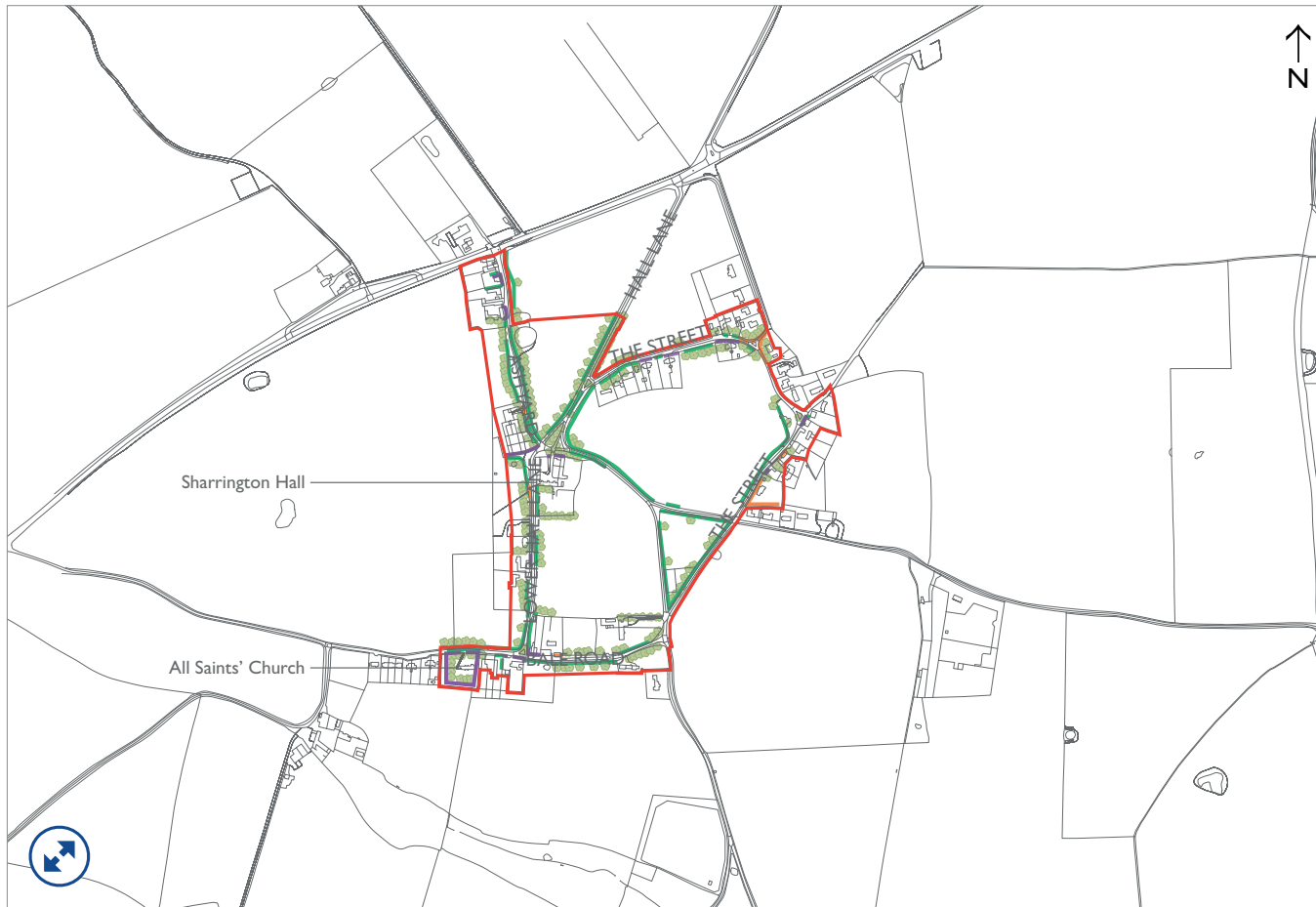
Natural boundaries of hedge and mature trees fronting The Rectory



Cobble flint and red brick wall fronting Sharrington Hall



Iron fence surrounding the Wesleyan Chapel on The Street



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



4.3.3 Public Realm

There are limited formal public realm features in Sharrington, consistent with its character as a rural village. Road surfaces are tarmac with no pavements and minimal markings other than junction lines. Grass verges line most of the roads and grass islands can be seen at the small centre where the Village Cross is located, fronting Sharrington Hall and on the west side of The Street where there is a curve in the road from east to the south-west. There are no formal parking areas in the village and vehicles are often kept on private driveways although there are a few instances of cars parked in front of heritage assets which should be minimised where possible to retain attractive views along streets. Driveways within the village are often accompanied by attractive green front gardens or in some cases, are screened from the road by hedges and trees. Driveways and paths to most houses are gravel which retains the soft, unmanicured character of the area. However, concrete skirtings edge some drives and concrete is the main material for a small number, which detracts from the Conservation Area.

In Sharrington, street signage is limited. The village sign is located at the south end of Upper Hall Lane and depicts a beehive and a tun, two symbols that

supposedly allude to the village's name. There are a number of fingerposts within and just outside the Conservation Area. Historic cast iron fingerpost signs can be seen west and east of Bale Road with black and white stripes and attractive lettering. Modern fingerpost signs which retain the traditional form of the fingerpost are also dotted around the village. Speed restriction signs are seen within the village and are smaller than the standard size. The prominent plastic security signs on the church would benefit from repositioning or removal. Many of the residential properties are named, rather than numbered, which contributes to the character of the village; in some cases, more traditional signs would be beneficial to the appearance of the Conservation Area.

There are two noticeboards located within the Conservation Area. A glazed timber noticeboard on timber posts is located at the southern boundary of The Street besides a traditional red telephone box. A second glazed timber noticeboard is located in the churchyard and a lamp post box is hidden within the hedge nearby on the opposite side of Bale Road. Whilst outside the Conservation Area boundary, there is a third noticeboard, accompanied with a bench and lamp post box, outside the Village Hall. A sculptural

panel in relief above the doorway of the Village Hall depicts a man ploughing, a befitting piece of art for an agricultural-centred village.

There are a small number of timber benches within the village. In the churchyard, benches are appropriately positioned in the communal space with dedication messages to a deceased member of the community or a patron. Two further benches are located in small open spaces, one north of Sharrington Hall and one at Jubilee Corner.

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. The associated cabling can be visually intrusive in certain areas.



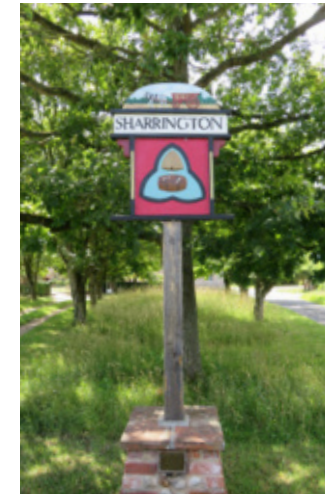
Cast iron fingerpost sign located outside of the Conservation Area west of Bale Road



Lamp post box located opposite All Saints church on Bale Road



Wooden noticeboard outside of All Saints church



Village sign



Timber noticeboard and red phone box located on the southern boundary of The Street



Timber bench located on The Street by Jubilee Corner



Bench located in the churchyard facing the north elevation of the church

4.3.4 Open spaces and greens

There are three small public open spaces in Sharrington that form small centres across the village. Part way along Bale Road is the small green area where the Village Cross is located in the southern end of the conservation area. A second green is located to the north of Sharrington Hall but has a less open character due to the number of trees on it (though it is noted that these were planted within the last 50 years and previously this area was open.) The village sign is situated here and it is also where Upper Hall Lane, Ash Yard, Lower Hall Lane and The Street converge. The third small centre is located on the east side of the village along The Street where a pond and willow trees are located on one side of the road and a triangle of grass with a horse chestnut tree on the other. This space, known as Jubilee Corner, was given its current form in 1977 by the residents of the village.

There are two large fields and two smaller fields at the centre of the village which are bordered by historic farm buildings and houses. Whilst there are clusters of trees located around the perimeters of the fields and often buildings along one side of roads, views across the larger fields can usually be gained from at least one point.

The churchyard surrounding All Saints church is an attractive green space situated in the south-west corner of the Conservation Area. It is enclosed by a cobble flint and red brick wall has mature lime trees along the boundaries of the western half. Parts of the churchyard are allowed to grow to encourage wildlife. There are benches and an attractive green backdrop of rolling countryside south of the church. The churchyard has a private and quiet character that forms a reflective space.

A number of ponds are dotted around the village often in the corner of fields and in private gardens, which are thought historically to have been used to water cattle herds. Two large ponds are located north-east of Ash Yard and smaller ponds can be seen on the east and west sides of The Street and west of Lower Hall Lane where a small stream is situated opposite Sharrington Hall barns along a small dip in the grass verge.

Within a triangle of hedged open space at the south-east corner of the Conservation Area is a tennis court.



The largest pond in the village to the east of Ash Yard



View of All Saints churchyard



4.3.5 Trees and Vegetation

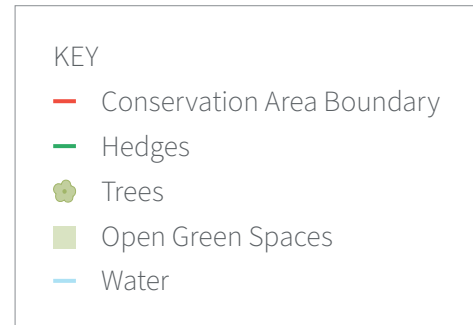
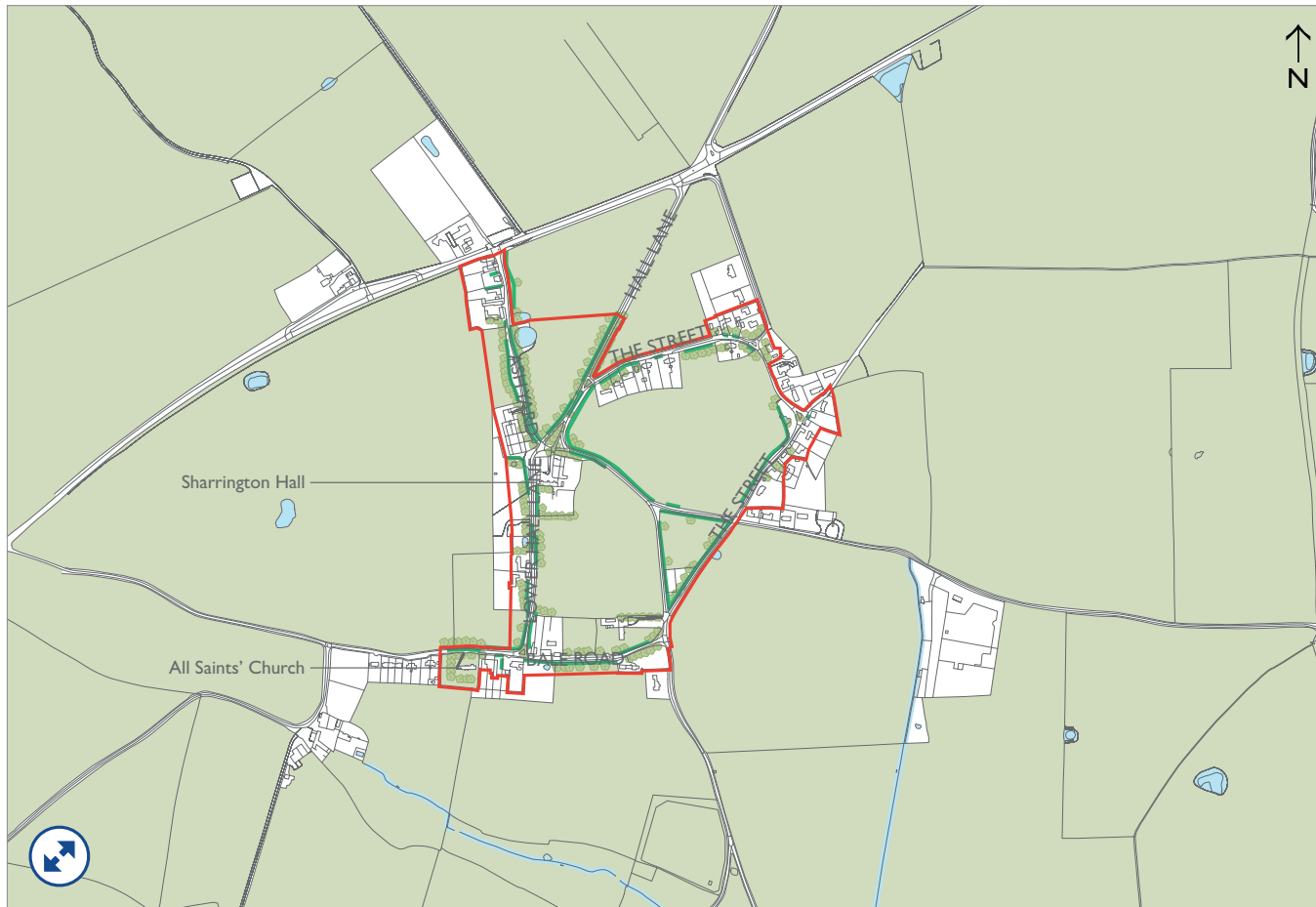
Trees are an important contributor to the character of the Conservation Area. Whilst the roads that divide the three central fields have few trees on them, they are unusual as most of the roads have trees along them. Mature trees and hedges line most of Ash Yard, the north section of Lower Hall Lane, north-east of The Street and south of The Street. The density and height of trees in these areas creates a semi-enclosed feel which channels views along the road and contributes to the countryside setting of the roads. On Lower Hall Lane, a canopy is created over the road by the mature trees which contrasts with the open aspect field located east of the road. The trees are usually native species, such as English oak and field maple trees. Grass verges line most roads in the village interrupted by buildings situated on the edge of the street.

Mature trees are also clustered around the peripheries and entrances to larger properties in the area including the houses south of Ash Yard and The Rectory. The presence of trees screen the properties from the road and provide a private, enclosed feel. Mature trees also line the south and west areas of the churchyard along cobble flint and red brick walls. There are no formal areas of woodland within the village. Three small topiary trees surround the Village Cross on an island of grass.

Gardens within the village are typically small at the front and larger to the rear of properties. In cottages and medium sized houses, gardens have a largely traditional appearance with borders of flowers and shrubs, plants climbing on trellis frames and attractive potted plants often accompanied by hedge or timber fence boundaries. Church Farmhouse has large open gardens of grass and trees which can be viewed from Bale Road and Sharrington Hall has a large garden south of the hall. Hedgerows feature heavily throughout the village as boundary markers between 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 in the village have coniferous hedge boundaries, which are not traditional to the village.



Horse chestnut at Jubilee Corner



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



4.4 ARCHITECTURE

4.4.1 Materials

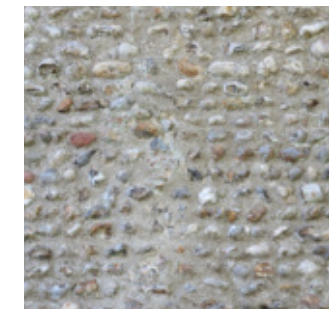
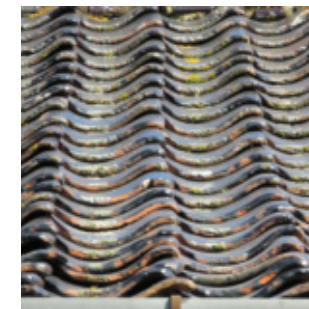
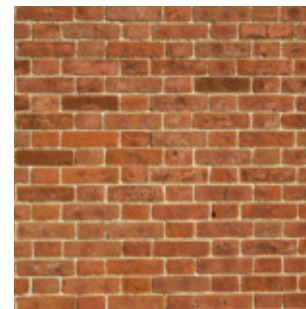
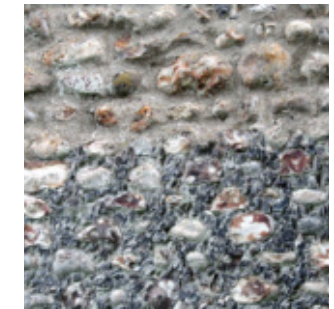
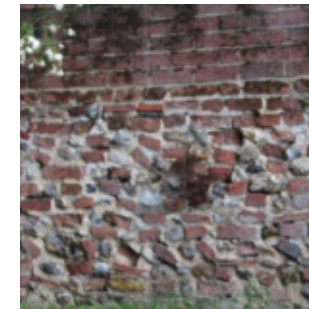
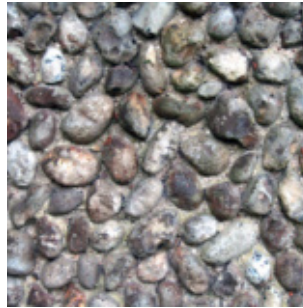
Within Sharrington, building materials are typical of the North Norfolk vernacular comprising predominantly cobble flints, knapped flints and red and black glazed pantiles as roofing materials. Render appears occasionally in the village such as on Stone Cottage on The Street and Church Farmhouse on Bale Road. Weatherboarding is typically found on outbuildings and farm buildings. Moulded brick is commonly used for chimneys and chimney pots are mostly red terracotta.

Materials are also used decoratively in the village, building dates arranged in brick can be seen on the gables of a house on Ash Yard and terracotta plaques with inscribed dates on the second storey of estate cottages. There are a few instances of larger houses built purely of red brick such as The Rectory and Chequers on Bale Road and Daubeney Hall Farmhouse on Lower Hall Lane.

Modern houses in the Conservation Area are typically red brick but many examples have also used flint cobbles as walling which complements nearby historic buildings, for example walling located north-east of The Street.

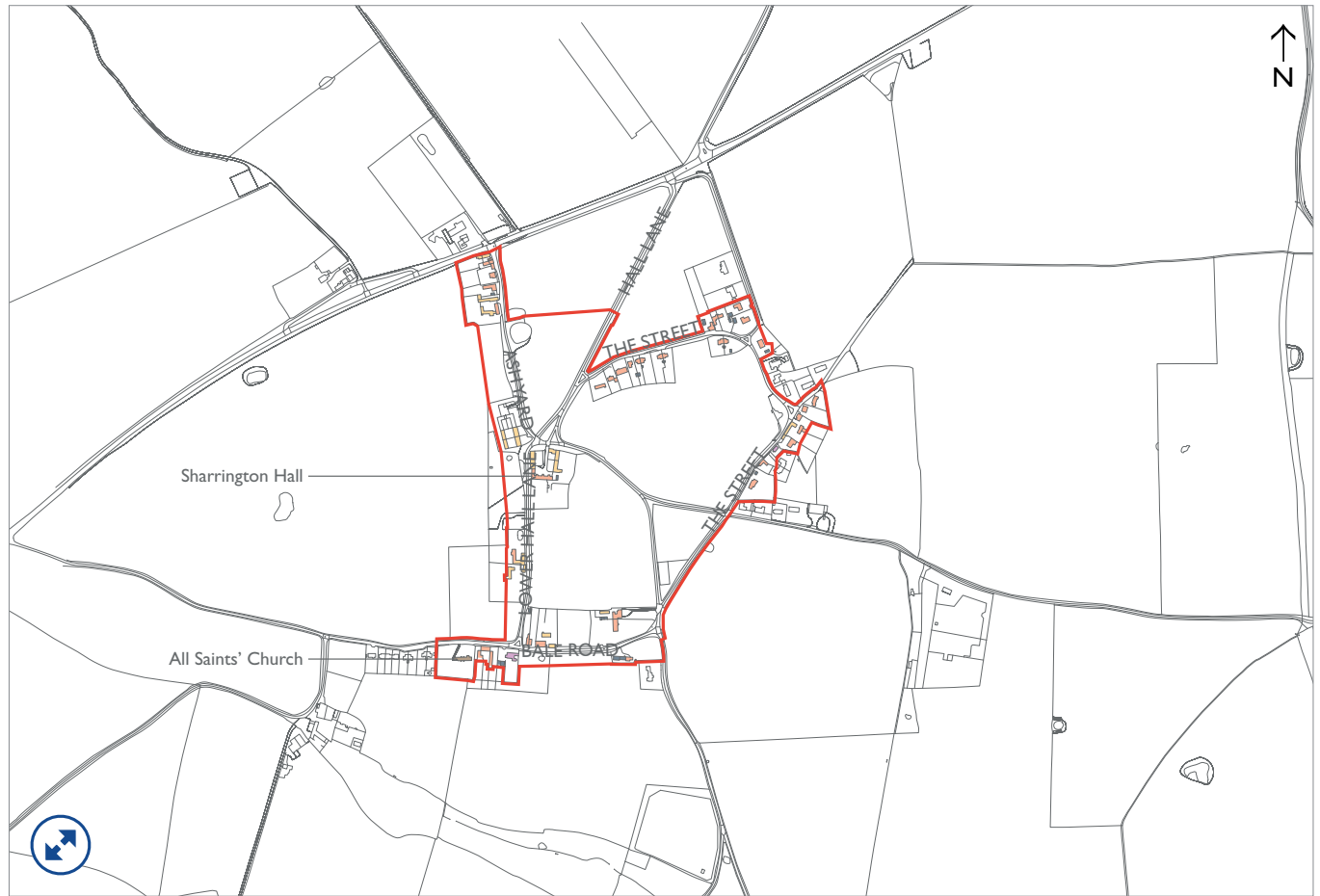
The church is mainly made of cobble flints with some knapped flints. Ashlar stone quoins and dressings and the tracery windows reflect the high-status of the building as stone is not a local material.

Materials Palette



4.4.2 Building Types and design

Most of the buildings within the Conservation Area are residential and were built for this purpose. Houses take the form of small cottages, medium sized houses, farmhouses and large detached houses. There are some modern houses which typically take the form of bungalows and medium sized houses. There are some conversions within the village. Most converted buildings are from farm buildings; however, a Wesleyan Chapel has been converted to residential use on The Street and the former Hastings Arms public house on Bale Road is also residential (The Chequers). Many of the houses within the village have garages and small outbuildings, larger historic houses like Brinton Hall have a range of outbuildings. The church has a unique function in the village as a place of worship.



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

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

Cottages

Cottages are located in various places throughout the Conservation Area. A pair of semi-detached cottages in cobble flint are located on Bale Road which are positioned at the edge of the road, a typical position for cottages throughout the village. A group of cottages are located north of Ash Yard and are also of a small scale but are detached. Bricks are used to form the date of York Cottage can be seen across a field in the Conservation Area. Semi-detached estate cottages of cobble flint and red brick are set in small gardens along The Street. They are two-storeys and have attractive inscribed date stones in Costessey terracotta, manufactured in Norfolk. A scattering of cottages is located south-east of The Street and are of a small scale. Stone cottage is a notable example as it is one of the only rendered cottages in the village, previously the building had been Sharrington Post Office. It has a long front elevation which follows the curved contour of The Street.



Semi-detached cottages located on Bale Road east of All Saints church



Estate cottages on The Street



Front rendered elevation of Stone Cottage on the Street



Netherfield cottage located on The Street



Farmhouses

There are a number of farmhouses within the village which are typically attached to farm complexes (many of which have been converted to residential). Hunt Hall Farmhouse on Ash Yard fits this type as it has a street facing residential building with farm buildings located towards the rear of the property. Daubeney Farmhouse on Lower Hall Lane is an attractive seventeenth century farmhouse with nineteenth century phasing. It has a stable and barn attached to the front of the farmhouse. The exterior is brick painted white with an attractive plaque located on the second storey. Church Farmhouse is one of the grandest examples in the village, situated in a prominent position within the small centre of the village on Bale Road, it is symmetrical with a Georgian style porch. Stile Farmhouse located on The Street has a long range which has been divided to create a multi-occupancy building.



Front elevation of Daubeney Hall Farmhouse on Lower Hall Lane



Front elevation of Church Farmhouse

Farm buildings

Most farm buildings within the village have been converted to residential use. However, the stable belonging to Daubeney Hall Farmhouse on Lower Hall Lane is intact. It is of two storeys and has a loft attached at south with flint and brick dressings with a red clay pantile roof.



Farm building in front of Daubeney Hall Farmhouse

Medium sized houses

Medium sized houses in Sharrington typically consist of two storeys with three bays. Along Bale Road, Chequers is a medium sized house from the eighteenth century of a moderately grand scale with symmetrical bays, and an attractive Georgian porch and doorcase. Windy Way on Ash Yard is another medium sized house of cobble flint and brick situated amongst smaller cottages and a farmhouse. The majority of medium sized houses in the village are located along The Street where modern and historic examples can be seen, cobble flint with red brick dressings and red clay pantiles.



Medium sized historic house located on The Street



Medium sized modern house located south-west of The Street



Front elevation of the Chequers on Bale Road



Front elevation of 22-23 Bale Road

Large houses

Sharrington Hall is the largest house in the village and is a grade II* listed building from the late sixteenth/early seventeenth century. It is situated at the centre of the village and can be accessed from Ash yard, Lower Hall Lane and Upper Hall Lane. The house is symmetrical and built of flint with brick dressed walls. It has distinctive mullion and transom windows with leaded lights which can be seen from the front elevation

The Old Rectory is another grand house located south of the Conservation Area on The Street. Although it is largely screened by vegetation and mature trees, the house, features of the house can be glimpsed from Bale Road and The Street. The house has a date stone from 1855 and distinctive herringbone brickwork in polychrome on the front elevation. Both The Old Rectory and Sharrington Hall have a series of outbuildings to the rear of the house which is typical of buildings of a large scale.



Front elevation of Sharrington Hall



Detail of mullion and transom windows on Sharrington Hall



The Old Rectory on located on The Street



Detail of window on The Old Rectory



Modern houses

Sharrington contains a small number of modern houses within the Conservation Area. Outside of the Conservation Area, there are houses which run along Bale Road and The Street. Modern houses within the Conservation Area are typically medium sized houses located on The Street with one also on Ash Yard. The houses adhere to the vernacular materials palette of the area and are constructed of cobble flints with red brick dressing and red clay pantile roofs.

Modern extensions onto housing occur more frequently in the village. Small extensions onto houses can be seen on Ash Yard and along The Street include handful of the estate cottages. Traditional materials and a sensitive scale which matches the asset have been used. 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 Street



Modern house located on The Street



Extension to an estate cottage on The Street



Modern garage dressed in black weatherboarding

Conversion to residential: agricultural

Most conversions within the village are of farm building which have become residential dwellings. In Sharrington, long barns of cobble flint, red brick and red clay pantiles are the most common type of farm building to have been converted. Barns are typically one storey with storeyed gable ends. The converted barns at the junction of Ash Yard and Lower Hall Lane have large glass openings which have replaced timber barn doors but have retained the large space of the openings which alludes to the original function of the barn.

Sharrington Hall Barn at the north end of Lower Hall Lane has previously been converted to residential, although this is only clear from the east elevation of the road that does not face the street. Patterns created in brick and flint, the red brick quoins on the corner of the barn and flint galletting allude to its status as an asset of Sharrington Hall. The barn is an attractive building to the view along Lower Hall Lane but would benefit from the screening of breezeblocks that have blocked one of the openings. Sharrington Barn located on The Street is another successful conversion which has glazing over the retained space of the barn door opening. A long single storey range without fenestration runs along The Street providing an attractive line of site and context for the area due to the location of the large field at the centre of The Street. Iron wall plates are common features on most farm buildings.



Flint galletting on Sharrington Hall Barn



South elevation showing glazed door opening of Lantern Barn at the north end of Lower Hall Lane



North elevation of Sharrington Hall Barn



East elevation of Sharrington Hayloft converted barn showing glazing in barn door opening



Conversion to residential: Other

The Wesleyan Methodist chapel and former public house, the Hastings Arms, are two residential conversions which were previously communal spaces and a place of worship in the case of the chapel. Both buildings can be seen on historic OS maps from the nineteenth century.

The converted Wesleyan Methodist Chapel is located on the east side of The Street and was previously a single storey building which now has an attic with dormer windows in the roof. There are many original features that have been retained such as the attractive two-centred arch door and doorway and features that allude to its status as public building as a chapel such as an inscribed date stone on the north elevation from 1886, a stone plaque above the doorway and a tripartite of blind lancet windows on the front elevation which would imply its religious function. Iron railings surround the chapel, a unique feature in the Conservation Area that reflects the different original function and status of the building.

The Hasting Arms was a public house which has now been converted to a house, it is located directly east of the Village Cross on Bale Road in the building which is now The Chequers. As the small centre of Sharrington, the location was typical for a communal space such as a public house. The building is currently one dwelling.



North and west elevation of converted Wesleyan Chapel



Date stone on converted chapel



Residential conversion of the Hastings Arms public house to The Chequers



Detail of hung sash window from The Chequers



All Saints Church

All Saints Church is the parish church for Sharrington located south-west of the village on Bale Road at the boundary of the Conservation Area. The church is a grade I listed building with a nave and chancel from the fourteenth century with nineteenth century additions and alterations including an arced braced roof and corbels. The west tower of the church is a landmark that can be glimpsed from The Street and Bale Road as well as further afield, such as Brimingham. The church is an important communal building within the village.



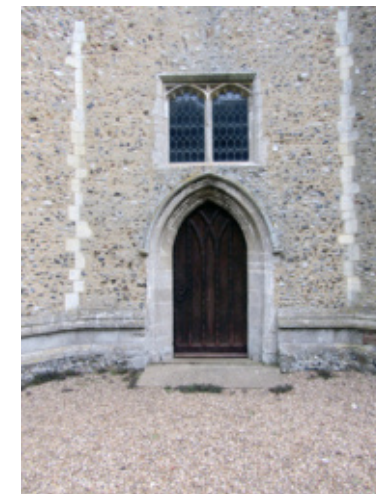
Tower of All Saints church



South elevation of All Saints church

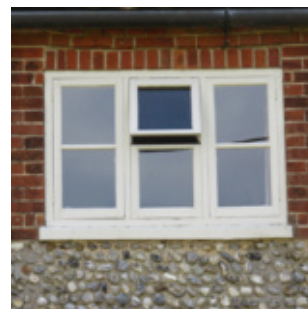
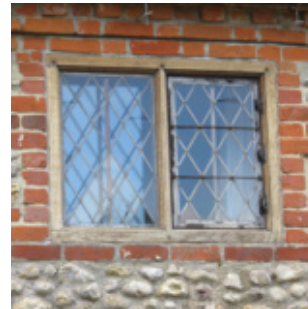
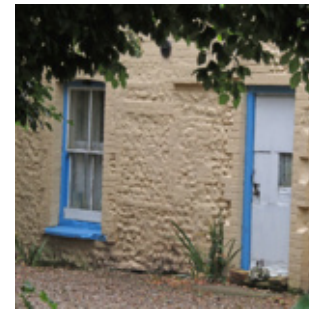


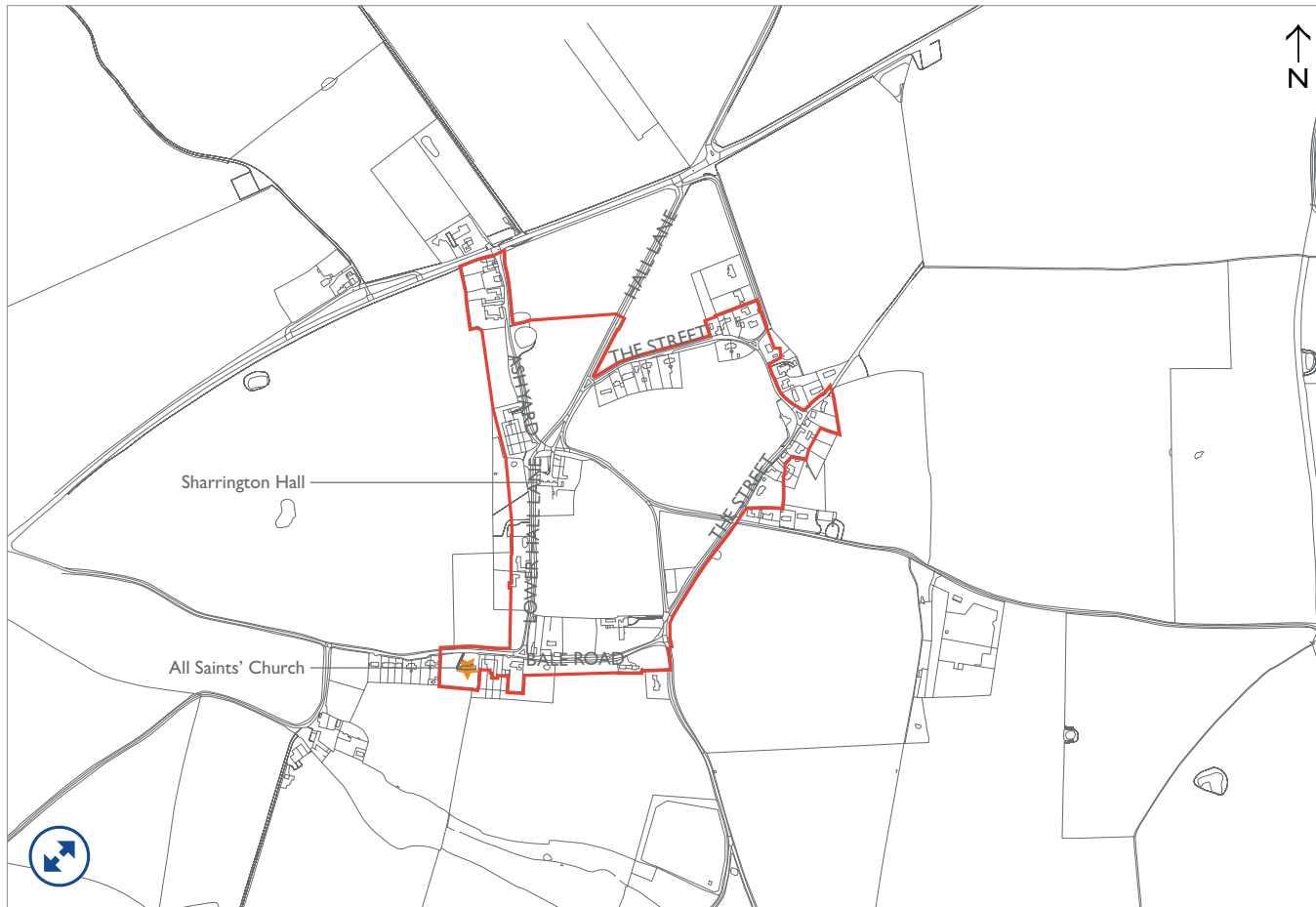
Window on the north elevation of All Saints church



Front doorway of All Saints church

Doors and Windows Palette





KEY

- Conservation Area Boundary
- ★ Major 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.



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[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 Sharrington 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 nine listed buildings within the Conservation Area. Seven of the listed buildings are Grade II, including farmhouses, farm buildings and the Village Cross. The remaining two buildings include the Church of All Saints, which is listed at Grade I, and Sharrington Hall, listed at Grade II*.

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

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

5.3 LOCALLY LISTED BUILDINGS

A Locally Listed Building is one that has been identified as having a degree of significance meriting consideration in planning decisions, but which are not formally designated.²⁴ 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 Sharrington 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](#).

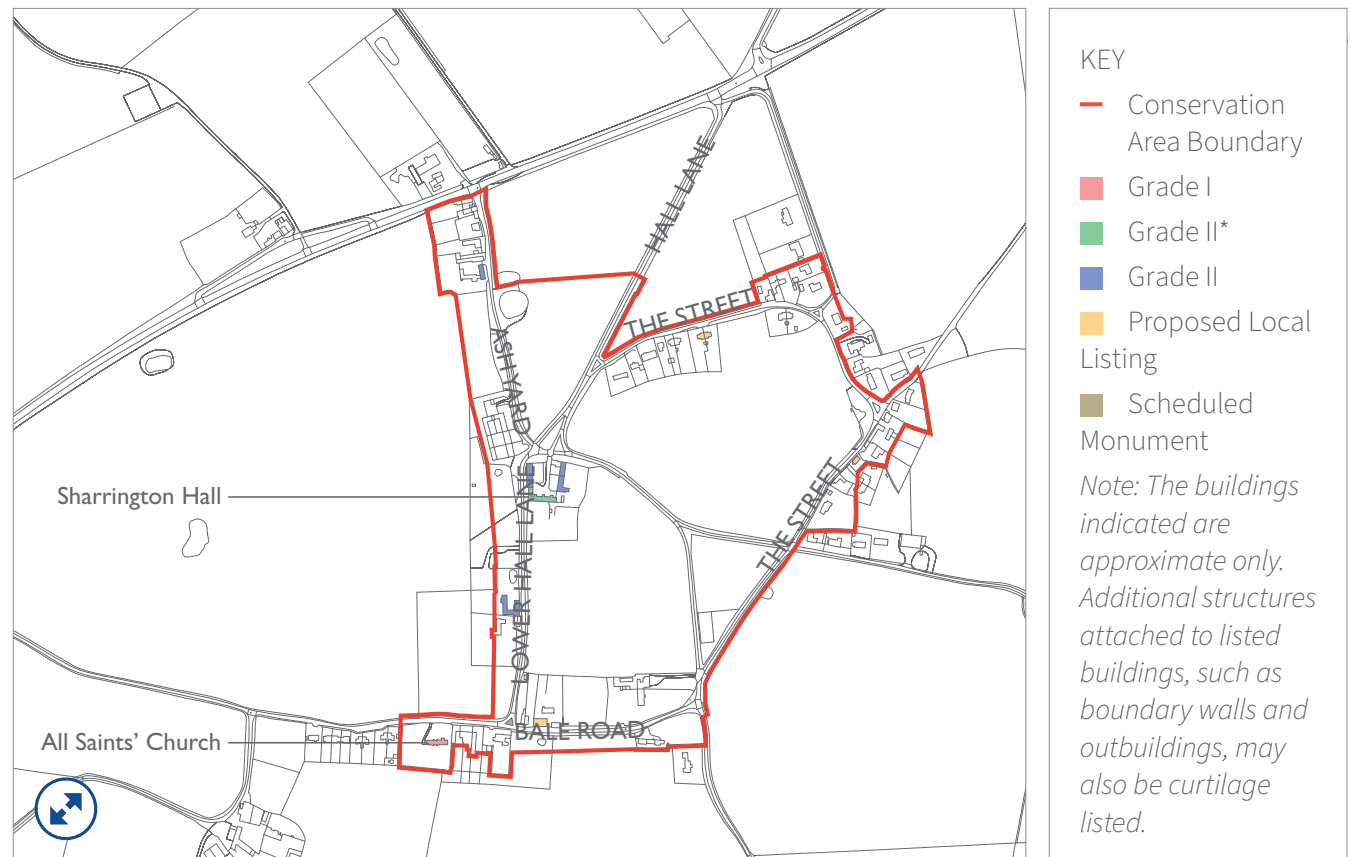
5.4 SCHEDULED MONUMENT

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: the Village Cross, which is also Grade II listed.

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. ²⁵

Sharrington lies within the parish of Brinton and is located between Thornage to the east and Gunthorpe to the west.

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

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

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

The medieval period is represented by the remains of two stone crosses (NHER 3174, 12315), which were possible preaching stations for pilgrims on their way to Binham and Walsingham Priors. All Saints Church (NHER 3205) has a thirteenth century nave and chancel in one, and a fourteenth century west tower, as well as fourteenth and fifteenth century brasses.

A deserted medieval village (NHER 29585) represented by a series of banks, enclosures and ditches is also recorded within the parish.



Section 6

Street-by-Street Assessment

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

Contents

- [1 Bale Road](#)
- [2 Lower Hall Lane](#)
- [3 Ash Yard](#)
- [4 The Street \(East-West\)](#)
- [5 The Street \(North-South\)](#)

6 Street-by-Street Assessment



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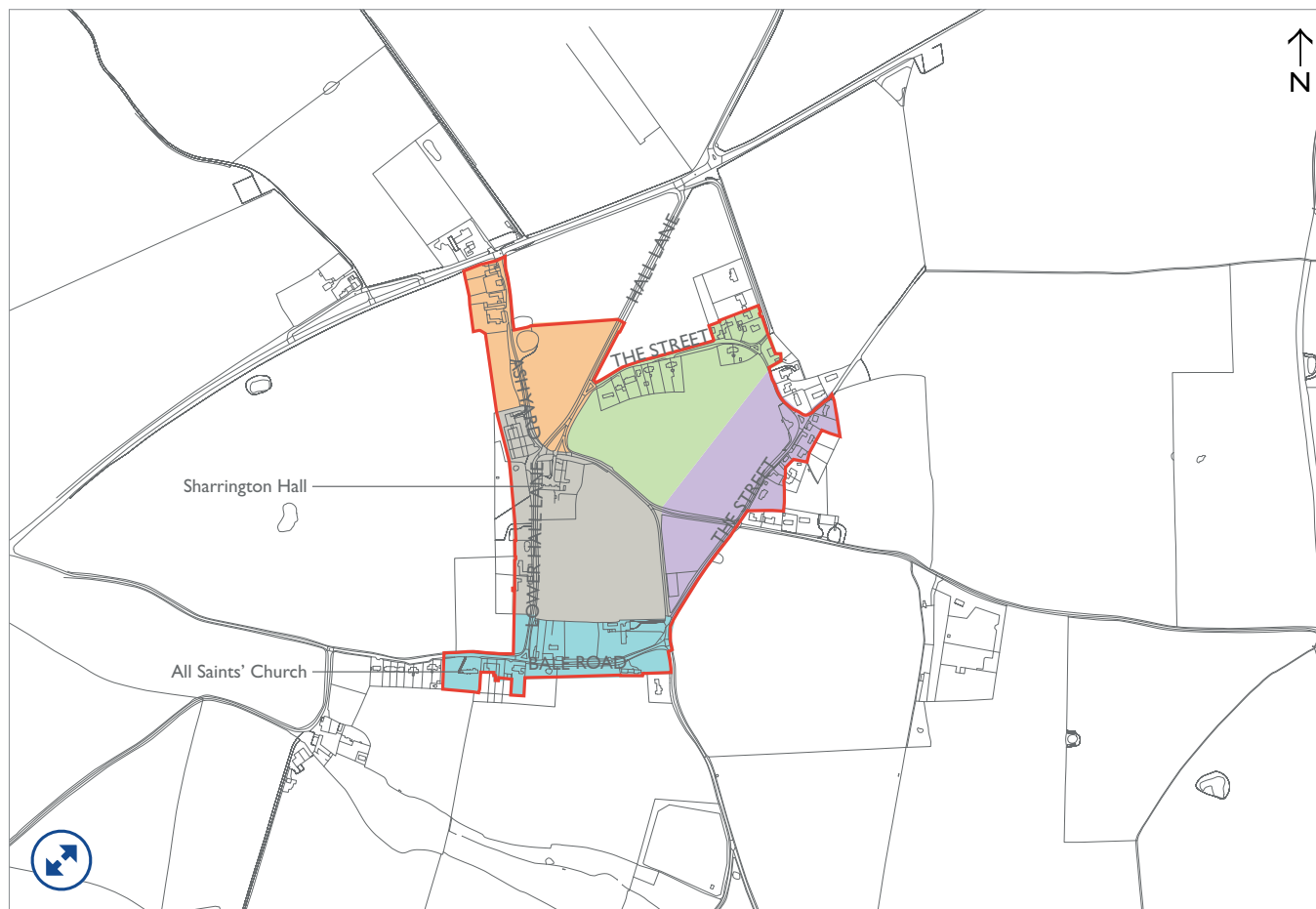
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Each of Sharrington's streets and open spaces have different characteristics. This assessment, prepared on an approximately street by street basis, provides more details on the issues, opportunities for enhancement and recommendations specific to different 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
- Bale Road
- Lower Hall Lane
- Ash Yard
- The Street (East-West)
- The Street (North-South)

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. BALE ROAD

South-west area of the village with a small 'centre' marked by the Village Cross and crossroads. All Saints Church stands on the west boundary of the area. Cottages and medium sized houses in red brick, flint and red clay pantile cluster around the Village Cross with clearly defined boundaries.



Map © North Norfolk District Council. Reproduced by permission of Ordnance Survey © Crown copyright and database right [2009]. All rights reserved. Ordnance Survey Licence number 100018623.

Defining Features

- Village cross on grass island surrounded by well-manicured topiary shrubs.
- Location historically of the church, public house and school as well as the Rectory and Church Farm.
- Two concentrated lines of dwellings either side of the Cross, both generally overlooking open space on the opposite side of the road. Polite Georgian doorcases surround entrances to two medium sized houses.
- Scattered dwellings set back from the road at the eastern end of Bale Road.
- All Saints church, which incorporates stone quoins and tracery. The churchyard is enclosed by a flint and brick wall and mature trees.
- The Old Rectory stands in the eastern part of the area but is more prominent from The Street.
- Attractive view of Bale Road east of the church showing the road curve around Village Cross and flanked by a range of historic properties.
- Meadows and open fields flanking buildings north and south of Bale Road.

Key Issues

- Village Cross has been repaired with cementitious mortar, which is causing the stone around the repairs to fail.
- The hedge opposite the churchyard has widened, which alters the streetscape and conceals the lamp post box.
- Some historic gravestones are leaning and at risk of falling.
- Several plastic signs on the church, which whilst necessary for security, could avoid being fixed to the building.
- Non-native coniferous hedges (leylandii) inappropriate for the setting.
- Clutter of wires, telegraph poles and aerials.
- Prominent bins left on street in front of properties.
- uPVC windows detract from historic buildings and the character of the area.



1. BALE ROAD (CONT.)

Recommendations and Opportunities for Enhancement

- The cross should be repaired with the old repairs removed and replaced with lime mortar repairs.
- Hedgerows should be regularly cut to maintain their width and quality.
- Leaning gravestones should be repositioned and, if necessary, repaired to prevent future damage.
- Bins should be removed from street front and, if not, hidden from view where possible.
- Review and improve the security signage on the church.
- Leylandii hedge should be replaced with hedges of traditional species.
- Buried cables would be desirable.
- When uPVC windows are at the end of their lives and require replacement, this should be done with painted timber.

Listed Buildings

Grade I

- Church of All Saints

Grade II

- Village Cross

Proposed Locally Listed Buildings

- The Chequers

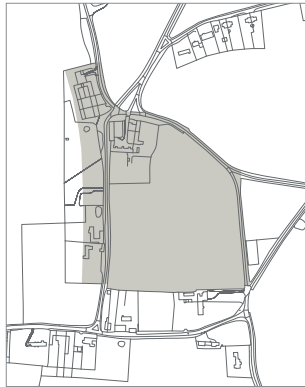
Scheduled Monument

- Village Cross



2. LOWER HALL LANE

Central portion of village incorporating Sharrington Hall and associated barns (now converted) and Daubeney Hall Farmhouse and associated barns. A treed green with village sign and the tree-lined approach to Sharrington Hall.



Defining Features

- Several larger scale buildings, both dwellings and barns.
- Sharrington Hall forms a grand focal point to the village at the centre of crossroads between Lower Hall Lane, Ash Yard and Hall Lane.
- Galletting used on barn north-west of Sharrington Hall emphasising its status.
- Converted farm buildings retain much of their historic fabric and features.
- Crossroads marked by attractive village sign and bench on central island of grass.
- Tree-lined Upper Hall Road forms an attractive approach to the village and Sharrington Hall.
- Mature trees contributing to pockets of enclosure contrasting with the open aspect to the arable field.
- Small stream runs south to north and is partially obscured by vegetation.

Key Issues

- Large areas of concrete in front of buildings detract from their setting, though this often reflects their previous agricultural use.
- Extensive ivy growth causing damage to the walls and buildings.
- Use of inappropriate materials such as breezeblocks and cementitious mortar.
- Television aerials and satellite dishes impinge on the character.
- Bins left on street in front of properties.
- Clutter of wires and telegraph poles detract from the character.
- Presence of non-native coniferous trees inappropriate for the setting.
- uPVC windows detract from heritage assets.

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2. LOWER HALL LANE (CONT.)

Recommendations and Opportunities for Enhancement

- Surfaces fronting houses should blend in with the rural character of the village through the use of soft surface treatments such as grass and gravel.
- Continuous treatment and removal of the ivy and repairs to damaged walls.
- Bins should be removed from street front and, if not, hidden from view where possible.
- Removal of non-breathable materials and replacement with lime mortars and traditional materials.
- Buried cables would be desirable.
- Leylandii hedge should be replaced with hedges of traditional species.
- When uPVC windows are at the end of their lives and require replacement, this should be done with painted timber.

Listed Buildings

Grade II*

- Sharrington Hall

Grade II

- Daubeney Hall Farmhouse and attached stable to south
- Barn to north-west of Sharrington Hall
- Barn, stable and single storey flint addition at west, to north-east of Sharrington Hall

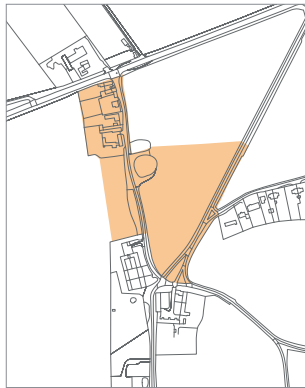
Proposed Locally Listed Buildings

N/A



3. ASH YARD

A cluster of historic and modern properties of pebble flint, red brick and red clay pantiles at the north-west end of the road with a lane surrounded by mature trees and a large pond leading to the main village.



Defining Features

- Long stretch of road lined with mature trees and hedges creating a semi-enclosed feel.
- Combination of small, medium houses and converted farm buildings.
- Ash Yard flanked by open aspect agricultural fields.
- Modern buildings on Ash Yard use vernacular materials of area.
- Decorative pebble flint and red brick gables which can be seen from Hall Lane.
- Building types include houses, bungalows and converted farm buildings.

Key Issues

- Wires, telegraph poles and aerials/satellite dishes clutter rural image of the street.
- Non-native coniferous trees inappropriate for the historic village.
- uPVC windows and doors detracts from heritage assets.
- Modern extensions such as doorway porches and garages have been added to houses along the west side of Ash Yard.
- Presence of bins left on street in front of properties.
- Pond requires clearing.

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3. ASH YARD (CONT.)

Recommendations and Opportunities for Enhancement

- Buried cables are desirable.
- Deciduous trees and hedgerows are preferable as they are in-keeping with the historic character of the village.
- When uPVC windows are at the end of their lives and require replacement, this should be done with painted timber.
- Modern extensions on properties within the Conservation Area should respect the vernacular materials of the area; where this has not happened, extensions should be integrated into the historic surroundings.
- Bins should be removed from street front and if not, hidden from view where possible.

Listed Buildings

Grade II

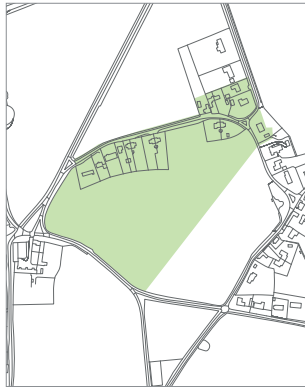
- Hunt Hall Farmhouse

Proposed Locally Listed Buildings

N/A

4. THE STREET (EAST-WEST)

North-east area of village consisting of a cluster of late nineteenth century estate cottages and medium sized houses wrapping around the east side of The Street, north of the village hall. Encompasses a large, open aspect agricultural field at the centre of the village.



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Defining Features

- Semi-detached late nineteenth century pebble flint and red brick estate cottages with attractive inscribed date stones.
- Cluster of houses border two patches of grass on the curve of road on The Street where a separate road out of the Conservation Area runs to the north-east.
- Modern bungalows on east side of the Street built in local vernacular materials of cobble flints and red brick.
- Predominant materials are red brick and cobble flints.
- Building types include a row of cottages, semi-detached cottages, bungalows, converted farm builds and medium sized houses.
- Clearly defined boundaries marked by hedgerows and wooden fences of a vernacular style.
- Just outside the area, the Village Hall, dating from 1953, set back from the road with lamp post box and bench.

Key Issues

- Wires, telegraph poles and aerials clutter rural image of the street.
- uPVC windows and doors detracts from heritage assets.
- Vehicles parked in front, or within the frame of, historic houses.
- Bins left on street in front of properties.
- Modern and suburban-styled large stone driveways and garages detract from the quaint appearance of the village.
- Non-native coniferous trees such as monkey puzzle trees are inappropriate for the setting.
- Presence of modern and non-traditional materials such as breezeblocks.



4. THE STREET (EAST-WEST) (CONT.)

Recommendations and Opportunities for Enhancement

- Buried cables are desirable.
- When uPVC windows are at the end of their lives and require replacement, this should be done with painted timber.
- If possible, cars should be preferably hidden from view, such as behind properties.
- Bins should be removed from street front and, if not, hidden from view where possible.
- 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.
- Deciduous trees and hedgerows are preferable as they are in-keeping with the historic character of the village.

- Properties within the Conservation Area should respect the vernacular materials of the area, where this has not happened, consider planting to disguise the material.
- Modern extensions on properties within the Conservation Area should respect the vernacular materials of the area. Extensions should be modest in scale and subservient to the historic building.

Listed Buildings

N/A

Proposed Locally Listed Buildings

- 16-17 The Street



5. THE STREET (NORTH-SOUTH)

South section of The Street curves around to the south-west with houses lined on the east side of the road and open aspect field flanking the north side of the road. Includes Jubilee Corner.



Defining Features

- Flint and brick small scale dwellings mostly along one side of the street.
- Converted late nineteenth century Wesleyan Chapel.
- Open aspect agricultural field located to the west and north of The Street with attractive views of the tower of All Saints Church.
- Small horse chestnut tree in the middle of the grass island of Jubilee Corner. Large willow tree a defining feature of the grass area at the bend of The Street with the remains of a small pond.
- Attractive picturesque view of road curving around stone cottage from the east

Key Issues

- Modern dormer windows and sky lights inappropriate on historic red clay pantile roofs.
- Modern extensions such as doorway porches and garages have been added to houses along The Street.
- Service fixtures, such as modern heating vents, detract where fitted on the front elevations of historic properties.
- Clutter of wires and aerials.
- uPVC windows detract from the character of individual buildings and the area as a whole.
- If possible, cars should be preferably hidden from view, such as behind properties.



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5. THE STREET (NORTH-SOUTH) (CONT.)

Recommendations and Opportunities for Enhancement

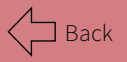
- Modern fenestration on historic assets should be in traditional timber surrounds and subtle in appearance, uPVC and stark non-traditional materials should be avoided.
- External letterboxes should be subtle and should not detract from historic surrounds; metallic examples are generally unsympathetic.
- Modern extensions on properties within the Conservation Area should respect the vernacular materials of the area, where this has not happened, extensions should be integrated into the historic surrounds.
- If possible modern vents should not be seen from street level, and existing structures should be concealed from view.
- Alternative methods for receiving telephone reception, such as underground cables, would help to tidy the area.
- When uPVC windows/doors are at the end of their lives and require replacement, this should be done with painted timber.
- If possible, cars should be preferably hidden from view, such as behind properties.

Listed Buildings

N/A

Proposed Locally Listed Buildings

- Chapel House (former Wesleyan Chapel)



Section 7

Vulnerabilities and Opportunities

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

Contents

- [7.1 Condition](#)
- [7.2 Negative Features, Materials and Techniques](#)
- [7.3 Pressures from Development](#)
- [7.4 Rural Character and Suburbanisation](#)
- [7.5 Second Home Owners and Holiday Cottages](#)
- [7.6 Dark Skies and Light Pollution](#)
- [7.7 Agricultural Uses](#)
- [7.8 River Location and Climate Change](#)

7.1 CONDITION

Generally, the condition of the conservation area is good with well-maintained buildings, gardens and boundaries with most residents taking pride in the appearance of the village.

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 issues generally relate to:

- Eroded pointing, often with associated damage to or failure of brickwork or loss of flints;
- Inappropriate material used for pointing. Cementitious pointing looks unsightly and causes failure of historic brick and stone;
- Damage to brickwork or mortar as a result of ivy growth;
- Inadequate or poorly maintained rainwater goods.

In addition there are landscape features that also are in poor condition, namely:

- Thinning hedges, sometimes revealing fencing within the hedge;
- Ponds that require clearing;
- Worn edges to the grass at junctions.

There are currently no obviously vacant properties in the village. It is important that buildings remain in use as they are more likely to be maintained and for any issues to be noticed and addressed.



Eroded pointing causes loss of flints



Cementitious pointing



Regular overflowing of water from missing, damaged or inadequately sized rainwater goods causes damage to the historic fabric



The hedge has thinned and revealed the fence



Although reeds are thicker in summer, the ponds would benefit from clearing



Worn corners to the junctions are common in the village

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. uPVC windows should not be used

in historic buildings in a Conservation Area and are undesirable on modern buildings within the Conservation Area. uPVC conservatories are also likely to be inappropriate, particularly where they are visible from the public highway.

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



uPVC window

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

- uPVC downpipes and ventilation pipes,
- modern metal post boxes fixed to the front of buildings,
- satellite dishes,
- solar panels (these are not visible from the street but in long distance views),
- large concrete splays to driveways or open frontages,
- television aerials.

Generally there is a profusion of cables from telegraph and electricity poles. These provide essential services but do detract, because of their volume, from the character of the village.

Wheelie bins are mostly kept out of sight except on collection day but there are a small number that are kept in prominent positions and detract from the streetscape.



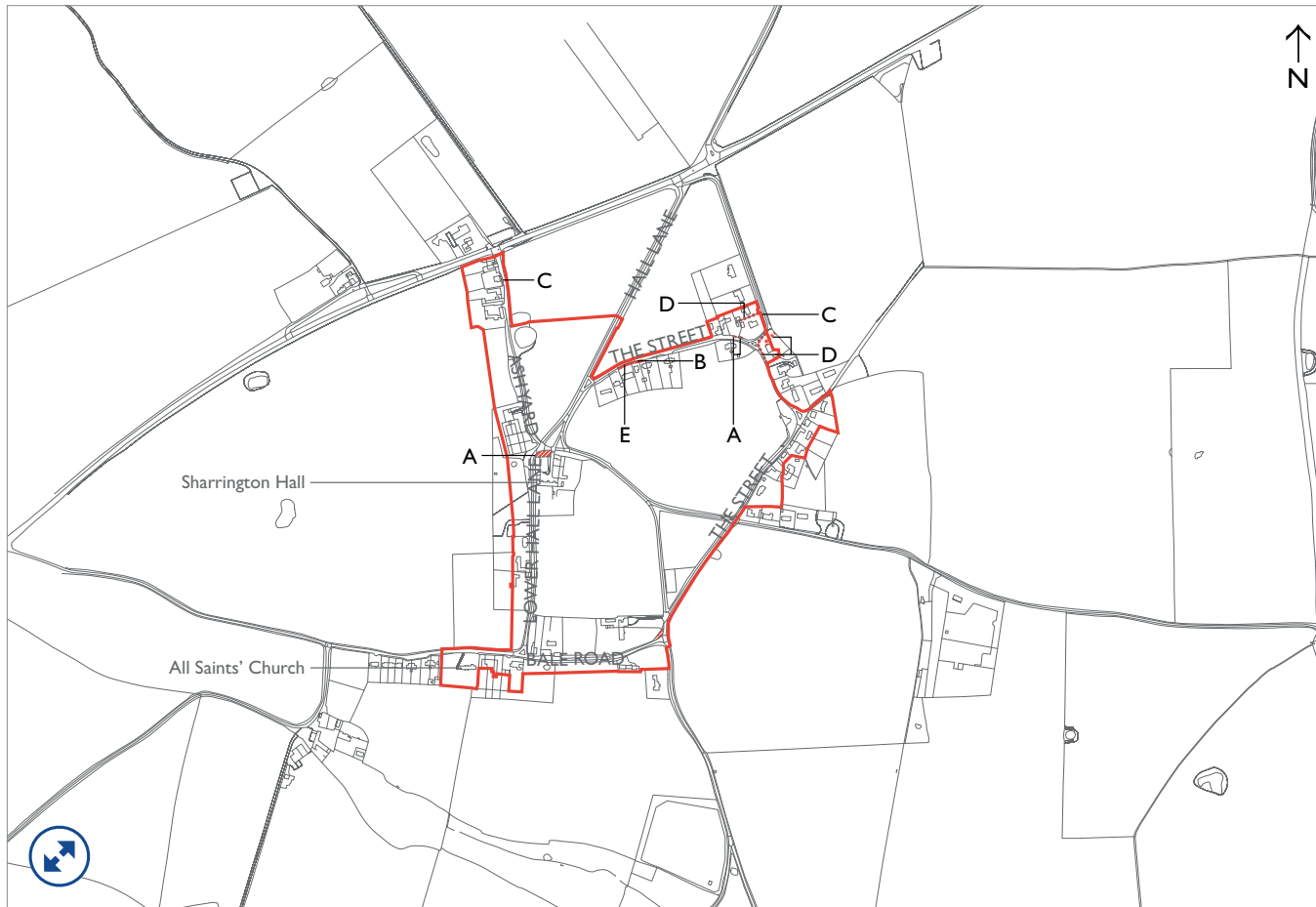
Satellite dish



Services cables



Prominent wheelie bins visible from the street



KEY

- Conservation Area Boundary
- // Negative Feature
- A Concrete splay
- B Wide open frontage and access
- C Suburban cobbled hard landscaping
- D Close board/timber fencing
- E Suburban landscaping

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 Sharrington into the landscape of the Glaven Valley. The fields in and around the small groups of dwellings are an important element in the character of the dispersed settlement of Sharrington and it is important that these remain open and undeveloped. There may be plots that already have a dwelling that may also contain outbuildings that could be converted or have space for an additional dwelling but these would need to be sensitively developed. The clusters of dwellings are characterised by a comparatively low density of building, which also contributes to the open character of the Conservation Area and should be preserved.

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 Sharrington. 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

Sharrington's rural character is one of the things that make it so special. With a gradual growth in houses on the edges of settlements, the desire of owners to improve their properties and the conversion of once functional agricultural buildings into residential use, there is a risk of suburbanisation or over-restoration of buildings and public realm or surfacing treatments. Elements such as hard surfacing, for example kerbs, bricks or concrete as opposed to gravel, formal gates, loss of grass verges, coniferous hedging, high or hard fences and larger parking areas could erode the informal, rural feel of the area. In Sharrington the newer buildings just outside the Conservation Area have a more suburban quality and this creates unsatisfactory approaches into the village.

The traditional boundary demarcations in Sharrington are hedges of native species and low brick or brick and flint walls. Timber and metal fences are generally out of keeping as are leylandii hedges. The exception to this is the metal railings around the former chapel but this should not be used as precedent for similar railings elsewhere in the village. Trees that are not native species can also detract.

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.



Cobble planter



Large concrete splay



Fence



Leylandii hedge



7.5 SECOND HOME OWNERS AND HOLIDAY COTTAGES

Although Sharrington is located further inland than the most popular coastal spots, it nonetheless has potential to be a desirable choice for second home owners and for investors creating holiday cottages, though pressure is not likely to be as great as in coastal villages such as Blakeney and Cley-next-the-Sea. Whilst holiday cottages do generate some local jobs and revenue, second homes generally do not. The effects of high numbers of both types of properties on local communities are well documented nationally and could involve a hollowing out of the community, especially in the winter; a distorted population that undermines local services; and local people priced out of the village they grew up in. Traffic levels will also increase with increased tourism demands. Currently the holiday accommodation within Sharrington has been created from the sensitive conversion of outbuildings and barns within the village and generally these remain secondary buildings to the main dwelling that is occupied by a permanent resident.

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 the 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 Sharrington, which retains this characteristic of its atmosphere and setting. There is a potential risk from increasing use of bright external lighting which could reduce the ability to see the night sky and impact on the tranquillity and rural feel of the area. Avoiding excessive external lighting would help to preserve the special character of Sharrington 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. Whilst there are no such barns located within Sharrington, there is a large agricultural barn behind an industrial metal gate on the opposite side of the A148 from the north end of Ash Yard.

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.



Agricultural buildings just outside the Conservation Area



7.8 RIVER LOCATION AND CLIMATE CHANGE

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

In Sharrington, the high water table evidenced by the numerous ponds, could mean potential increased incidences of flooding with rainwater collecting on water-laden ground. More intense rainfall alternating with periods of drought has implications for water bodies and water management,²⁶ both in ecological terms and as a threat to historic buildings. Flooding can cause structural damage and a general increase in water levels causes problems with damp. Wet conditions promote decay and increase the risk of subsidence.

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

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



Section 8

Management Plan

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

Contents

[8.1 Introduction](#)

[8.2 Conservation Philosophy](#)

[8.3 Recommendations](#)

8.1 INTRODUCTION

This management plan provides:

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

- Nationally and locally designated buildings and associated structures and features should be preserved and enhanced.
- A well-maintained historic built environment is fundamental to the character of Sharrington. 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. Boundary demarcations in hedge or brick and flint wall and gates are particularly important to the character of the village.
- 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 small clusters of well-spaced building interspersed with large fields and triangular greens.
- The rural character of the village should be preserved: urban or suburban introductions will not be permitted and an overly manicured public realm will be avoided.
- Any new development, whether attached to an existing building or detached in its own plot, must be appropriate in terms of scale, massing, design and materials. It should be the minimum necessary to meet the required demands for housing. It will be of high quality in both its design and construction so that it is valued by current and future generations.
- Landscaping associated with new development should be appropriate to the character of the Conservation Area and current public green spaces will be preserved. 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, trees and hedges surrounding the village will be preserved.



8.3 RECOMMENDATIONS

8.3.1 Repairs, Materials and Techniques

There is a consistency to the materials palette used in Sharrington that is a fundamental part of its character, which includes predominately flint, complemented by brick and pantiles with occasional render. Timber weatherboarding is not traditionally used in the village although has been used on some recent extensions. Historically, willow was grown on osier beds around the village and would have been used as a material for building.

These traditional materials require repair and maintenance using traditional techniques, particularly the use of lime mortars and renders, in order that the breathability of the historic buildings is maintained and moisture does not become trapped within the fabric, leading to decay.

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

Recommendations

- Buildings and structures should be maintained in good condition.
- Repairs should be on a like-for-like basis wherever possible. That is, a repair that matches the historic element removed in terms of material, method of construction, finish and means of installation.
- Maintenance and repairs should be undertaken on a regular basis in order prevent problems with condition and to rectify and issues before they escalate.
- Reversibility, i.e. the ability to remove a modern repair or material without damaging the historic fabric, is an important consideration, as better alternatives may become available in the future.
- Historic materials should be reused for repair wherever possible, for example rebuilding a brick wall in poor condition using as many of the original bricks as possible.

8.3.2 Retention of Existing features and details

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

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



Recommendations

- Original and historic windows (including dormers and bay 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 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

Sharrington 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.

When extending small properties, a balance needs to be struck between contemporary needs to make a workable home and maintaining the character of the historic building. Regardless of the materials used, an overly large extension can dwarf the original building and negatively affect its character. There are a number of small estate cottages in Sharrington that are vulnerable to over-development of this kind.

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. Care should also be taken to locate solar panels where they will not affect long distance views, such as those from Briningham.

Article 4 Directions can be placed on individual properties by local planning authorities to restrict certain permitted development rights. This can be a means of providing extra controls over the type and extent of development that is allowed. Given the existing controls that conservation area designation brings, plus the number of Listed Buildings and proposed Locally Listed Buildings within the Sharrington 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 Sharrington 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 features which is out-of-character with the characteristics of the area and replacement with something more in-keeping.



- Modern additions, such as (but not limited to) solar panels or satellites dishes, should not be located on primary elevations or street frontages.
- Any modern materials added to a building should be high quality and sympathetic.

8.3.4 New development

New development may take the form of replacement buildings or construction on undeveloped plots. Any new development should respect the character of the immediate area of the Conservation Area in which it is proposed, in order to preserve the differentiation between areas within the Conservation Area and so preserve the diversity of the Conservation Area as a whole. New development should not compete with or overshadow existing buildings, particularly where the existing buildings are historic. This is so that the character-defining historic buildings remain preeminent and their setting is not harmed.

The materiality of new development is important. High quality materials should be used to maintain the overall quality of the built environment and to ensure, from a sustainability point of view, that the building has durability. Traditional local materials are widely used in the Conservation Area and are a major contributor to its character, though with good design it may be possible to incorporate some limited modern materials.

Recommendations

- The heritage impact of proposed alterations, extensions and demolition will be assessed prior to approval of works.
- New development should be of the same or a lesser scale and massing as the buildings around it.
- Traditional local vernacular materials should be used, namely flint, red brick and clay pantiles. There may be scope for limited use of timber, timber weatherboarding, render, stone, slate and other traditional materials, though thoughtful and sensitive design with modern materials may be acceptable.
- The design of new development should be of a high quality that will be valued now and in the future. There is no presumption in favour of either traditional or contemporary design.
- The quality of construction should be high.
- Historic plot or field boundaries should be preserved when new development occurs.
- New development should have wheelie bin space/storage included. For existing buildings screening with planting, fences or walls would help to reduce their impact where it is feasible.

8.3.5 Streetscape, Public Realm and Green Landscape

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

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

Sharrington 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 area known as Pilgrim’s Rest is a particularly significant verge and should be maintained in good order. The corners of greens at junctions are often worn but it is not desirable to install bollards to protect them as this would add an overly suburban element.

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

The village hall currently lies just outside the Conservation Area and the plaque above its door is an attractive piece of public art. Unfortunately the render is starting to fail and this should be stabilised and repaired before there are further losses.

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, namely hedges or low brick and flint walls.
- The green spaces and grass verges within the Conservation Area will be preserved.
- Trees and hedging within the Conservation Area should be preserved, unless they are an inappropriate species, in which case they should be replaced with an appropriate species.
- 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.
- The corners of greens at junctions should be maintained.

8.3.6 Setting and views

The setting of Sharrington contributes to its special interest. The physical setting encompasses large agricultural fields and views across the Glaven Valley to the south. The fields reflect the historic link between agriculture and the village. It is important for them to be preserved as open spaces to connect with the fields within the Conservation Area to preserve the character of Sharrington as a dispersed settlement of dwellings scattered across fields.

Also immediate to the conservation area are areas of modern building along Bale Road, New Road and the Thornage Road. These are not positive contributors to its setting but the buildings should nonetheless be well maintained to benefit the Conservation Area. Suburban elements should not be introduced and screening with hedges and trees of appropriate species is desirable. Conversely the removal of trees and hedges is to be discouraged and the replanting of recently removed planting would be welcome to enhance the setting of the Conservation Area.

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



Recommendations

- The setting of the Conservation Area will be protected from inappropriate development.
- New development on the edges of the Conservation Area, if deemed appropriate, will be screened with planting to preserve views from the surrounding landscape.
- Planting of hedges and trees of native species in gardens within the immediate setting will be encouraged where this will help screen existing modern buildings without negatively impacting the Conservation Area.
- Key views within and into the Conservation Area will be preserved.
- Views of landmark buildings, particularly the church tower and Sharrington Hall, will be preserved.
- Excessive use of external lighting will be avoided.

8.3.7 Boundary Review

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

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

The boundary has been reviewed and proposed changes are detailed below. The existing Conservation Area and the adjoining buildings and lanes have been considered. Given that the Conservation Area should cover elements that contribute to the special interest of

the area, no new buildings are proposed for inclusion as the groups of buildings outside the Conservation Area along Bale Road, Thornage Road and New Road and the single dwelling to the south on The Street are modern and do not contribute to the special interest. It is also proposed that the modern buildings in the north-east corner of the Conservation Area be excluded as they do not contribute positively. However, given the importance of boundary treatments and as they border directly onto the Conservation Area, the boundary demarcations will remain in the Conservation Area and those of the modern cottage along The Street will be added to the Conservation Area. The latter is the site of historic dwellings that have been replaced. The Village Hall is proposed for inclusion in the Conservation Area as is the avenue of trees along Upper Hall Road. Other changes relate to regularise the boundary to follow garden boundaries where currently the boundary cuts through properties.

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 The portion of field between Ash Yard and Upper Hall Lane as the boundary does not appear to relate to a physical demarcation. It is therefore proposed to be altered to align with (and still include) the footpath.
- B Two modern bungalows (Whimbrel and The Hog Penny) that are not on the site of a historic dwelling and do not contribute in their form or landscaping to the Conservation Area. The boundary demarcation along the Conservation Area boundary will remain included because of the importance of boundary treatments to the Conservation Area.
- C A modern house (Chapmans Yard) that is located on a plot that historically had a dwelling on it. The house is on the edge of the Conservation Area and does not contribute to its special interest. The boundary demarcation along the Conservation Area boundary will remain included because of the importance of boundary treatments to the Conservation Area. The boundary treatment itself is currently not traditional to the village but could be replaced.
- D Part of the garden of Bunns Yard to regularise the boundary.

Include within the Conservation Area boundary:

- E Gardens and orchard on the south side of Bale Road that are currently partly included to regularise the boundary.
- F Gardens to the west of Lower Hall Lane that are currently partly included to regularise the boundary.
- G Upper Hall Lane to include the avenue of trees as this forms an important part of the approach to the village and especially to Sharrington Hall.
- H The Village Hall because it is an important focal point for the community and the building incorporates an attractive piece of public art dating from the 1950s.
- I Boundary treatments of two modern bungalows (Newlands and Beeches) on The Street because of the importance of boundary treatments to the Conservation Area. Although the buildings are modern, there were dwellings here historically and therefore the boundaries of these plots have some importance to the special interest of the Conservation Area even though the extant boundary demarcations are not historic.



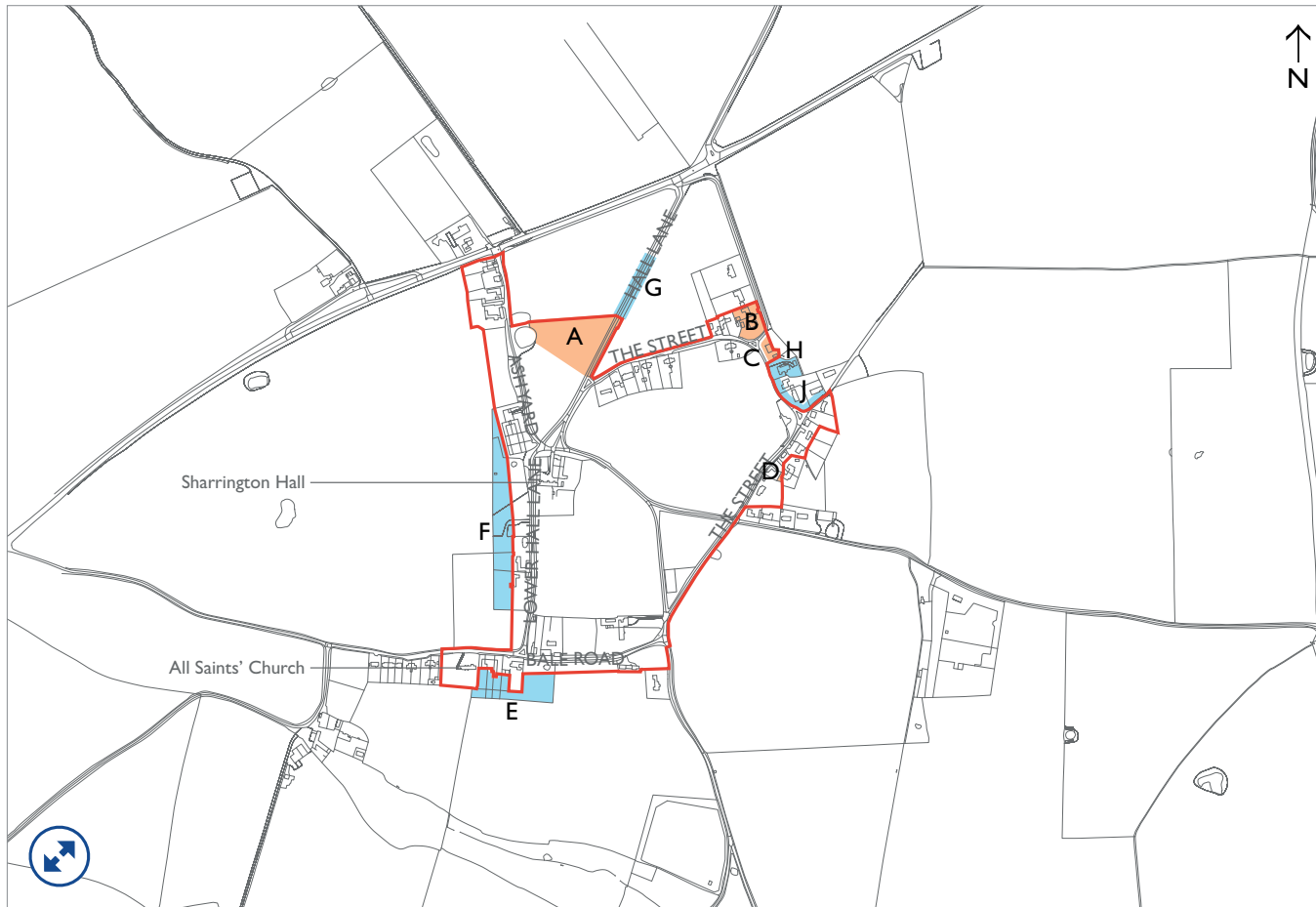
The Hog Penny



Chapman's Yard



Village Hall



KEY

- Current Conservation Area Boundary
- Proposed Inclusion within Conservation Area Boundary
- Proposed Exclusion from Conservation Area Boundary

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 Sharrington 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 Anna Powell-Smith, “Sharrington,” Open Domesday, <https://opendomesday.org/place/TG0336/sharrington/>
- 05 “Prehistoric burnt flint,” Norfolk Heritage Explorer, <http://www.heritage.norfolk.gov.uk/record-details?MNF33561>
- 06 Powell-Smith, “Sharrington,” <https://opendomesday.org/place/TG0336/sharrington/>.
- 07 Ibid.,
- 08 Ibid.,
- 09 Ibid.,
- 10 Sharrington, <https://www.sharrington.org.uk/history/>
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- 12 Historic England, “Sharrington Village Cross,” <https://historicengland.org.uk/listing/the-list/list-entry/1015253>
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- 14 Historic England, “Church of All Saints,” <https://historicengland.org.uk/listing/the-list/list-entry/1305969>
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- 23 North Norfolk SSSI Citation, accessed: <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1001342.pdf>
- 24 See Historic England Local Heritage Listing (2016) for more details
- 25 Norfolk Heritage Explorer, ‘Brinton’, <http://www.heritage.norfolk.gov.uk/record-details?TNF194>
- 26 Holt-Wilson, 2014, p.8



ARCHIVE MATERIAL

NORFOLK RECORD OFFICE

DN/TA 510 Tithe Map for Sharrington

NORFOLK HERITAGE CENTRE

Bryant's 1826 Map of Norfolk, Norfolk Record Office

Faden Map 1797, reprint in 1975, Norfolk Record Office

SECONDARY SOURCES

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

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

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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/>

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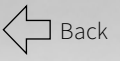
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Sharrington, "The History of Sharrington" <https://www.sharrington.org.uk/history/>

LEGISLATION

Section 69 (1), Planning (Listed Buildings & Conservation Areas) Act 1990

Section 71 (1, 2, 3), Planning (Listed Buildings & Conservation Areas) Act 1990



Appendix B

Glossary of Terms



Alteration

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

Conservation Area

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

Conservation

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

Designated heritage asset

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

Heritage asset

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

Historic environment

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

Preserve

To keep safe from harm (HE, Conservation Principles, 2008, 72).

Renewal

Comprehensive dismantling and replacement of an element of a place, in the case of structures normally reincorporating sound units (HE, Conservation Principles, 2008, 72).

Repair

Work beyond the scope of maintenance, to remedy defects caused by decay, damage or use, including minor adaptation to achieve a sustainable outcome, but not involving restoration or alteration (HE, Conservation Principles, 2008, 72).

Restoration

To return a place to a known earlier state, on the basis of compelling evidence, without conjecture (HE, Conservation Principles, 2008, 72).

Reversible

Capable of being reversed so that the previous state is restored (HE, Conservation Principles, 2008, 72).

Setting of a heritage asset

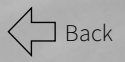
The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (NPPF, 2018, 71). The surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape (HE, Conservation Principles, 2008, 72).

Significance (for heritage policy)

The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance (NPPF, 2018, 71). The sum of the cultural and natural heritage values of a place, often set out in a statement of significance (HE, Conservation Principles, 2008, 72).

Value

An aspect of worth or importance, here attached by people to qualities of places (HE, Conservation Principles, 2008, 72).



Appendix C


Audit of Heritage Assets

Identification of all the designated and adopted locally listed heritage assets within the Conservation Area.




BALE ROAD


Address / Building Name	Church of All Saints
Street-by-Street Area	Bale Road
Status	Grade I
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1305969
Brief History	Nave and chancel of c1300 with later details, C14 Decorated west tower
Brief Description	Church. Flint with stone dressings, lead roof. Four stage tower.



Address / Building Name	Village Cross
Street-by-Street Area	Bale Road
Status	Grade II, Scheduled Monument
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1373675 and https://historicengland.org.uk/listing/the-list/list-entry/1015253
Brief History	Probably C15. Crosses of this sort were used as a place of preaching, public proclamation and penance, as well as defining rights of sanctuary or parish/settlement boundaries.
Brief Description	Base and shaft only remaining of Village Cross. Rectangular base with octagonal shaft cut off above moulded capital. Part of the shaft and the capital and modern.



Address / Building Name	The Chequers
Street-by-Street Area	Bale Road
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	C18 with C20 conversion to domestic use
Brief Description	Former public house from the eighteenth century. Four bays and two storeys of red brick with a dentilled cornice. 16-pane sash windows. Classically styled porch with Doric columns, fan light above the door.



LOWER HALL LANE

Address / Building Name	Daubeney Hall Farmhouse and attached stable to south
Street-by-Street Area	Lower Hall Lane
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1305934
Brief History	C17 core with C19 details.

Brief Description House. Two storey. Whitewashed walls with pantile roof. C19 estate plaque over north door.



Address / Building Name	Sharrington Hall
Street-by-Street Area	Lower Hall Lane
Status	Grade II*
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049430
Brief History	C16 or C17 but evidence of earlier house at west.

Brief Description House. Two storey. Flint and brick, red pantile roof. North façade with central porch and two stair turrets. Mullioned and transomed window with leaded lights.



Address / Building Name	Barn, stable and single storey flint addition at west, to north-east of Sharrington Hall
Street-by-Street Area	Lower Hall Lane
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1305932
Brief History	TBC

Brief Description Barn. Flint with brick dressings, pantile roof. Earlier domestic use suggested by now blocked or partly open windows with chamfered brick dressings. Four C19 cart arches inserted on east side.



Address / Building Name	Barn to north-west of Sharrington Hall
Street-by-Street Area	Lower Hall Lane
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1049431
Brief History	C17, C20 conversion to domestic use.

Brief Description Barn, now house. Flint with brick dressings and red pantile roof. Some earlier brick dressed blocked openings suggest earlier domestic use.



ASH YARD

Address / Building Name	Hunt Hall Farmhouse
Street-by-Street Area	Ash Yard
Status	Grade II
List Entry Link	https://historicengland.org.uk/listing/the-list/list-entry/1305937
Brief History	C17 with C20 external details.
Brief Description	House. Flint with brick dressings and red pantile roof. Brick patterns including lozenges and hearts. Two storey. C20 porch, windows and doors. Earlier brick window frames.



THE STREET (EAST-WEST)

Address / Building Name	16 and 17, The Street
Street-by-Street Area	The Street (east-west)
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	1872
Brief Description	Pair of semi-detached estate cottage of red brick and cobble flint. Two storeys. Attractive date stones in ceramic quatrefoils above the doorways. Original cobble flint and red brick wall to the front.



THE STREET (NORTH-SOUTH)

Address / Building Name	Chapel House
Street-by-Street Area	The Street (north-south)
Status	Proposed Locally Listed
List Entry Link	N/A
Brief History	1876 and C21 conversion to domestic use
Brief Description	Residential conversion of former Wesleyan Chapel. Two storeys. Red brick with polychrome strapwork and cobble flint. Tripartite blind lancet window arches and date stone above doorway. Stone plaque inlaid on central arch.



Appendix D

Full Size Plans



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CONTACT US

 North Norfolk District Council
Council Offices
Holt Road
Cromer
NR27 9EN

 planning@north-norfolk.gov.uk

 01263 513811

